

Date April 9, 2012

WHEREAS, the property located at 3007 Cornell Street, 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 Todd Mulhern and the Mortgage Holder Wells Fargo Bank, NA 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as N 44 F LOT 16 BLK 24 AUBURN HEIGHTS PLT 1, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3007 Cornell Street, has previously been declared a public nuisance;

The City Legal Department 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 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 main structure.

Moved by _____ to adopt.

FORM APPROVED:



Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

CERTIFICATE

I, DIANE RAUH, 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

BDH 1-A



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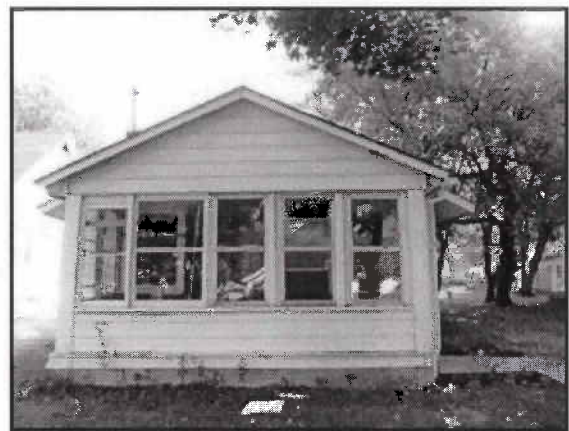
District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
070/00552-000-000	7924-26-180-011	0259	DM86/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3007 CORNELL ST			DES MOINES IA 50313-4656		

Click on parcel to get new listing

Get Bigger Map

Google Map

3101	3100	3101	3102	3101
3025	3024	3025	3024	3025
3021	3020	3023	3020	3021
3017	3016	3019	3018	3019
3015	3012	3015	3014	3015
3009	3008	3007	3010	3011
3007	3005	3005	3004	3005
3003	3003	300	3002	3001
130.75	214.28	130.75	132.8	132.8
LL AVE		E HULL AVE		883.1
50	50	50	50	50
203	205	211	221	222
847.4	1.60	303	307	311
		315	319	2920
		150	1401	405
		40		40



Approximate date of photo 09/23/2004

Mailing Address

TODD MULHERN
5720 INGERSOLL AVE
DES MOINES, IA 50312-1312

Legal Description

N 44 F LOT 16 BLK 24 AUBURN HEIGHTS PLT 1

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	MULHERN, TODD	2007-08-06	12319/405	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	13,700	15,600	0	29,300

[Market Adjusted Cost Report](#) [Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning
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BDH 1-A

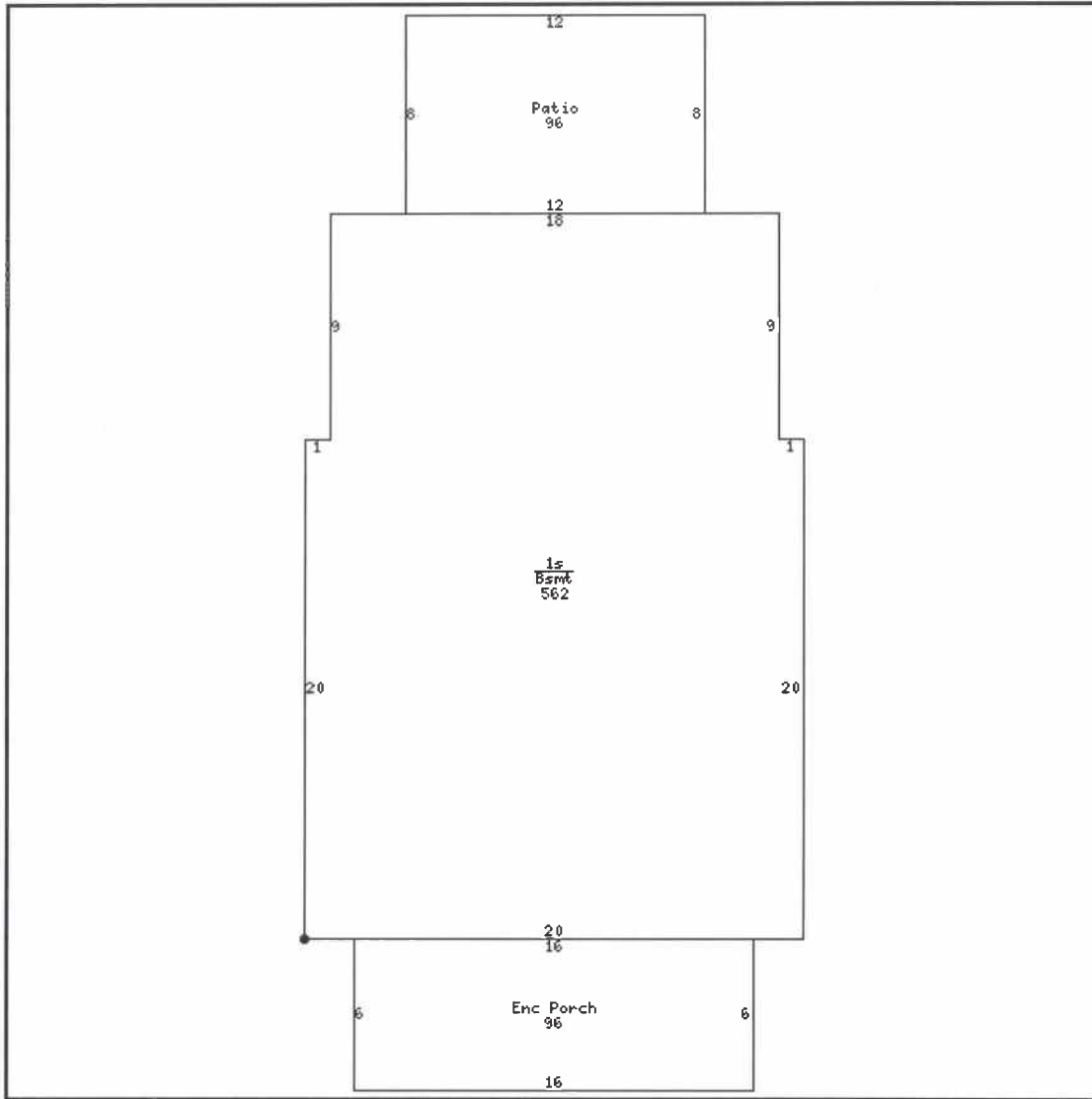
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no <u>14361</u>		

Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4200

<u>Land</u>					
SQUARE FEET	5,852	FRONTAGE	44.0	DEPTH	133.0
ACRES	0.134	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

<u>Residence # 1</u>					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1917	# FAMILIES	1	GRADE	5
GRADE ADJUST	-05	CONDITION	PR/Poor	TSFLA	562
MAIN LV AREA	562	BSMT AREA	562	ENCL PORCH	96
PATIO AREA	96	FOUNDATION	B/Brick	EXT WALL TYP	MT/Metal Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	2
ROOMS	4				

BDH 1-A



<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
THE ALLIANCE GROUP	MULHERN, TODD A.	<u>2004-10-13</u>	20,000	D/Deed	10776/794
COMMUNITY STATE BNK	THE ALLIANCE GROUP, INC.	<u>2004-10-13</u>	6,000	D/Deed	10776/793
HOWE, DAN L	CLARK, ERIC	<u>1999-11-26</u>	51,400	C/Contract	8410/695
HOWE, DAN L	ALLEN, CARL E	<u>1998-12-15</u>	44,900	C/Contract	8094/962
FATE, ETHEL B	HOWE, DAN L.	<u>1998-10-27</u>	21,750	D/Deed	8049/98

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
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BDH 1-A

2000	U/Pickup	CP/Complete	1998-12-17	RV/CHECK CONDITION
1999	U/Pickup	PR/Partial	1998-12-17	RV/CHECK CONDITION

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	13,700	15,600	0	29,300
2009	<u>Assessment Roll</u>	Residential	Full	14,900	17,000	0	31,900
2007	<u>Assessment Roll</u>	Residential	Full	14,100	16,100	0	30,200
2005	<u>Assessment Roll</u>	Residential	Full	11,600	12,000	0	23,600
2003	<u>Assessment Roll</u>	Residential	Full	10,550	28,160	0	38,710
2001	<u>Assessment Roll</u>	Residential	Full	9,530	25,930	0	35,460
2000	<u>Assessment Roll</u>	Residential	Full	7,690	28,160	0	35,850
1999	Assessment Roll	Residential	Full	7,690	14,310	0	22,000
1997	Assessment Roll	Residential	Full	6,900	25,280	0	32,180
1995	Assessment Roll	Residential	Full	6,120	22,420	0	28,540
1993	Assessment Roll	Residential	Full	5,190	19,010	0	24,200
1990	Assessment Roll	Residential	Full	5,190	18,010	0	23,200

email this page

Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us



**PUBLIC NUISANCE
 NOTICE OF INSPECTION
 NEIGHBORHOOD INSPECTION DIVISION
 COMMUNITY DEVELOPMENT DEPARTMENT
 CITY OF DES MOINES, IOWA**

BDH 1-A

DATE OF NOTICE: October 3, 2011

DATE OF INSPECTION: September 16, 2011

CASE NUMBER: COD2011-06165

PROPERTY ADDRESS: 3007 CORNELL ST

LEGAL DESCRIPTION: N 44 F LOT 16 BLK 24 AUBURN HEIGHTS PLT 1

TODD MULHERN 0029404 OFFENDER NUMBER

Title Holder

CLARIDA CORRECTIONAL FACILITY

2000 N. 16TH STREET BOX 1338

CLARINDA IA 51632

WELLS FARGO BANK, NA

Mortgage Holder

CORP. SERVICE COMP. REG. AGENT

505 5TH AVENUE SUITE 729

DES MOINES IA 50309

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling 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 will issue a Municipal Infraction in accordance with Section 60-304 and 60-306 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

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.

Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 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 a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the city may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the County Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

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

Jim Nelson

(515) 283-4197


Nid Inspector

DATE MAILED: 10/3/2011

MAILED BY: TSY

Areas that need attention: 3007 CORNELL ST

Component:	Roof	Defect:	Collapsed
Requirement:	Building Permit	Location:	Main Structure
Comments:	Rear section of house.		
Component:	Shingles Flashing	Defect:	Deteriorated
Requirement:	Compliance with Int. Exiting Building Code	Location:	Main Structure
Comments:	Rear section of house.		
Component:	Exterior Walls	Defect:	Collapsed
Requirement:	Compliance with Int. Exiting Building Code	Location:	Main Structure
Comments:	Rear section of house		
Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Plumbing Permit	Location:	Main Structure
Comments:			
Component:	Mechanical System	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Main Structure
Comments:			
Component:	Foundation	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Window Glazing/Paint	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Main Structure
Comments:			

Component: Exterior Doors/Jams
Requirement: Compliancne with Int Residential Code

Defect: In poor repair

Location: Main Structure

BDH / -A

Comments:

