



Roll Call Number

Agenda Item Number

31 B

Date August 5, 2024

ABATEMENT OF PUBLIC NUISANCE AT 6604 SW 17TH ST.

WHEREAS, the property located at 6604 SW 17th St., 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 a public nuisance; and

WHEREAS, the Titleholders, Dawn M. Kasotia and Umang S. Kasotia, and the Mortgage Holders, Mortgage Electronic Registration Systems, Inc. and Guaranteed Rate, Inc. as successor to Stearns Lending, LLC, were notified more than thirty days ago to repair or demolish the main structure and as of this date have 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 19, HOMESTEAD MANOR, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa., and locally known as 6604 SW 17th St., 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 referred to the Department of Engineering which will take all necessary action to demolish and remove said structure.

Moved by _____ to adopt.

Second by _____

FORM APPROVED:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

CERTIFICATE

I, LAURA BAUMGARTNER, 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



31B









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

Location					
Address	6604 SW 17TH ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	120/02696-000-000	Geoparcels	7824-32-226-012	Status	Active
School	Des Moines	Nbhd/Pocket	DM43/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Andrew Rand 515-286-3368		

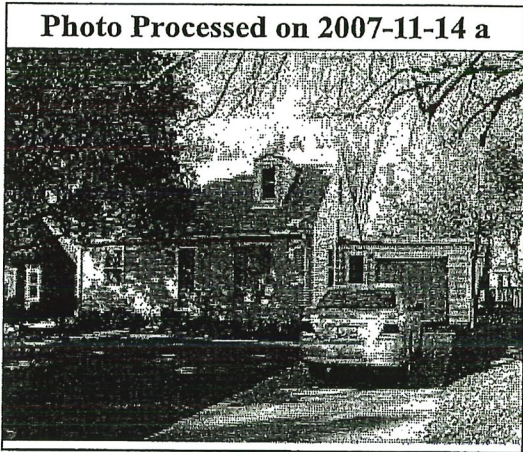
Map and Current Photos - 1 Record

Click on parcel to get a new listing

6508	SW 17th St	6507
6510		6509
6602		6601
6604		6603
6606		6605
6608		6607
		6609

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

Photo Processed on 2007-11-14 a

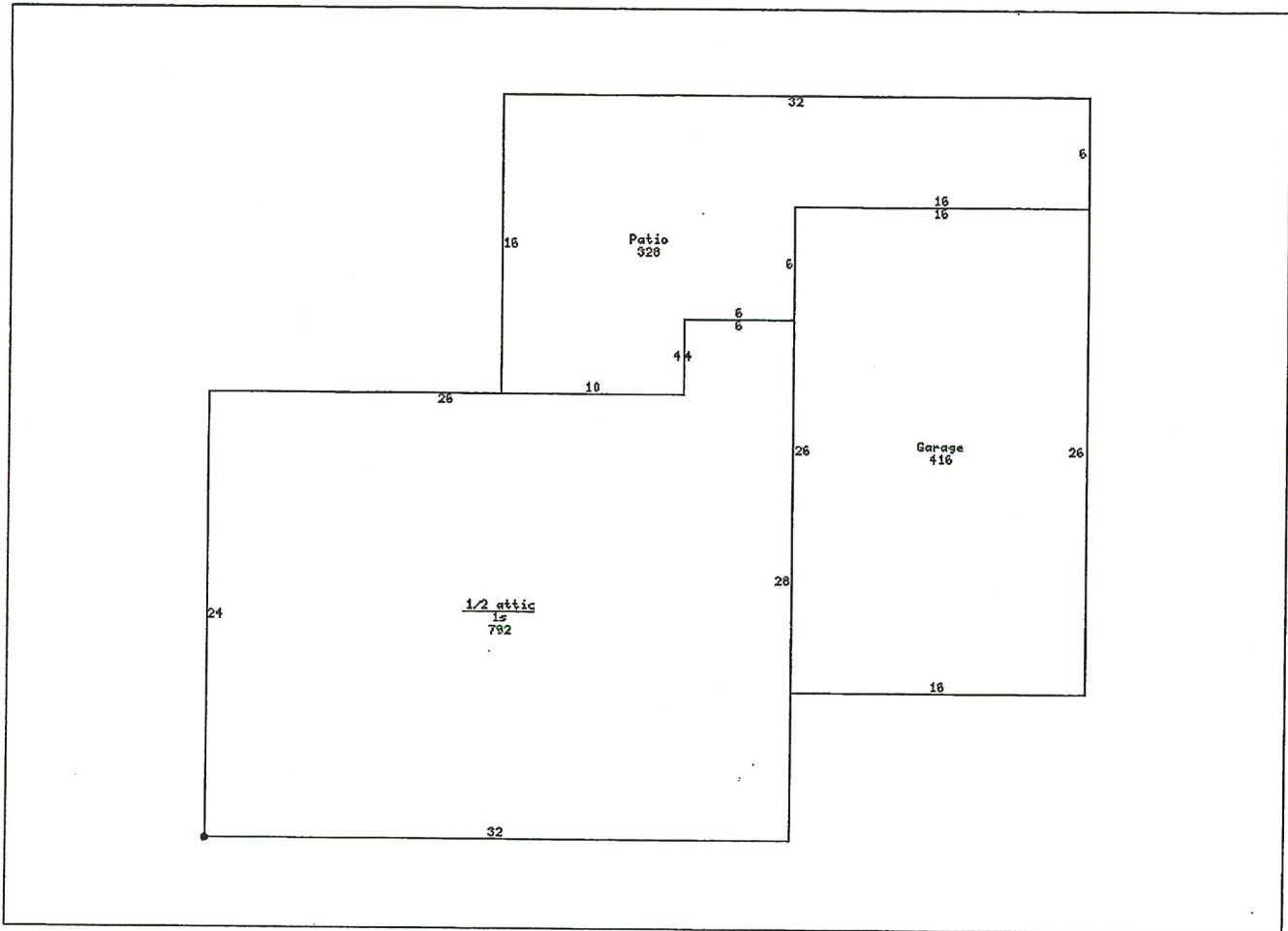


Historical Photos

Ownership - 2 Records				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	KASOTIA, DAWN M	2010-01-25	13341/655
Title Holder	2	KASOTIA, UMANG S	2010-01-25	13341/655
Legal Description and Mailing Address				
LOT 19 HOMESTEAD MANOR			DAWN M KASOTIA 6220 NW 96TH ST JOHNSTON, IA 50131-2992	

Current Values					
Type	Class	Kind	Land	Bldg	Total

Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential	Full	\$26,400	\$105,500	\$131,900
<u>Assessment Roll Notice Market Adjusted Cost Report</u>					
Zoning - 1 Record					
Zoning	Description		SF	Assessor Zoning	
N3A	N3a Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	9,106	Acres	0.209	Frontage	58.0
Depth	157.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Conventional
Year Built	1949	Number Families	1	Grade	4-05
Condition	Normal	Total Square Foot Living Area	1069	Main Living Area	792
Attic Finished Area	277	Attached Garage Square Foot	416	Patio Area	328
Veneer Area	120	Foundation	Poured Concrete	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	100	Number Bathrooms	1	Bedrooms	3
Rooms	5				



Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
KASOTIA, DAWN M	KASOTIA, DAWN M	2009-10-16	2010-01-25	Warranty Deed Joint Tenancy	<u>13341/655</u>
KASOTIA, UMANG S	KASOTIA, UMANG S				

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2011	Permit	Complete	2010-09-10	Addition	AIR CONDITIONING

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Residential	Full	\$26,400	\$105,500	\$131,900
2021	<u>Assessment Roll</u>	Residential	Full	\$21,600	\$82,700	\$104,300
2019	<u>Assessment Roll</u>	Residential	Full	\$18,600	\$71,900	\$90,500
2017	<u>Assessment Roll</u>	Residential	Full	\$16,600	\$65,400	\$82,000
2015	<u>Assessment Roll</u>	Residential	Full	\$15,700	\$63,600	\$79,300
2013	<u>Assessment Roll</u>	Residential	Full	\$14,800	\$61,400	\$76,200

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2011	<u>Assessment Roll</u>	Residential	Full	\$14,800	\$61,700	\$76,500
2009	<u>Board Action</u>	Residential	Full	\$16,600	\$57,200	\$73,800
2009	<u>Assessment Roll</u>	Residential	Full	\$16,600	\$65,900	\$82,500
2007	<u>Assessment Roll</u>	Residential	Full	\$16,400	\$73,400	\$89,800
2005	<u>Assessment Roll</u>	Residential	Full	\$13,700	\$68,200	\$81,900
2003	<u>Assessment Roll</u>	Residential	Full	\$12,040	\$59,950	\$71,990
2001	<u>Assessment Roll</u>	Residential	Full	\$12,920	\$51,630	\$64,550
1999	Assessment Roll	Residential	Full	\$10,230	\$42,480	\$52,710
1997	Assessment Roll	Residential	Full	\$9,500	\$39,440	\$48,940
1995	Assessment Roll	Residential	Full	\$8,380	\$34,800	\$43,180
1993	Assessment Roll	Residential	Full	\$7,220	\$30,000	\$37,220
1991	Assessment Roll	Residential	Full	\$7,220	\$28,850	\$36,070
1991	Was Prior Year	Residential	Full	\$7,220	\$27,500	\$34,720

This template was last modified on Thu Jun 3 19:39:49 2021 .



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

Case Number: NUIS-2023-000247	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/29/2023
	Date of Notice: 02/26/2024
	Date of Inspection: 01/31/2024

UMANG KASOTIA
6220 NW 96TH ST
JOHNSTON IA 50131

Address of Property: 6604 SW 17TH ST, DES MOINES IA 50315
Parcel Number: 782432226012

Legal Description: LOT 19 HOMESTEAD MANOR

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
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Violation	Corrective Action	Compliance Due Date
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<p>60-192(1) - Unsafe and Dangerous Structure or Premise 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.</p>	Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.	03/15/2024
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	Replace or restore defaced or removed placard.	03/15/2024

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,

A handwritten signature in blue ink that reads "Sandy Stundins". The signature is written in a cursive, flowing style.

Sandy Stundins
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4135 / Mobile 515-210-9344
sestundins@dmgov.org



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

English

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Arabic

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Bosnian

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Cantonese

英文

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French

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Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປພາສາມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

که تاسو د دې لوستلو توان نه لرئ، نو د ژباړې خدمتونه په 515-283-4207 کې شتون لري.

Somali

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

Spanish

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Swahili

Kiingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

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Vietnamese

Tiếng Anh

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Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.



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

Case Number: NUIS-2023-000247	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/29/2023
	Date of Notice: 03/29/2024
	Date of Inspection: 01/31/2024

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
 11819 MIAMI ST STE. 100
 OMAHA NE 68164

Address of Property: **6604 SW 17TH ST, DES MOINES IA 50315**
 Parcel Number: **782432226012**

Legal Description: **LOT 19 HOMESTEAD MANOR**

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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,

A handwritten signature in black ink that reads "Sandy Stundins". The signature is written in a cursive, slightly slanted style.

Sandy Stundins
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4135 / Mobile 515-210-9344
sestundins@dmgov.org



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

English

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Arabic

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Bosnian

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Cantonese

英文

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French

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Lao

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Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

که تاسو د دې لوستلو توان نه لرئ، نو د ژباړې خدمتونه په 515-283-4207 کې شتون لري.

Somali

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Spanish

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Swahili

Kiingereza

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Tigrinya

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Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.



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

Case Number: NUIS-2023-000247	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/29/2023
	Date of Notice: 04/17/2024
	Date of Inspection: 01/31/2024

GUARANTEED RATE, INC
 AS SUCCESSOR TO STEARNS LENDING, LLC I
 801 ADLAI STEVENSON DR
 SPRINGFIELD IL 62703

Address of Property: **6604 SW 17TH ST, DES MOINES IA 50315**
 Parcel Number: **782432226012**

Legal Description: **LOT 19 HOMESTEAD MANOR**

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
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Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure.</p>	<p>03/15/2024</p>
<p>60-192(1) - Unsafe and Dangerous Structure or Premise 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.</p>	<p>Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.</p>	<p>03/15/2024</p>
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	<p>03/15/2024</p>

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.

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Vietnamese

Tiếng Anh

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