



Roll Call Number

Agenda Item Number

36B

Date April 1, 2024

ABATEMENT OF PUBLIC NUISANCE AT 2444 E. WALNUT ST.

WHEREAS, the property located at 2444 E. Walnut 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, Matt T. Munford, and the Mortgage Holders, Plaza Home Mortgage, Inc. and Mortgage Electronic Registration Systems, Inc., 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 Lots 93 and 95 in Block 5 in GRANT PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2444 E. Walnut 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				
VOSS				
WESTERGAARD				
SIMONSON				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

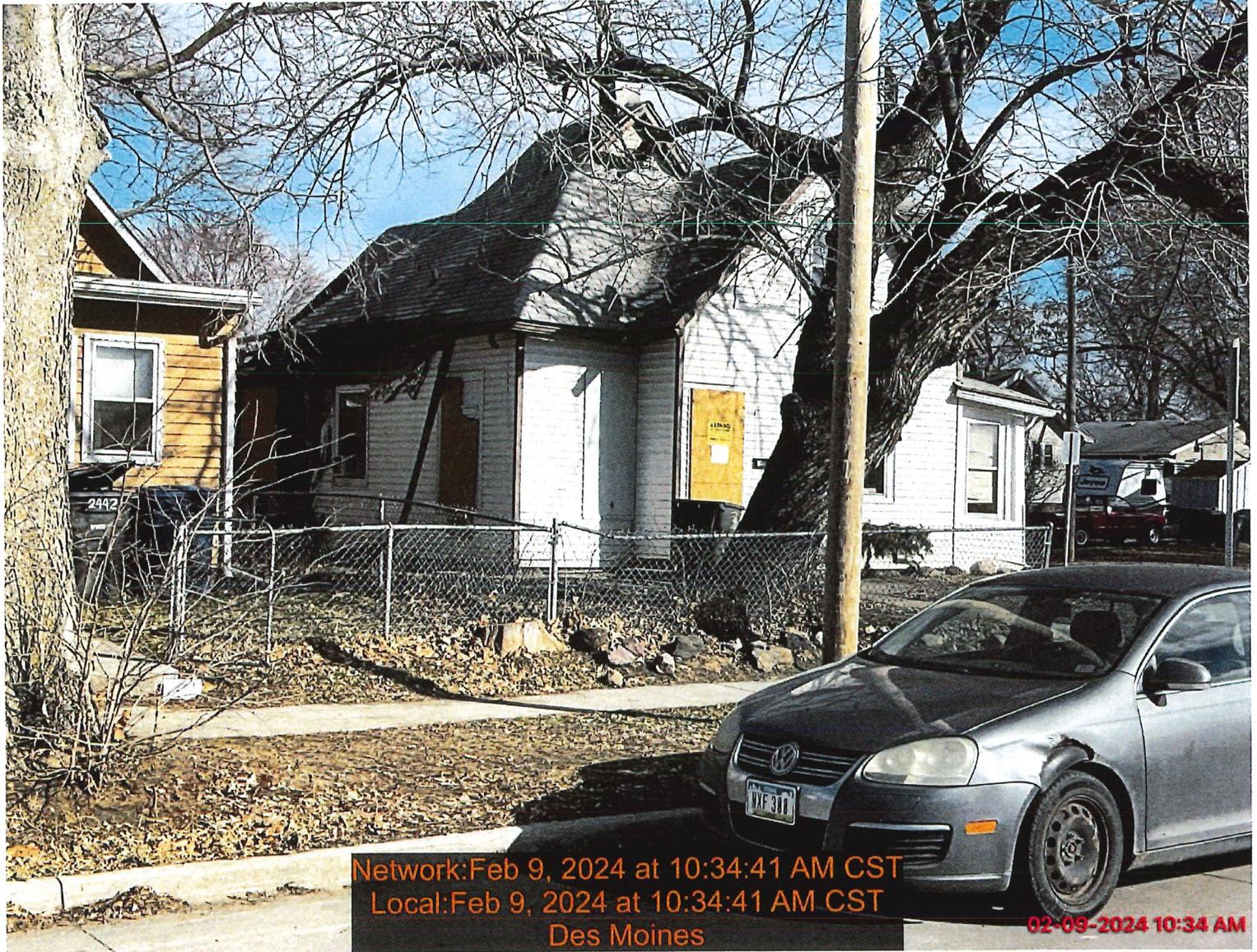
I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

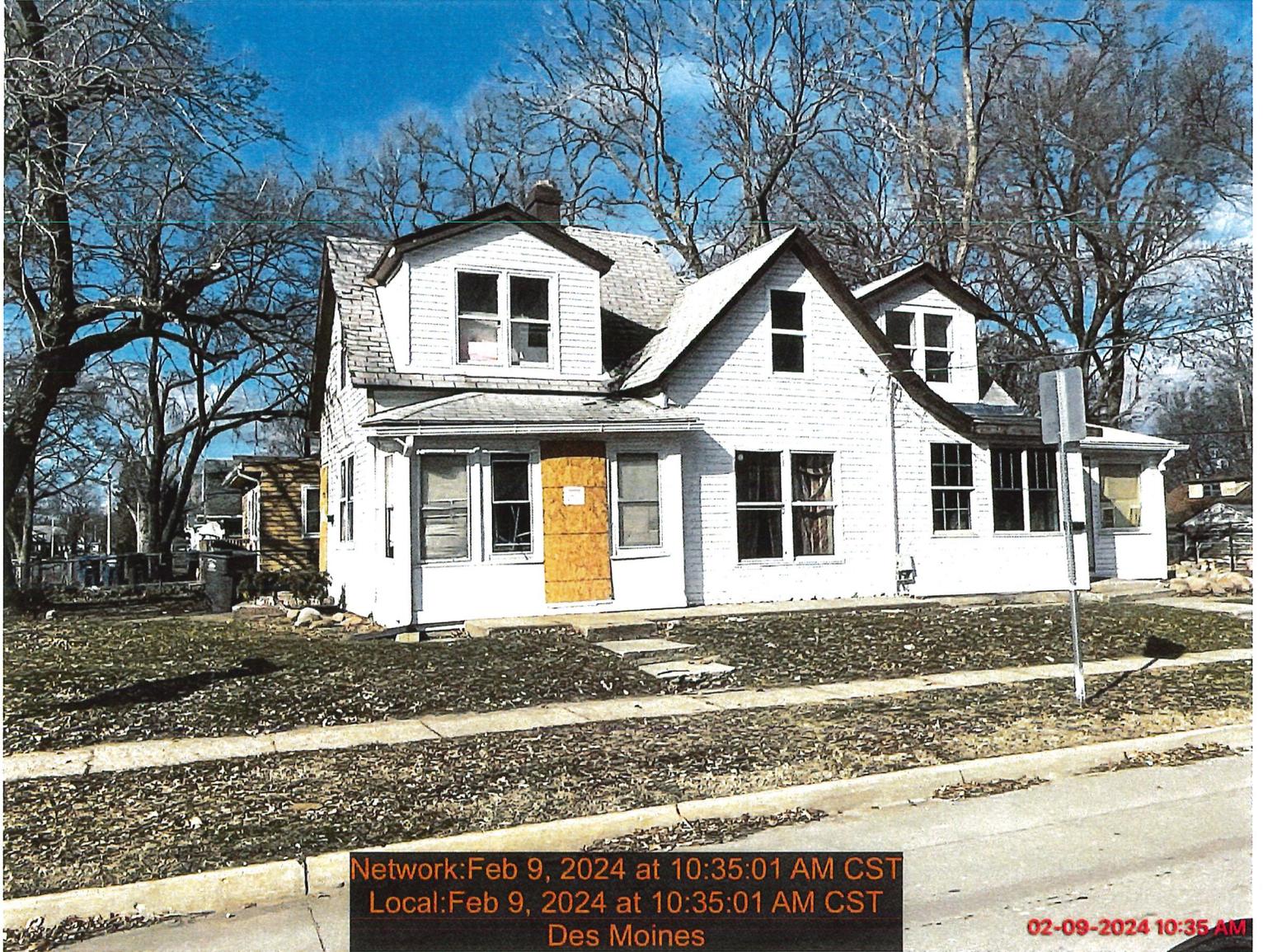
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ Mayor

_____ City Clerk

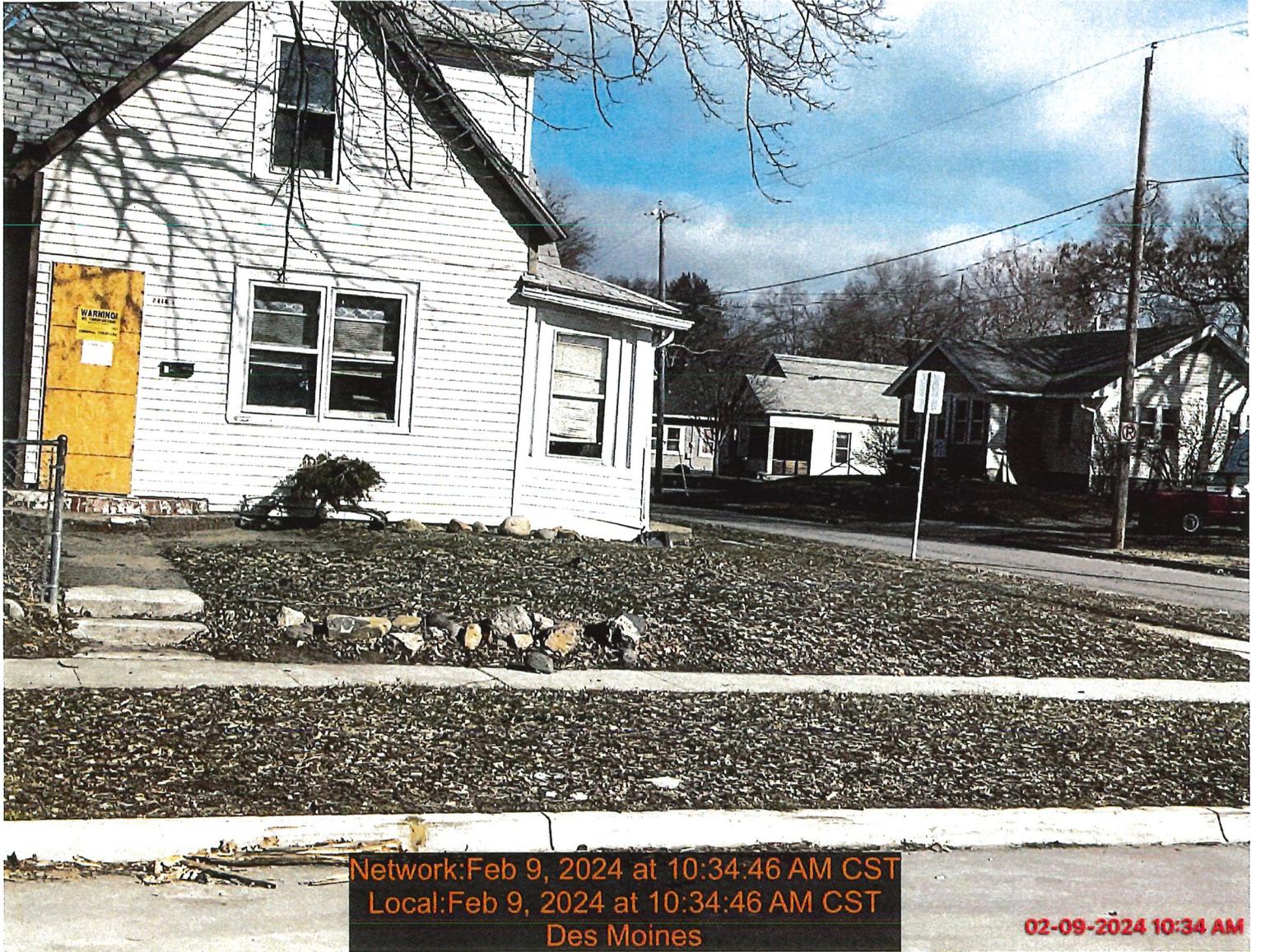
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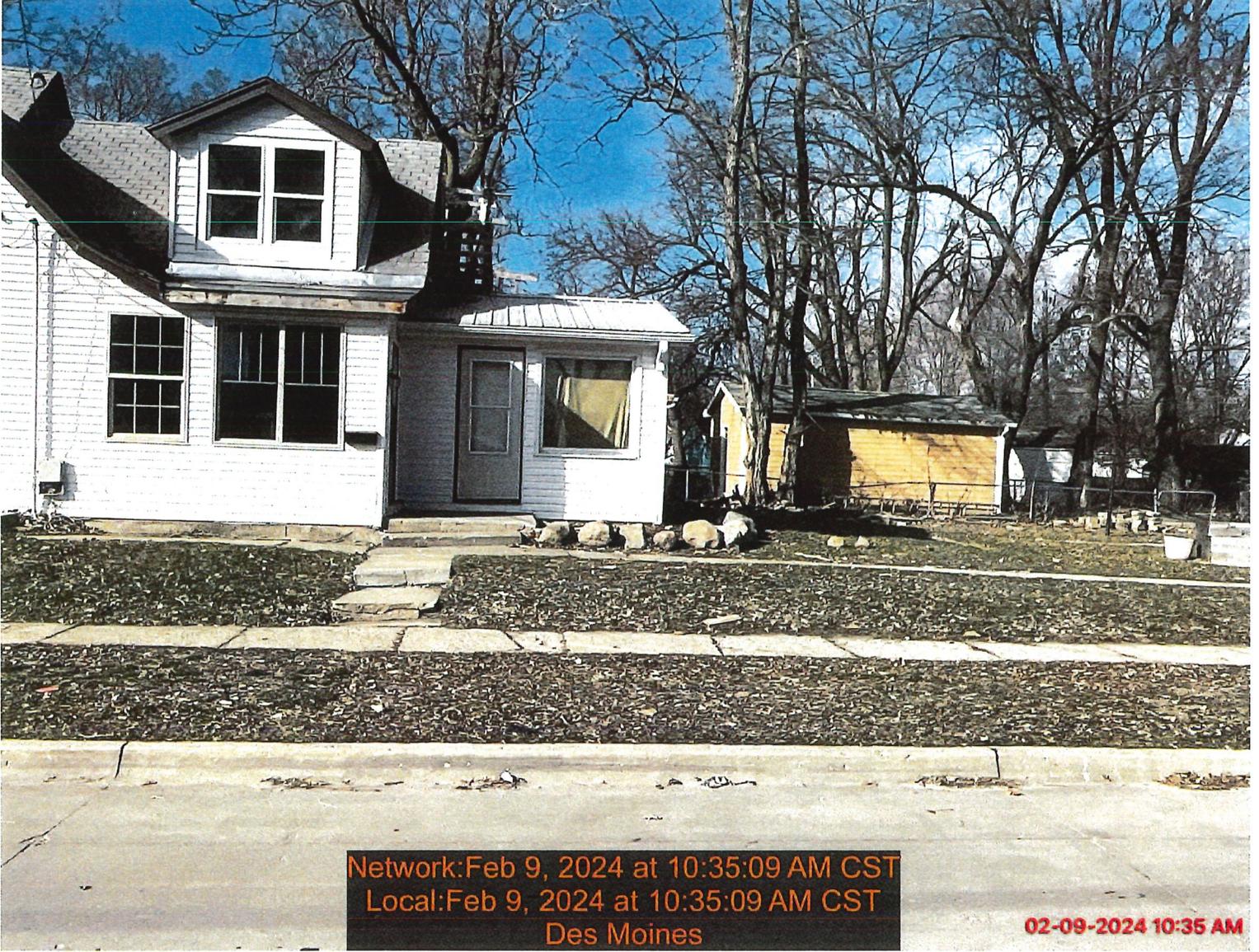
Network:Feb 9, 2024 at 10:35:01 AM CST
Local:Feb 9, 2024 at 10:35:01 AM CST
Des Moines

02-09-2024 10:35 AM



Network: Feb 9, 2024 at 10:34:46 AM CST
Local: Feb 9, 2024 at 10:34:46 AM CST
Des Moines

02-09-2024 10:34 AM



Network:Feb 9, 2024 at 10:35:09 AM CST
Local:Feb 9, 2024 at 10:35:09 AM CST
Des Moines

02-09-2024 10:35 AM

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

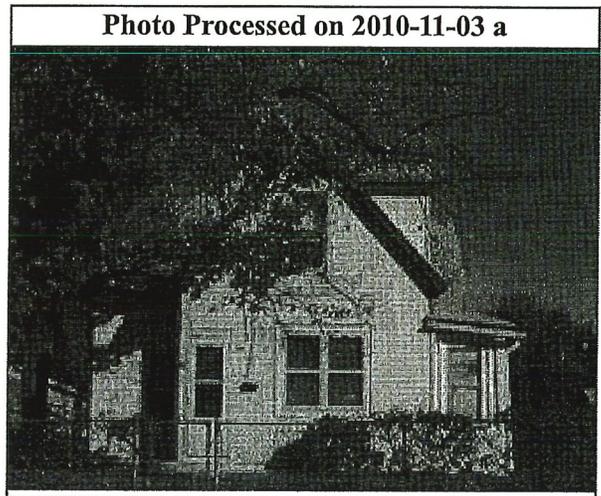
Location					
Address	2444 E WALNUT ST				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	050/01868-000-000	Geoparcels	7824-01-177-026	Status	Active
School	Des Moines	Nbhd/Pocket	DM16/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Bob Powers, ICA 515-286-3828		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

Map showing street grid with E WALNUT ST and E 25TH ST. Parcel 2444 is highlighted. Other visible addresses include 2425, 2428, 2433, 2437, 2439, 2443, 2445, 2424, 2428, 2432, 2436, 2442, 2444, 2425, 2429, 2433, 2437, 2447, 218, 2501, 2507, 2511, 2517, 325, 2511, 2517, 321, 317, 309, 2500, 2504, 2508, 2520.

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



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MUNFORD, MATT T	2022-11-16	19328/213

Legal Description and Mailing Address

LOTS 93 & 95 BLK 5 GRANT PARK	MATTHEW T MUNFORD 2444 E WALNUT ST DES MOINES, IA 50317-2222
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Current Values

Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential 3+	Full	\$18,600	\$104,400	\$123,000

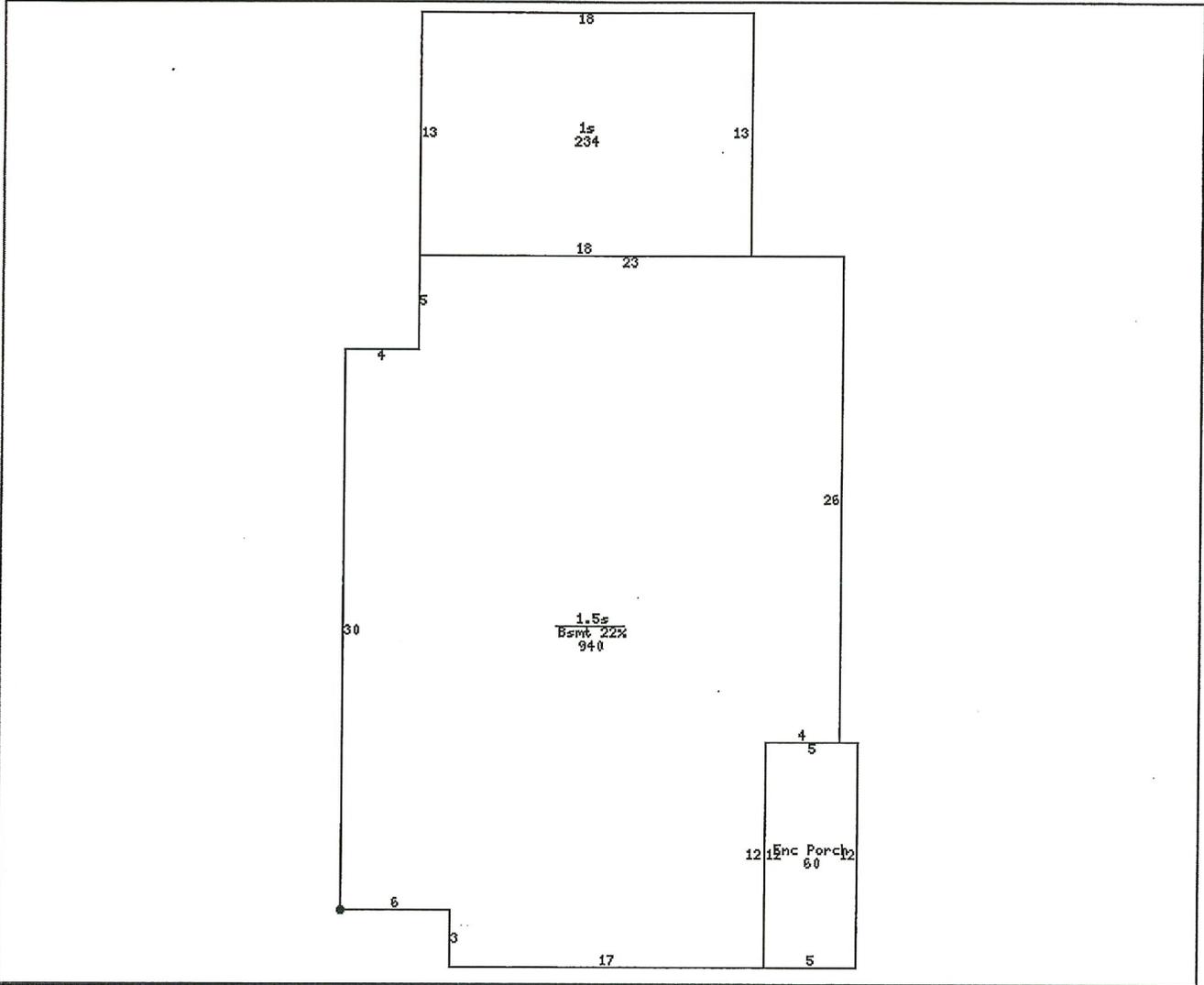
Assessment Roll Notice Unadjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3C	N3c Neighborhood District		Residential

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	7,350	Acres	0.169	Frontage	50.0
Depth	147.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		
Residences - 1 Record					
Residence #1					
Occupancy	Conversion	Residence Type	1.5 Stories	Building Style	Conventional
Year Built	1905	Number Families	3	Grade	5+10
Condition	Normal	Total Square Foot Living Area	1804	Main Living Area	1174
Upper Living Area	630	Basement Area	207	Enclosed Porch Area	60
Foundation	Concrete Block	Exterior Wall Type	Composition	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	3				



Commercial Summary

Occupancy	Apartment Conversion	Age, Weighted	1905	Total Story Height	2
Land Area	7,350	Gross Area	1,804	Finished Area	1,804
Unfinished Bsmt Area	207	Finished Bsmt Area	0	Number of Units	3
Primary Group	Residence Conversion	Percent Primary Group	100.00	Percent Secondary Group	0.00
Grade, Weighted	5/Grade 5	Bldg Class, Weighted	5/Metal	Condition, Weighted	NM/Normal
Ground Floor Area	1,174				

Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	20	Story Height	1
Grade	5	Year Built	1952	Condition	Normal

Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
A&E 113 ASSETS LLC	MUNFORD, MATT T	<u>2022-11-10</u>	\$111,000	Deed	<u>19328/213</u>
MOBERG, JACK W	MUNFORD, ROBERT & TERRI	<u>2000-05-01</u>	\$61,000	Contract	<u>8484/824</u>
SNIDER, PAULINE	AGEE, BRIAN & STEPHANIE	<u>1994-10-20</u>	\$500	Deed	<u>7105/466</u>
MOBERG, JACK W & LOIS M	SNIDER, PAULA E	<u>1993-06-25</u>	\$39,000	Contract	<u>6814/858</u>
MARY EPP	JACK W. MOBERG	<u>1988-11-22</u>	\$15,000	Deed	<u>6008/603</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
A&E 113 ASSETS LLC	MUNFORD, MATT T	2022-11-10	2022-11-16	Warranty Deed	<u>19328/213</u>
WELLS, MARY L	A&E 113 ASSETS LLC	2021-12-16	2021-12-17	Tax Sale Deed	<u>18913/515</u>
MUNFORD, ROBERT A	MUNFORD, TERRI LYNN	2018-11-09	2018-11-09	Quit Claim Deed	<u>17143/11</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2003	Pickup	Complete	2003-03-17	Review Value	REVAL

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Multi-Residential	Full	\$18,600	\$104,400	\$123,000
2021	<u>Assessment Roll</u>	Multi-Residential	Full	\$15,500	\$84,400	\$99,900
2019	<u>Assessment Roll</u>	Multi-Residential	Full	\$14,100	\$67,800	\$81,900
2017	<u>Assessment Roll</u>	Multi-Residential	Full	\$14,100	\$53,900	\$68,000
2015	<u>Assessment Roll</u>	Multi-Residential	Full	\$11,800	\$49,700	\$61,500
2013	<u>Assessment Roll</u>	Multi-Residential	Full	\$11,800	\$42,700	\$54,500
2011	<u>Assessment Roll</u>	Multi-Residential	Full	\$11,800	\$42,700	\$54,500
2009	<u>Assessment Roll</u>	Multi-Residential	Full	\$11,800	\$49,200	\$61,000
2007	<u>Assessment Roll</u>	Multi-Residential	Full	\$11,800	\$49,200	\$61,000
2006	<u>Assessment Roll</u>	Multi-Residential	Full	\$11,200	\$49,800	\$61,000
2005	<u>Assessment Roll</u>	Multi-Residential	Full	\$11,200	\$37,600	\$48,800
2003	<u>Assessment Roll</u>	Multi-Residential	Full	\$9,740	\$33,060	\$42,800
2001	<u>Assessment Roll</u>	Multi-Residential	Full	\$9,190	\$21,400	\$30,590
1999	Assessment Roll	Multi-Residential	Full	\$7,800	\$21,400	\$29,200
1995	Assessment Roll	Multi-Residential	Full	\$7,600	\$19,800	\$27,400
1993	Assessment Roll	Multi-Residential	Full	\$7,210	\$18,890	\$26,100
1993	Was Prior Year	Multi-Residential	Full	\$7,210	\$20,430	\$27,640

36B



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

Case Number: NUIS-2023-000233	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/11/2023
	Date of Notice: 11/08/2023
	Date of Inspection: 09/11/2023

MATT T MUNFORD
2028 LAY ST #2
DES MOINES IA 50317

Address of Property: **2444 E WALNUT ST, DES MOINES IA 50317**
Parcel Number: **782401177026**

Legal Description: **LOTS 93 & 95 BLK 5 GRANT PARK**

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>	Vacate the structure.	12/22/2023
<p>60-192(17) - Unsafe and Dangerous Structure or Premise Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.	12/22/2023
<p>60-192(22) - Unsafe and Dangerous Structure or Premise Surfaces, including windows and doors, shall be maintained in good clean and sanitary conditions. Peeling chipping flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood or other defective surface conditions shall be corrected.</p>	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	12/22/2023
<p>60-192(3) - Unsafe and Dangerous Structure or Premise The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	12/22/2023

Violation	Corrective Action	Compliance Due Date
<p>60-192(4) - Unsafe and Dangerous Structure or Premise The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p>	<p>Properly secure structure and keep the structure secured against entry.</p>	12/22/2023
<p>60-192(6) - Unsafe and Dangerous Structure or Premise Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	12/22/2023
<p>60-192(8) - Unsafe and Dangerous Structure or Premise A building, structure or any portion thereof, because of inadequate maintenance, dilapidation, decay, damage, mold, faulty construction or arrangement, inadequate light, ventilation, or otherwise is determined by the administrator to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	12/22/2023
<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>	12/22/2023
<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>	12/22/2023

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,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org



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

Case Number: NUIS-2023-000233	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/11/2023
	Date of Notice: 12/20/2023
	Date of Inspection: 12/07/2023

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

Address of Property: **2444 E WALNUT ST, DES MOINES IA 50317**
 Parcel Number: **782401177026**

Legal Description: **LOTS 93 & 95 BLK 5 GRANT PARK**

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<p>60-192(17) - Unsafe and Dangerous Structure or Premise Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.	02/05/2024
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<p>60-192(3) - Unsafe and Dangerous Structure or Premise The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	02/05/2024

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Thank you for your help,

Respectfully,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org



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

Case Number: NUIS-2023-000233	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/11/2023
	Date of Notice: 12/20/2023
	Date of Inspection: 12/07/2023

PLAZA HOME MORTGAGE INC
 C/O CORPORATION SERVICE COMPANY
 505 5TH AVE #729
 DES MOINES IA 50309

Address of Property: **2444 E WALNUT ST, DES MOINES IA 50317**
 Parcel Number: **782401177026**

Legal Description: **LOTS 93 & 95 BLK 5 GRANT PARK**

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Violation	Corrective Action	Compliance Due Date
<p>60-192(4) - Unsafe and Dangerous Structure or Premise The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p>	Properly secure structure and keep the structure secured against entry.	02/05/2024
<p>60-192(6) - Unsafe and Dangerous Structure or Premise Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.</p>	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	02/05/2024
<p>60-192(8) - Unsafe and Dangerous Structure or Premise A building, structure or any portion thereof, because of inadequate maintenance, dilapidation, decay, damage, mold, faulty construction or arrangement, inadequate light, ventilation, or otherwise is determined by the administrator to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.</p>	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	02/05/2024
<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.	02/05/2024
<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.	02/05/2024

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,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org