

Date December 23, 2024

ABATEMENT OF PUBLIC NUISANCE AT 3211 PLEASANT ST.

WHEREAS, the property located at 3211 Pleasant 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 Titleholder, 208 Mulberry Investments, Inc., and Mortgage Holder, Freedom Financial Bank, 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 The West 10 feet of Lot 47 and the East 56 feet of Lot 66 in MIDDLESEX, PLAT 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3211 Pleasant 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	

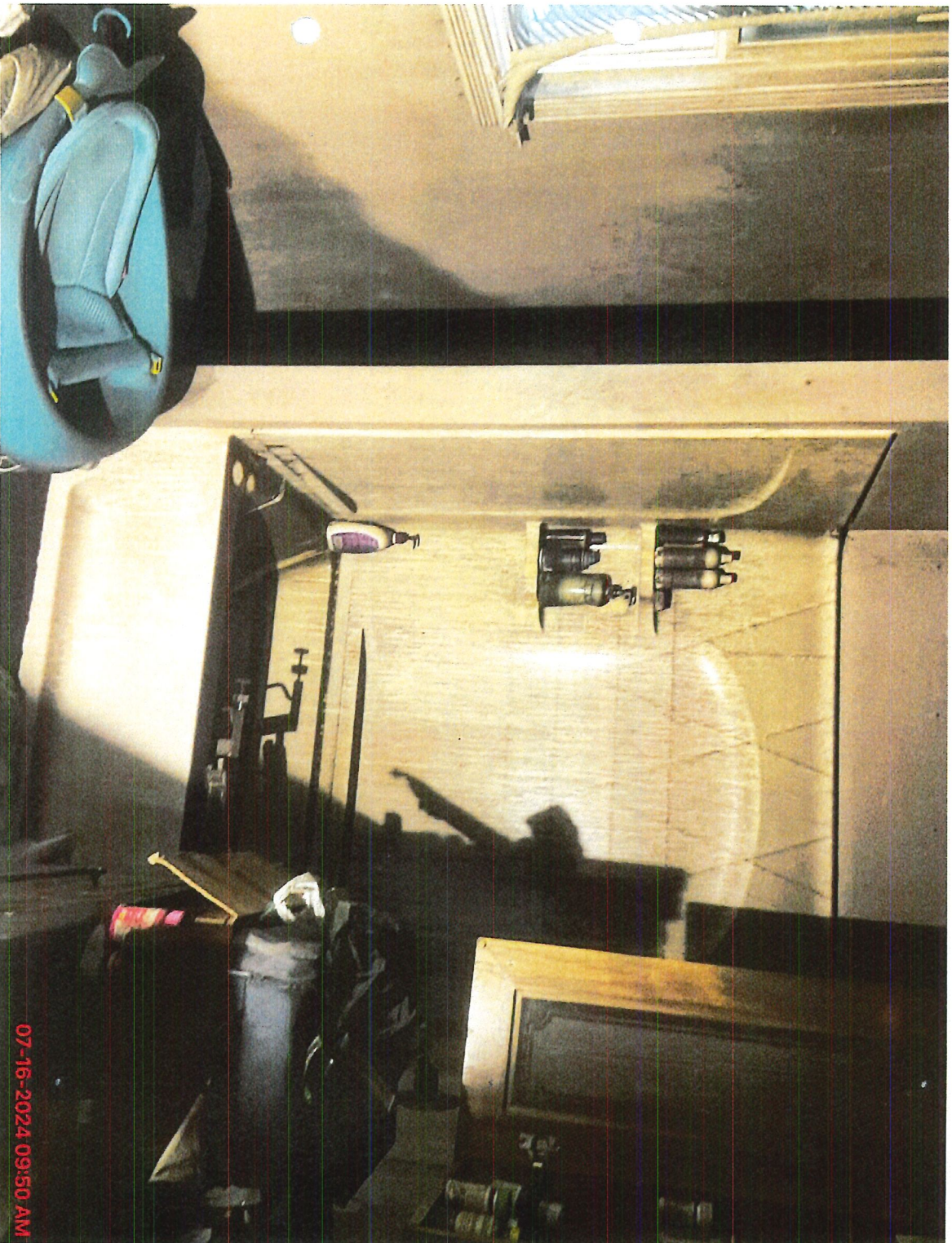
CERTIFICATE

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



43B



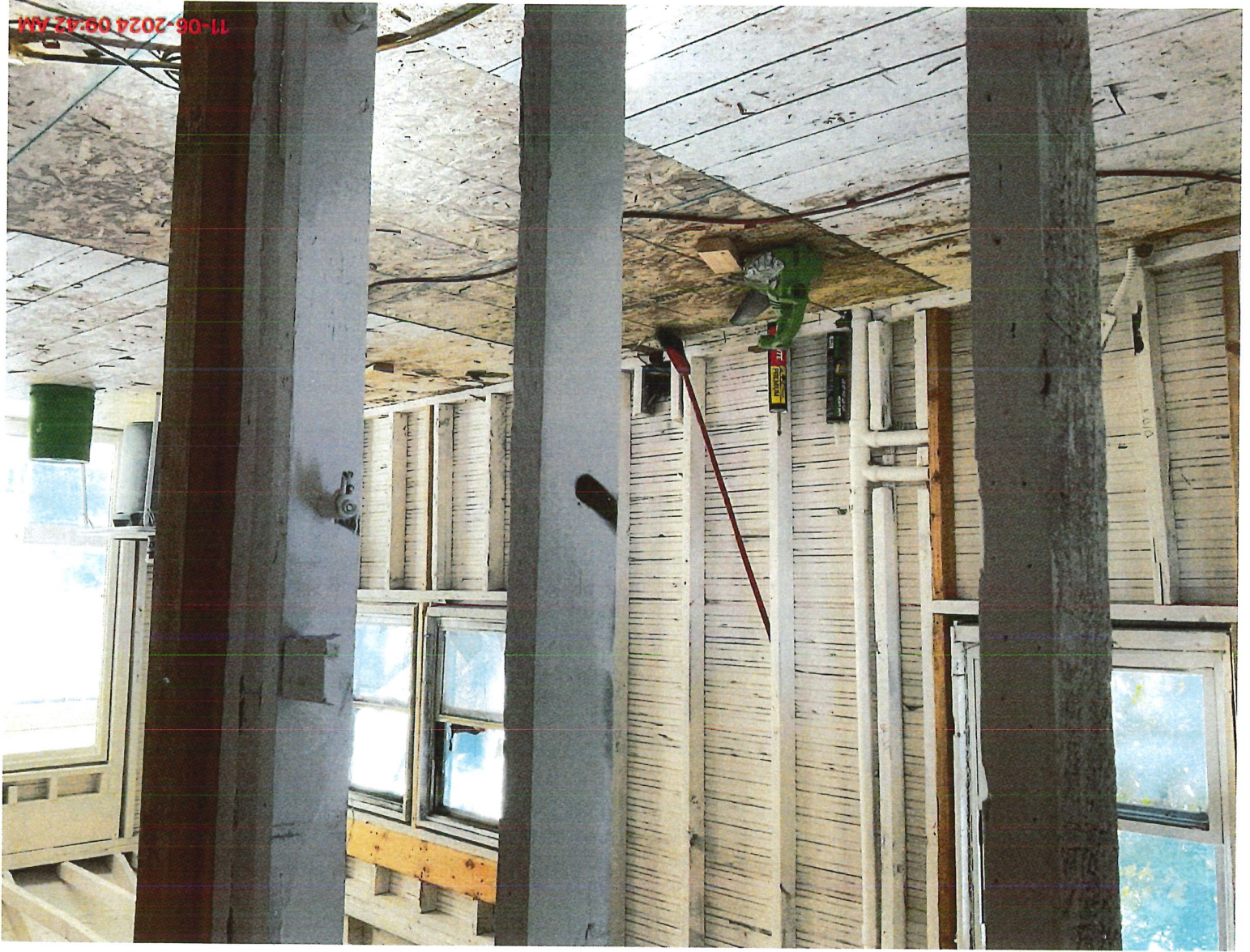








11-06-2024 09:42 AM



43B

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	3211 PLEASANT ST				
City	DES MOINES	Zip	50312	Jurisdiction	Des Moines
District/Parcel	090/05140-000-000	Geoparcels	7824-06-403-013	Status	Active
School	Des Moines	Nbhd/Pocket	DM49/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	Northwest Des Moines	Appraiser	Sarah Cunningham, SRA 515-286-3426		

Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

Click on parcel to get a new listing

707 708

703 3211 702

PLEASANT ST

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



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	208 MULBERRY INVESTMENTS INC	2016-05-25	16016/860

Legal Links For Subdivisions, Condominiums, and Plats of Survey

[MIDDLESEX PLAT NO. 2](#)

Legal Description and Mailing Address

E 56 FT LOT 66 & W 10 FT LOT 47 MIDDLESEX PLAT NO 2	208 MULBERRY INVESTMENTS INC 2626 THORNTON AVE DES MOINES, IA 50321-2013
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Current Values

Type	Class	Kind	Land	Bldg	Total
2024 Value	Residential	Full	\$26,800	\$167,100	\$193,900

[Market Adjusted Cost Report](#)

Zoning - 1 Record

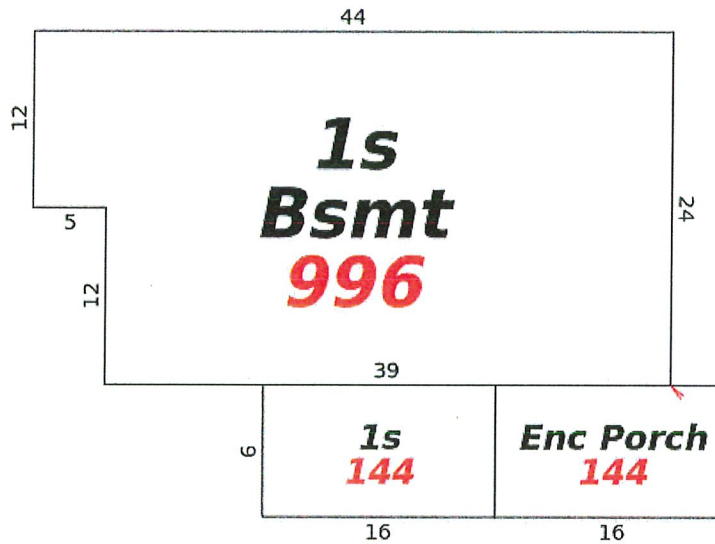
Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential

Land					
Square Feet	4,356	Acres	0.1	Frontage	66
Depth	66	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #id=1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1919	Number Families	1	Grade	4+00
Condition	Very Good	Total Square Foot Living Area	1140	Main Living Area	1140
Basement Area	996	Enclosed Porch Area	144	Foundation	Concrete Block
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Number Fireplaces	1	Basement Garage Capacity	1	Heating	Gas Forced Air
Air Conditioning	100	Number Bathrooms	1	Bedrooms	2
Rooms	5				



Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BANK OF NEW YORK MELLON (TRUSTEE)	208 MULBERRY INVESTMENTS, INC.	2016-04-19	\$78,600	Deed	16016/860

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
BANK OF NEW YORK MELLON (Trustee) NATIONSTAR HOME EQUITY LOAN TRUST 2009-A NATIONSTAR MORTGAGE LLC (Attorney-In-Fact)	208 MULBERRY INVESTMENTS INC	2016-04-19	2016-05-25	Special Warranty Deed	16016/860
MCCARTHY, BILL (Sheriff) JOHNSON, SUSAN M (Defendant)	BANK OF NEW YORK MELLON (Trustee) NATIONSTAR HOME EQUITY LOAN TRUST 2009-A	2016-03-01	2016-03-10	Sheriffs Deed	15919/721

Permits - 2 Records

Year	Type	Permit Status	Application	Reason	Reason I
2012	Permit	Complete	2011-11-01	Addition	PORCH (153 sf)
1994	Pickup	No Add	1993-09-08		Air Conditioning

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Residential	Full	\$26,800	\$167,100	\$193,900
2021	Assessment Roll	Residential	Full	\$22,200	\$132,800	\$155,000
2019	Assessment Roll	Residential	Full	\$19,900	\$118,200	\$138,100
2017	Assessment Roll	Residential	Full	\$17,800	\$107,000	\$124,800
2015	Assessment Roll	Residential	Full	\$16,000	\$96,400	\$112,400
2013	Assessment Roll	Residential	Full	\$15,200	\$92,000	\$107,200
2012	Assessment Roll	Residential	Full	\$15,200	\$91,500	\$106,700
2011	Assessment Roll	Residential	Full	\$15,200	\$87,700	\$102,900
2009	Assessment Roll	Residential	Full	\$16,200	\$91,000	\$107,200
2007	Assessment Roll	Residential	Full	\$16,200	\$95,200	\$111,400
2005	Assessment Roll	Residential	Full	\$10,300	\$82,200	\$92,500
2003	Assessment Roll	Residential	Full	\$9,280	\$75,390	\$84,670
2001	Assessment Roll	Residential	Full	\$8,450	\$63,250	\$71,700
1999	Assessment Roll	Residential	Full	\$10,070	\$55,770	\$65,840
1997	Assessment Roll	Residential	Full	\$8,530	\$47,220	\$55,750
1995	Assessment Roll	Residential	Full	\$7,330	\$40,570	\$47,900
1993	Assessment Roll	Residential	Full	\$6,480	\$35,850	\$42,330
1991	Assessment Roll	Residential	Full	\$6,170	\$34,140	\$40,310
1991	Was Prior Year	Residential	Full	\$6,170	\$29,350	\$35,520



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

Case Number: NUIS-2024-000174	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 07/15/2024
	Date of Notice: 09/17/2024
	Date of Inspection: 08/27/2024

FREEDOM FINANCIAL BANK
1255 JORDAN CREEK PKWY
WEST DES MOINES IA 50266

Address of Property: 3211 PLEASANT ST, DES MOINES IA 50312
Parcel Number: 782406403013

Legal Description: E 56 FT LOT 66 & W 10 FT LOT 47 MIDDLESEX PLAT NO 2

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</p> <p>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>09/12/2024</p>
<p>60-192(1) - Unsafe and Dangerous Structure or Premise</p> <p>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>09/12/2024</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(7) - Unsafe and Dangerous Structure or Premise Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.</p>	09/12/2024
<p>60-192(13) - Unsafe and Dangerous Structure or Premise Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.</p>	09/12/2024
<p>60-192(24) - Unsafe and Dangerous Structure or Premise Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.</p>	<p>Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	09/12/2024
<p>60-192(25) - Unsafe and Dangerous Structure or Premise Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	09/12/2024

Violation	Corrective Action	Compliance Due Date
<p>60-192(26) - Unsafe and Dangerous Structure or Premise Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	<p>09/12/2024</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>09/12/2024</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.

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 cursive script that reads "Sandy Stundins".

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

If you are not able to read this, translation services are available at 515-283-4207.

Arabic

إذا لم تكن قادراً على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

Bosnian

Ukoliko niste u mogućnosti da ovo pročitate, usluge prenoćenja su dostupne na 515-283-4207

Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

French

Si vous n'êtes pas en mesure de le lire, des services de traduction sont disponibles au 515-283-4207.

Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປພາສາມີເບີທີ 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

Si no puede leer esto, los servicios de traducción están disponibles al 515-283-4207.

Swahili

Kiingereza

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

Tigrinya

ነዚ ኸተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣገልግሎት ትርጉም ክትረክብ ትክእል ኢኻ።

Vietnamese

Tiếng Anh

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

43B



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

Case Number: NUIS-2024-000174	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 07/15/2024
	Date of Notice: 07/31/2024
Date of Inspection: 07/15/2024	

208 MULBERRY INVESTMENTS INC
LING WONG
2626 THORNTON AVE
DES MOINES IA 50321

Address of Property: 3211 PLEASANT ST, DES MOINES IA 50312
Parcel Number: 782406403013

Legal Description: E 56 FT LOT 66 & W 10 FT LOT 47 MIDDLESEX PLAT NO 2

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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,

43B

Respectfully,

A handwritten signature in cursive script that reads "Sandy Stundins".

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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Cantonese

英文

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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

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

ነዚ ትተንብብ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣገልግሎት ትርጉም ክትረክብ ትክእል ኢኻ።

Vietnamese

Tiếng Anh

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