



Date April 5, 2021

ABATEMENT OF PUBLIC NUISANCE AT 3700 MARTIN LUTHER KING JR PARKWAY

WHEREAS, the property located at 3700 Martin Luther King Jr Parkway, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure (commercial building) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Garden Court Apartments, LLC, and Mortgage Holder, Community 1st Credit Union, were notified more than thirty days ago to repair or demolish the structure (commercial building) 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 structure (commercial building) on the real estate legally described as The North 276 feet of Lot 3 in EUCLID HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3700 Martin Luther King Jr Parkway, 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(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.

FORM APPROVED:

/s/ Megan Norberg
Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

Mayor

CERTIFICATE

I, P. Kay Cmelik, 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.

City Clerk

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	3700 MARTIN LUTHER KING JR PKWY				
City	DES MOINES	Zip	50310	Jurisdiction	Des Moines
District/Parcel	080/01781-000-000	Geoparcels	7924-28-126-009	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM65/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Austin Viggers 515-286-3958		

Map and Current Photos - 2 Records

<p>Click on parcel to get a new listing</p> <p>Bigger Map Polk County GIS Google Map Pictometry</p>	<p>Photo Processed on 2016-10-03 a</p>
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<p>Photo Processed on 2016-10-03 b</p>	
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Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GARDEN COURT APARTMENTS LLC	2020-05-08	<u>17821/27</u>

Legal Description and Mailing Address

N 276 F LOT 3 EUCLID HEIGHTS	GARDEN COURT APARTMENTS LLC 6851 255TH ST ALBIA, IA 52531
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Multi-Residential	Full	\$152,000	\$1,508,000	\$1,660,000

Unadjusted Cost Report

Zoning - 2 Records

Zoning	Description	SF	Assessor Zoning
NX2	NX2 Neighborhood Mix District	41281	Residential
F	F Flood District	5914	Floodway

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

Land

Square Feet	47,196	Acres	1.083	Frontage	276.0
Depth	171.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		

Commercial Summary

Occupancy	Apartment	Age, Weighted	1973	Total Story Height	3
Land Area	47,196	Gross Area	36,000	Finished Area	36,000
Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	48
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	NM/Normal
Ground Floor Area	12,000	Perimeter	708		

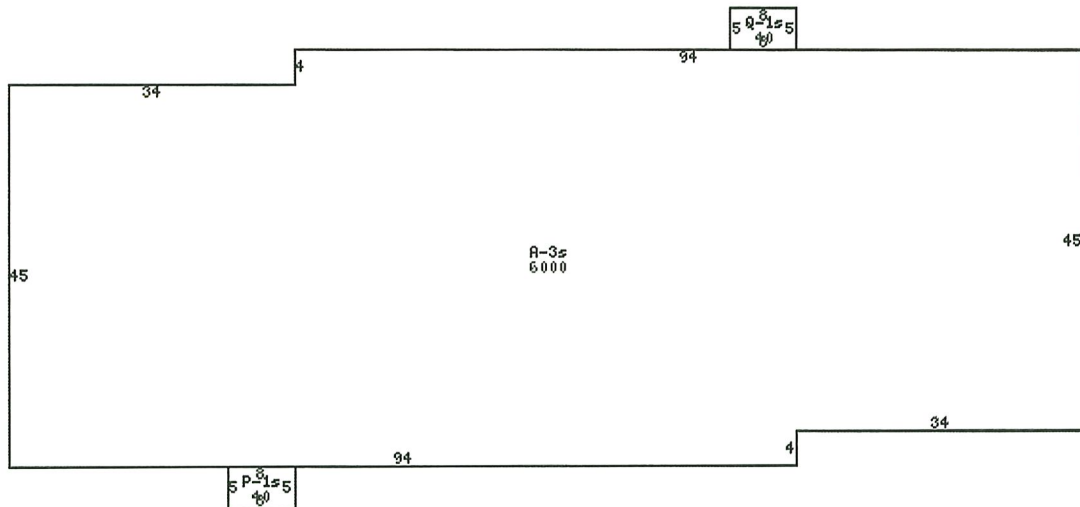
Commercial Sections - 2 Records

Commercial Section #101

Occupant	BIRCHWOOD APTS				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Siding/Shingle	Brick Veneer	3,310
Insulation	Yes	Roof	Gable	Roof Material	Shingle
Landings Square Foot	80	Landing Quality	Normal	Wiring	Adequate
Plumbing	Adequate	Total Story Height	3	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up	Total Section Area	18,000

Ground Floor Area	6,000	Perimeter	354	Grade	4+00
Year Built	1973	Condition	Normal		
Comment	P & Q=CONC. LANDINGS				

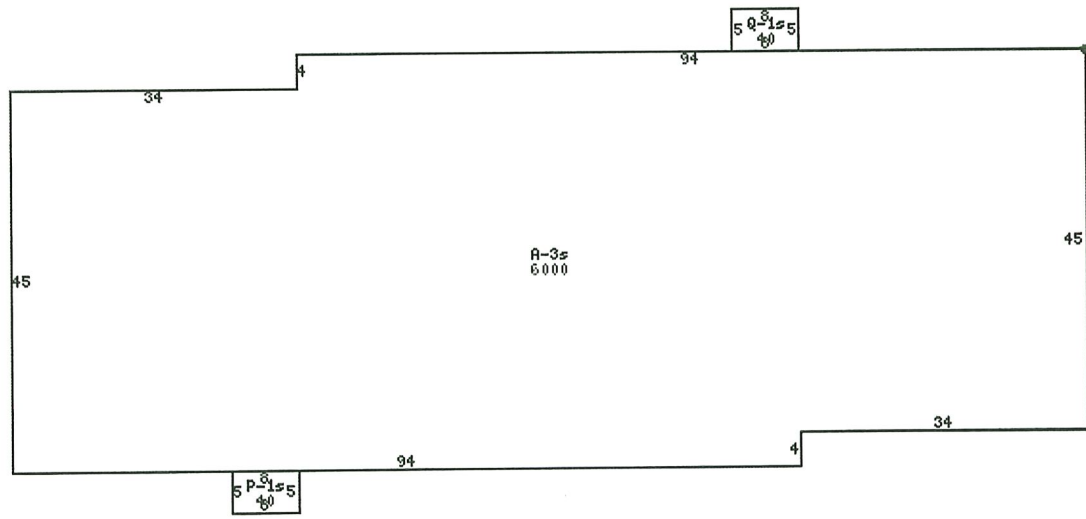
Commercial Groups - 1 Record					
Commercial Group #101 1					
Use Code	Apartment	Base Story	1	Number Stories	3
Total Group Area	18,000	Base Floor Area	6,000	Number Units	24
Heating	Central	Air Conditioning	Yes	Exhaust System	No
Comment	SLEEVE TYPE A/C				



Commercial Section #201					
Occupant	BIRCHWOOD APTS				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	Yes	Exterior Wall	Siding/Shingle	Brick Veneer	3,310
Insulation	Yes	Roof	Gable	Roof Material	Shingle

Landings Square Foot	80	Landing Quality	Normal	Wiring	Adequate
Plumbing	Adequate	Total Story Height	3	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up	Total Section Area	18,000
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Detached Structures - 2 Records

Detached Structure #101					
Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	23,500
Grade	4	Year Built	1973	Condition	Normal
Detached Structure #201					
Occupancy	Trash Enclosure	Construction Type	Frame	Measurement Code	Lineal Feet
Lineal Feet	40	Height	6	Grade	5
Year Built	2012	Condition	Normal		

Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SUMMER WOODS APTS LLC	GARDEN COURT APARTMENTS LLC	<u>2020-05-06</u>	\$1,425,000	Deed	<u>17821/27</u>
VALLEY BANK	SUMMER WOODS APTS, LLC	<u>2011-06-30</u>	\$1,122,000	Deed	<u>13900/169</u>
BIRCHWOOD APTS LC	AQUEOUS MANAGEMENT GROUP, LLC	<u>2006-03-21</u>	\$1,450,000	Deed	<u>11646/424</u>
IRVING, PAUL	BIRCHWOOD APTS LC	<u>2004-08-03</u>	\$1,150,500	Deed	<u>11646/418</u>

Appeals - 1 Record

Year	Type	Case #	Status	Appellant
2009	PAAB	<u>09-77-1290</u>	Dismissed	AQUEOUS MANAGEMENT LLC

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
SUMMER WOODS APTS LLC	GARDEN COURT APARTMENTS LLC	2020-05-06	2020-05-08	Warranty Deed Corporate	<u>17821/27</u>

Permits - 12 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	Pass	2019-09-20	Alterations	MISC
Current	Permit	Pass	2019-06-21	Fix Damage	FIRE
2020	Permit	Pass	2019-09-20	Alterations	MISC
2020	Permit	Pass	2019-06-21	Fix Damage	FIRE
2018	Permit	No Add	2017-06-13	Fix Damage	FOUNDATION
2013	Permit	No Add	2012-12-12	Fix Damage	MISC
2013	Permit	No Add	2012-12-12	Fix Damage	MISC
2013	Permit	No Add	2012-10-01	Addition	MISC (100 sf)
2011	Permit	No Add	2010-12-20	Addition	MISC
2009	Permit	No Add	2008-10-22	Fix Damage	FIRE
2009	Pickup	No Add	2007-08-02	Review Value	BOARD OF REVIEW
2008	Pickup	Pass	2007-08-02	Review Value	BOARD OF REVIEW

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Multi-Residential	Full	\$152,000	\$1,508,000	\$1,660,000
2017	<u>Assessment Roll</u>	Multi-Residential	Full	\$151,900	\$1,228,100	\$1,380,000
2015	<u>Assessment Roll</u>	Multi-Residential	Full	\$127,000	\$1,123,000	\$1,250,000
2013	<u>Assessment Roll</u>	Commercial Multiple	Full	\$127,000	\$983,000	\$1,110,000
2011	<u>Assessment Roll</u>	Commercial Multiple	Full	\$127,000	\$983,000	\$1,110,000
2009	<u>Board Action</u>	Commercial Multiple	Full	\$127,000	\$983,000	\$1,110,000
2009	<u>Assessment Roll</u>	Commercial Multiple	Full	\$127,000	\$1,089,000	\$1,216,000
2007	<u>Board Action</u>	Commercial Multiple	Full	\$127,000	\$1,089,000	\$1,216,000
2007	<u>Assessment Roll</u>	Commercial Multiple	Full	\$127,000	\$1,089,000	\$1,216,000
2005	<u>Board Action</u>	Commercial Multiple	Full	\$115,000	\$690,000	\$805,000
2005	<u>Assessment Roll</u>	Commercial Multiple	Full	\$115,000	\$902,000	\$1,017,000
2003	<u>Assessment Roll</u>	Commercial Multiple	Full	\$100,000	\$659,000	\$759,000
2001	<u>Assessment Roll</u>	Commercial Multiple	Full	\$94,390	\$513,000	\$607,390
1999	Assessment Roll	Commercial Multiple	Full	\$129,000	\$513,000	\$642,000
1994	Board Action	Commercial Multiple	Full	\$125,000	\$498,000	\$623,000
1993	Assessment Roll	Commercial Multiple	Full	\$125,000	\$713,000	\$838,000
1990	Board Action	Commercial Multiple	Full	\$120,000	\$685,490	\$805,490

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3700 Martin Luther King Jr Pkwy 239



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