

**Roll Call Number**

**Agenda Item Number**

63 I

**Date** June 13, 2022

**ABATEMENT OF PUBLIC NUISANCE AT 2201 E. ROSE**

WHEREAS, the property located at 2201 E. Rose, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also public nuisance; and

WHEREAS, the Titleholder, Rose Avenue Residential Cooperative, was notified more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot "K" of WOOD'S EDGE PLAT ONE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, also that part of Lot 3 of the Official Plat of the W1/2 NW1/4 of Section 24, Township 78 North, Range 24, West of the 5<sup>th</sup> P.M., City of Des Moines, Polk County, Iowa, described as follows:

Beginning at the point of intersection of the Northeasterly ROW line of Evergreen Avenue and the East ROW line of SE 22<sup>nd</sup> Street, said point being 982.34 ft. N042'42"W and 34.54 ft. S61'00'42"E of the W1/4 corner of said Section 24; thence N042'42"W, along the East ROW line of SE 22<sup>nd</sup> Street, 505.00 ft. to the Southerly ROW line of East Rose Avenue; thence along said Southerly ROW line on a curve concave Southeasterly, the radius of which is 25.00 ft. the chord is 35.35 ft. the chord bearing is N44'17'18"E, a distance of 39.27 ft. thence N89'17'18"E along the South ROW line of East Rose Avenue, 18.14 ft. thence along the Southwesterly ROW line of East Rose Avenue on a curve concave Southwesterly the radius of which is 170.00 ft. the chord is 200.51 ft. the chord bearing is S54'34'28"E, a distance of 214.45 ft. thence S18'26'14"E along the Southwesterly ROW line of East Rose Avenue, 208.01 ft; thence along the Southwesterly ROW line of East Rose Avenue on a curve concave Northeasterly the radius of which is 260.00 ft. the chord is 150.84 ft. the chord bearing is S35'18'07"E, a distance of 153.04 ft. to the Northwesterly corner of Lot "K" Wood's Edge Plat One, an Official Plat; thence S29'01'39"W along the Westerly line of said Lot "K" 89.66 ft. thence S0'33'42"E along the Westerly line of said Lot "K", 187.88 feet to the Northeasterly ROW line of Evergreen Avenue; thence N61'00'42"W along said Northeasterly ROW line, 355.80 ft. to the point of beginning,

and locally known as 2201 E. Rose, has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owner(s) fail to abate the nuisance, as ordered, that the matter may be



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referred to the Department of Engineering which will take all necessary action to demolish and remove said structure.

Moved by \_\_\_\_\_ to adopt,

Seconded by \_\_\_\_\_

FORM APPROVED:

Kristine Stone, Special Counsel  
Ahlers & Cooney, P.C.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, Laura Baumgartner acting  
City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_ Mayor

\_\_\_\_\_ City Clerk

63 I



City of Des Moines  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Case Number: NUIS-2022-000063	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 03/04/2022
	Date of Notice: 04/13/2022
Date of Inspection: 03/04/2022	

FANNIE MAE C/O GRANDBRIDGE REAL ESTATE CAPITAL, LLC  
214 N TRYON ST STE. 2000  
CHARLOTTE NC 28202

Address of Property: 2201 E ROSE AVE, DES MOINES IA 50320  
 Parcel Number: 782424151011  
 Legal Description: LOT K WOODS EDGE PLAT 1; AND BEG 982.34F N & 34.54F SE OF W 1/4 COR OF SEC THN N 505F TO SLY ROW LN E ROSE AVE NELY 39.27F E 18.14F SELY 214.45F SE 208.01F SELY 153.04F TO NW COR LT K WOODS EDGE PLT 1 SW 89.66F S187.88F NW 355.8F TO POB LOT 3 OP W 1/2 NW

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the time set out in this notice (below under "Compliance Due Date") to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
60-191 - Vacation and Abatement	Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	04/15/2022

60-192(10) - Dangerous Structure or  
Premise - Lack of Sufficient Construction

Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.

04/15/2022

HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR. OBTAIN FINAL ON MECHANICAL PERMIT.

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60-192(12) - Dangerous Structure or  
Premise - Abandoned

Demolish the abandoned structure or  
premises, OR,  
repair, replace, or renovate the  
abandoned building or structure to a state  
such that it is no longer a nuisance or  
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THE GARAGE OR SHED IN ITS CURRENT  
CONDITION DOES NOT CONSTITUTE A  
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PRIMARY STRUCTURE IS DEMOLISHED AND  
NO PRIMARY STRUCTURE IS IMMEDIATELY  
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MUST BE DEMOLISHED AS WELL BECAUSE IT  
IS AN ACCESSORY USE ONLY PURSUANT TO  
DES MOINES MUNICIPAL CODE SECTION  
134-343.

60-192(2) - Dangerous Structure or Premise  
- Walking Surface

Repair or replace walking surface of any  
aisle, passageway, stairway, exit, or other  
means of egress that is unsafe and does  
not provide safe and adequate means of  
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04/15/2022

OBTAIN FINAL ON PERMIT AND HAVE  
LICENSED CONTRACTOR REPAIR OR  
REPLACE DAMAGE DECKING, RAILING,  
JOIST, BEAMS, HANDRAIL, AND STAIRS.  
PERMIT REQUIRED FOR REPLACEMENT OF  
ALL STRUCTURAL COMPONENTS.

60-192(3) - Dangerous Structure or Premise  
- Damaged

04/15/2022

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.

REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE

REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.

OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR PROPERLY REMEDIATE ALL MOLD. PROVIDE COPY OF INVOICE.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

HAVE LICENSED CONTRACTOR CHECK AND OBTAIN FINAL ON PERMIT REPLACE ALL

DAMAGE AND DETERIORATED TRUSSES.

REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

REPLACE ALL SMOKE DETECTORS PER CODE AFTER FIRE.

60-194 - Defacing and Removing Placard	Replace or restore defaced or removed placard.	04/15/2022
60-195 - Emergency Measures to Vacate	Immediately vacate the building or structure.	04/15/2022

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be vacated immediately. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

**ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.** Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property

tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,

Scott Clauson  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
SAClauson@dmgov.org



**City of Des Moines**  
 400 Robert D. Ray Drive  
 Des Moines, IA 50309

Case Number: <b>NUIS-2022-000063</b>	
<b>Notice of Violation</b>	Case Type: <b>Public Nuisance</b>
	Case Opened: <b>03/04/2022</b>
	Date of Notice: <b>04/13/2022</b>
	Date of Inspection: <b>03/04/2022</b>

CENTRAL IOWA RESIDENTIAL FUND I, LLC  
 C/O HUBBELL REALTY COMPANY ATTN: LEGAL DEPARTMENT  
 6900 WESTOWN PKWY  
 WEST DES MOINES IA 50266

Address of Property: **2201 E ROSE AVE, DES MOINES IA 50320**  
 Parcel Number: **782424151011**  
 Legal Description: **LOT K WOODS EDGE PLAT 1; AND BEG 982.34F N & 34.54F SE OF W 1/4 COR OF SEC THN N 505F TO SLY ROW LN E ROSE AVE NELY 39.27F E 18.14F SELY 214.45F SE 208.01F SELY 153.04F TO NW COR LT K WOODS EDGE PLT 1 SW 89.66F S187.88F NW 355.8F TO POB LOT 3 OP W 1/2 NW**

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Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property

tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Scott Clauson  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
SAClauson@dmgov.org



City of Des Moines  
 400 Robert D. Ray Drive  
 Des Moines, IA 50309

Case Number: NUIS-2022-000063	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 03/04/2022
	Date of Notice: 04/13/2022
	Date of Inspection: 03/04/2022

ROSE AVENUE RESIDENTIAL COOPERATIVE  
 HUBBELL REALTY COMPANY, REG. AGENT  
 6900 WESTOWN PKWY ATTN: LEGAL DEPT.  
 WEST DES MOINES IA 50266

Address of Property: 2201 E ROSE AVE, DES MOINES IA 50320  
 Parcel Number: 782424151011  
 Legal Description: LOT K WOODS EDGE PLAT 1; AND BEG 982.34F N & 34.54F SE OF W 1/4 COR OF SEC THN N 505F TO SLY ROW LN E ROSE AVE NELY 39.27F E 18.14F SELY 214.45F SE 208.01F SELY 153.04F TO NW COR LT K WOODS EDGE PLT 1 SW 89.66F S187.88F NW 355.8F TO POB LOT 3 OP W 1/2 NW

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the time set out in this notice (below under "Compliance Due Date") to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
60-191 - Vacation and Abatement	Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	04/15/2022

60-192(10) - Dangerous Structure or  
Premise - Lack of Sufficient Construction

04/15/2022

Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.

HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR. OBTAIN FINAL ON MECHANICAL PERMIT.

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60-192(12) - Dangerous Structure or Premise - Abandoned

Demolish the abandoned structure or premises, OR, repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public.

04/15/2022

THE GARAGE OR SHED IN ITS CURRENT CONDITION DOES NOT CONSTITUTE A PUBLIC NUISANCE. HOWEVER, IF THE PRIMARY STRUCTURE IS DEMOLISHED AND NO PRIMARY STRUCTURE IS IMMEDIATELY BUILT ON THE PROPERTY, THE GARAGE MUST BE DEMOLISHED AS WELL BECAUSE IT IS AN ACCESSORY USE ONLY PURSUANT TO DES MOINES MUNICIPAL CODE SECTION 134-343.

60-192(2) - Dangerous Structure or Premise - Walking Surface

Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.

04/15/2022

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

60-192(3) - Dangerous Structure or Premise  
- Damaged

04/15/2022

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.

REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE

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HAVE LICENSED CONTRACTOR CHECK AND OBTAIN FINAL ON PERMIT REPLACE ALL

DAMAGE AND DETERIORATED TRUSSES.

REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

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Thank you for your help,

Respectfully,

A handwritten signature in black ink, appearing to read 'Scott Clauson', with a long horizontal flourish extending to the right.

Scott Clauson  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
SAClauson@dmgov.org



**City of Des Moines**  
 400 Robert D. Ray Drive  
 Des Moines, IA 50309

Case Number: NUIS-2022-000063	
<b>Notice of Violation</b>	Case Type: <b>Public Nuisance</b>
	Case Opened: <b>03/04/2022</b>
	Date of Notice: <b>03/10/2022</b>
	Date of Inspection: <b>03/04/2022</b>

ROSE AVENUE RESIDENTIAL COOPERATIVE  
 HUBBELL REALTY COMPANY, REG. AGENT  
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60-192(10) - Dangerous Structure or  
Premise - Lack of Sufficient Construction

04/15/2022

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60-192(3) - Dangerous Structure or Premise  
- Damaged

04/15/2022

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Scott Clauson  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
SAClauson@dmgov.org

63E

# Polk County Assessor

111 Court Avenue #195  
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

Location					
Address	2201 E ROSE AVE				
City	DES MOINES	Zip	50320	Jurisdiction	Des Moines
District/Parcel	010/06927-001-005	Geoparcels	7824-24-151-011	Status	<a href="#">Active</a>
School	Des Moines	Nbhd/Pocket	DM22/B	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Cary Halfpop, ICA 515-286-2279		

## Map and Current Photos - 2 Records

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)  
[Google Map](#) [Pictometry](#)

Photo Processed on 2018-09-13 a



Photo Processed on 2018-09-13 b



[Historical Photos](#)

*A Protest filed on 2022-05-02 ( HUBBELL REALTY COMPANY ) has been received.  
A hearing for the Protest has been scheduled for 2022-05-20 12:50.*

## Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
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Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	ROSE AVENUE RESIDENTIAL COOPERATIVE	2007-08-30	<a href="#">12353/9</a>
<b>Legal Description and Mailing Address</b>				
LOT K WOODS EDGE PLAT 1; AND BEG 982.34F N & 34.54F SE OF W 1/4 COR OF SEC THN N 505F TO SLY ROW LN E ROSE AVE NELY 39.27F E 18.14F SELY 214.45F SE 208.01F SELY 153.04F TO NW COR LT K WOODS EDGE PLT 1 SW 89.66F S187.88F NW 355.8F TO POB LOT 3 OP W 1/2 NW 1/4 SEC 24-78-24			HUBBELL REALTY COMPANY 6900 WESTOWN PKWY WEST DES MOINES, IA 50266-2520	

#### Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Board Action	Residential 3+	Full	\$352,000	\$3,878,000	\$4,230,000
2022 Assessment Roll	Residential 3+	Full	\$352,000	\$3,878,000	\$4,230,000
2021 Value	Residential	Full	\$352,000	\$3,878,000	\$4,230,000
<a href="#">Protest Notice</a> <a href="#">Assessment Roll Notice</a> <a href="#">Unadjusted Cost Report</a>					

#### Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N2B	N2b Neighborhood District		Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

#### Land

Square Feet	170,145	Acres	3.906	Topography	Normal
Shape	Irregular	Vacancy	No	Unbuildable	No

#### Commercial Summary

Occupancy	Apartment	Age, Weighted	1989	Total Story Height	3
Land Area	170,145	Gross Area	60,216	Finished Area	60,216
Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	60
Primary Group	Apartment	Percent Primary Group	100.00	Percent Secondary Group	0.00
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	4/Frame, Concrete Blk, Tile, Tilt Up	Condition, Weighted	VG/Very Good
Ground Floor Area	20,072	Perimeter	980		

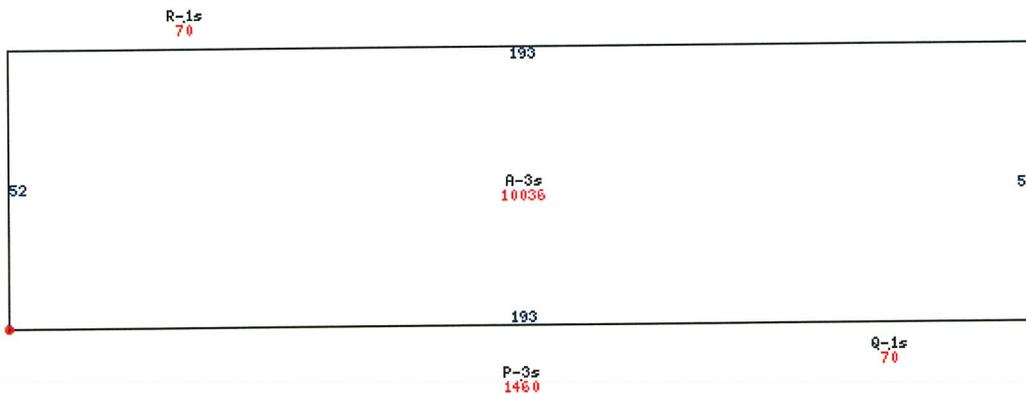
#### Commercial Sections - 2 Records

##### Commercial Section #101

Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Exterior Wall	Siding/Shingle	Insulation	Yes	Roof	Hip
Roof Material	Shingle	Covered Area	140	Covered Quality	Normal
Landings Square Foot	4,380	Landing Quality	Normal	Wiring	Adequate

<b>Plumbing</b>	Adequate	<b>Total Story Height</b>	3	<b>Frame Type</b>	Frame
<b>Fireproof Construction</b>	No	<b>Bldg Class</b>	Frame, Concrete Blk, Tile, Tilt Up	<b>Total Section Area</b>	30,108
<b>Ground Floor Area</b>	10,036	<b>Perimeter</b>	490	<b>Total Number Units</b>	30
<b>Grade</b>	4+00	<b>Year Built</b>	1989	<b>Condition</b>	Normal
<b>Comment</b>	P3=6-10X13 3S DECKS,4-10X17 3S DECKS Q&R=O.P.'S 70S.F. EACH				

Commercial Groups - 1 Record					
Commercial Group #101 1					
<b>Use Code</b>	Apartment	<b>Base Story</b>	1	<b>Number Stories</b>	3
<b>Total Group Area</b>	30,108	<b>Base Floor Area</b>	10,036	<b>Number Units</b>	30
<b>Heating</b>	Central	<b>Air Conditioning</b>	Yes	<b>Grade Adjust</b>	Plus 10
<b>Exhaust System</b>	No	<b>Condition</b>	Very Good		



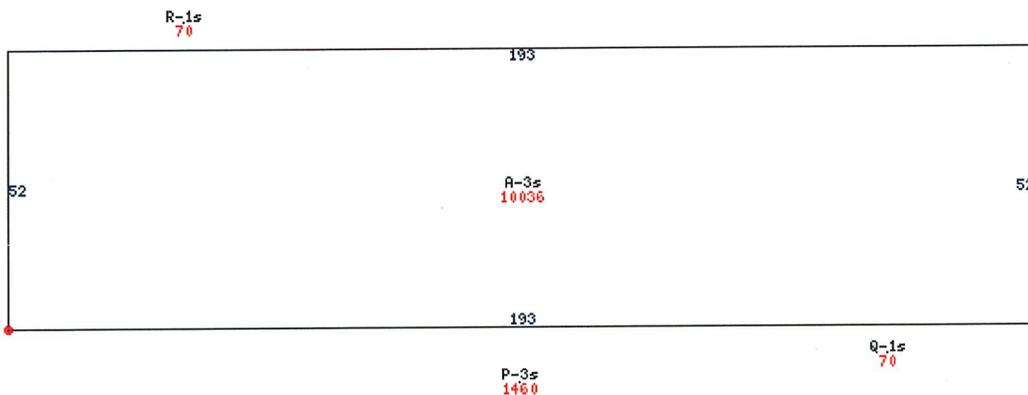
**Commercial Section #201**

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<b>Section Multiplier</b>	1	<b>Occupancy</b>	Apartment	<b>Foundation</b>	Concrete
<b>Exterior Wall</b>	Siding/Shingle	<b>Insulation</b>	Yes	<b>Roof</b>	Hip
<b>Roof Material</b>	Shingle	<b>Covered Area</b>	140	<b>Covered Quality</b>	Normal
<b>Landings Square Foot</b>	4,380	<b>Landing Quality</b>	Normal	<b>Wiring</b>	Adequate
<b>Plumbing</b>	Adequate	<b>Total Story Height</b>	3	<b>Frame Type</b>	Frame
<b>Fireproof Construction</b>	No	<b>Bldg Class</b>	Frame, Concrete Blk, Tile, Tilt Up	<b>Total Section Area</b>	30,108
<b>Ground Floor Area</b>	10,036	<b>Perimeter</b>	490	<b>Total Number Units</b>	30
<b>Grade</b>	4+00	<b>Year Built</b>	1989	<b>Condition</b>	Normal

**Comment** P3=6-10X13 3S DECKS,4-10X17 3S DECKS Q&R=O.P.'S 70S.F. EACH

Commercial Groups - 1 Record					
Commercial Group #201 1					
<b>Use Code</b>	Apartment	<b>Base Story</b>	1	<b>Number Stories</b>	3
<b>Total Group Area</b>	30,108	<b>Base Floor Area</b>	10,036	<b>Number Units</b>	30
<b>Heating</b>	Central	<b>Air Conditioning</b>	Yes	<b>Grade Adjust</b>	Plus 10
<b>Exhaust System</b>	No	<b>Condition</b>	Very Good		



**Detached Structures - 4 Records**

**Detached Structure #101**

<b>Occupancy</b>	Asphalt Paving	<b>Measurement Code</b>	Square Feet	<b>Measure 1</b>	47,500
<b>Grade</b>	4	<b>Year Built</b>	1989	<b>Condition</b>	Normal

**Detached Structure #201**

<b>Occupancy</b>	Garage	<b>Construction Type</b>	Frame	<b>Measurement Code</b>	Square Feet
<b>Measure 1</b>	8,756	<b>Grade</b>	4	<b>Year Built</b>	1989
<b>Condition</b>	Normal				
<b>Comment</b>	4 GARAGES 36CARS TOTAL				

**Detached Structure #301**

<b>Occupancy</b>	Trash Enclosure	<b>Construction Type</b>	Concrete Block	<b>Measurement Code</b>	Lineal Feet
<b>Lineal Feet</b>	36	<b>Height</b>	6	<b>Grade</b>	4
<b>Year Built</b>	2013	<b>Condition</b>	Normal		

**Detached Structure #401**

<b>Occupancy</b>	One Arm Gate	<b>Construction Type</b>	Steel	<b>Measurement Code</b>	Lineal Feet
<b>Quantity</b>	12	<b>Measure 2</b>	6	<b>Grade</b>	4
<b>Year Built</b>	2013	<b>Condition</b>	Normal		

**Appeals - 3 Records**

Year	Type	Case #	Status	Appellant
2021	PAAB	<a href="#">00-39-9R1</a>	Open	ROSE AVENUE RESIDENTIAL COOPERATIVE
2020	PAAB	<a href="#">00-22-6R2</a>	Stipulated	ROSE AVENUE RESIDENTIAL COOPERATIVE
2011	PAAB	<a href="#">11-77-1342</a>	Dismissed	HUBBELL REALTY CORP

**Permits - 9 Records**

Year	Type	Permit Status	Application	Reason	Reason1
2017	Pickup	No Add	2017-02-23	Review Value	CONDOAPT/COOP/MULTI
2017	Permit	No Add	2016-11-03	Alterations	MISC
2017	Permit	No Add	2016-11-03	Alterations	MISC
2015	Pickup	Complete	2014-07-21	Review Value	CONDOAPT/COOP/MULTI
2014	Permit	No Add	2013-07-18	Addition	MISC
2013	Pickup	Complete	2012-07-19	Review Value	CONDOAPT/COOP/MULTI
2011	Pickup	Complete	2010-06-02	Review Value	CONDOAPT/COOP/MULTI
2009	Pickup	Complete	2008-06-03	Review Value	CONDOAPT/COOP/MULTI
2008	Pickup	Complete	2008-01-02	Review Value	CLASS CHANGE

**Historical Values**

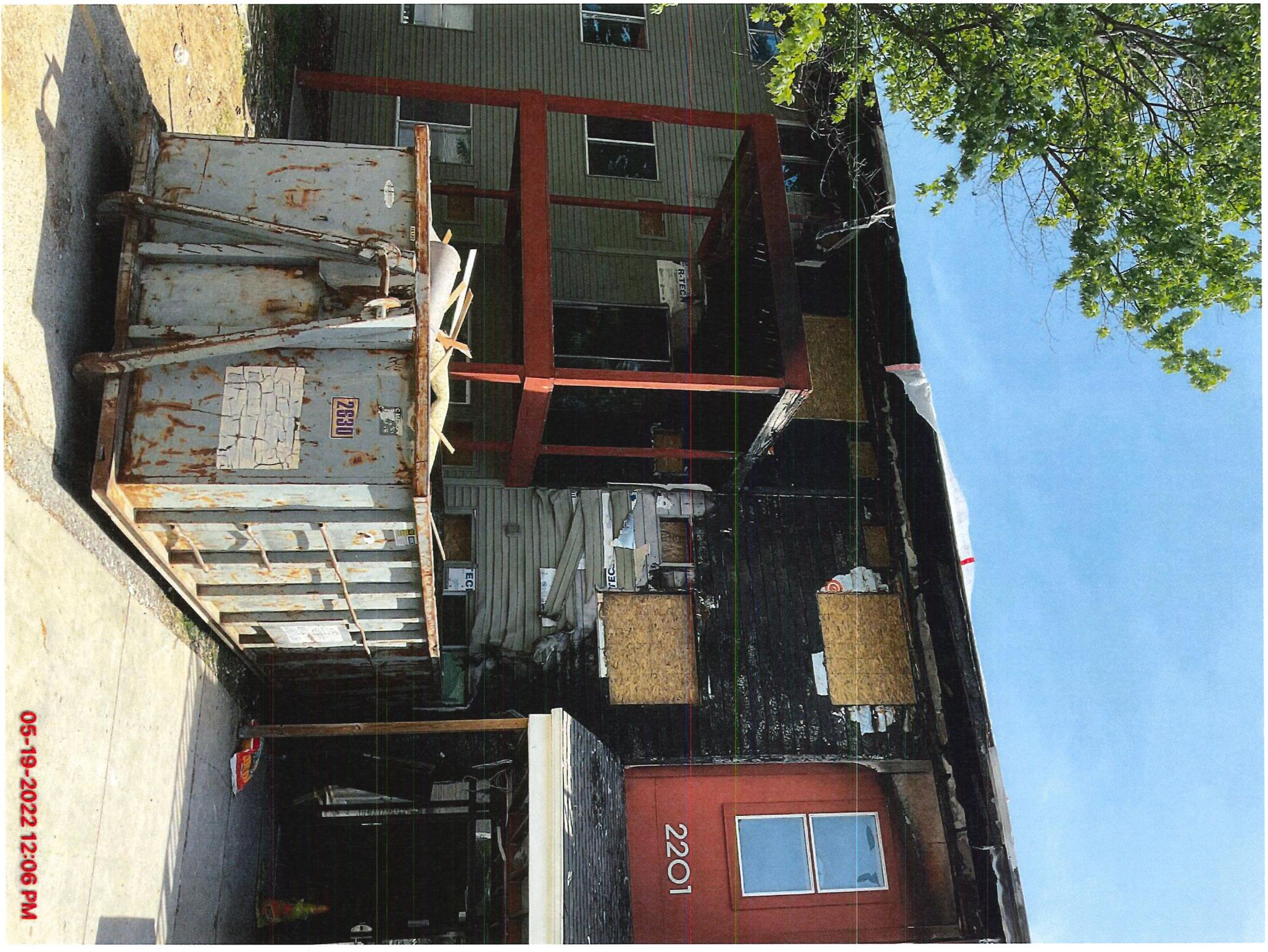
Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Board Action</a>	Residential	Full	\$352,000	\$3,878,000	\$4,230,000
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$352,000	\$3,878,000	\$4,230,000
2020	PAAB Order	Residential	Full	\$320,000	\$2,942,000	\$3,262,000
2020	<a href="#">Board Action</a>	Residential	Full	\$320,000	\$3,150,000	\$3,470,000
2019	<a href="#">Board Action</a>	Residential	Full	\$320,000	\$3,150,000	\$3,470,000
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$320,000	\$3,440,000	\$3,760,000
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$320,300	\$2,799,700	\$3,120,000
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$270,000	\$2,550,000	\$2,820,000
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$270,000	\$2,240,000	\$2,510,000
2011	<a href="#">Board Prior Year</a>	Residential	Full	\$270,000	\$2,240,000	\$2,510,000
2011	<a href="#">Board Action</a>	Residential	Full	\$270,000	\$2,240,000	\$2,510,000
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$270,000	\$2,240,000	\$2,510,000
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$270,000	\$2,240,000	\$2,510,000
2008	<a href="#">Assessment Roll</a>	Residential	Full	\$266,900	\$2,247,600	\$2,514,500
2007	<a href="#">Assessment Roll</a>	Multi-Residential	Full	\$267,000	\$1,713,000	\$1,980,000
2005	<a href="#">Board Action</a>	Multi-Residential	Full	\$237,000	\$1,663,000	\$1,900,000
2005	<a href="#">Assessment Roll</a>	Multi-Residential	Full	\$237,000	\$2,078,000	\$2,315,000

Yr	Type	Class	Kind	Land	Bldg	Total
2003	<a href="#">Board Action</a>	Multi-Residential	Full	\$206,000	\$1,880,000	\$2,086,000
2003	<a href="#">Assessment Roll</a>	Multi-Residential	Full	\$206,000	\$2,300,000	\$2,506,000

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VVS  
515-288-0924

HANDICAPPED  
PARKING  
VAN  
ACCESSIBLE  
RESERVED SPACE

HANDICAPPED  
PARKING  
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RESERVED SPACE  
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