



Roll Call Number

Agenda Item Number

53B

Date October 23, 2023

ABATEMENT OF PUBLIC NUISANCE AT 2521 57th ST.

WHEREAS, the property located at 2521 57th St., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders, Carrie L. Schall and John D. Schall and the Mortgage Holders, Carrington Mortgage Services, LLC., and Mortgage Electronic Registration Systems, Inc., were notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Lot 24 in Pat's Place, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2521 57th Street, 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
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
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.

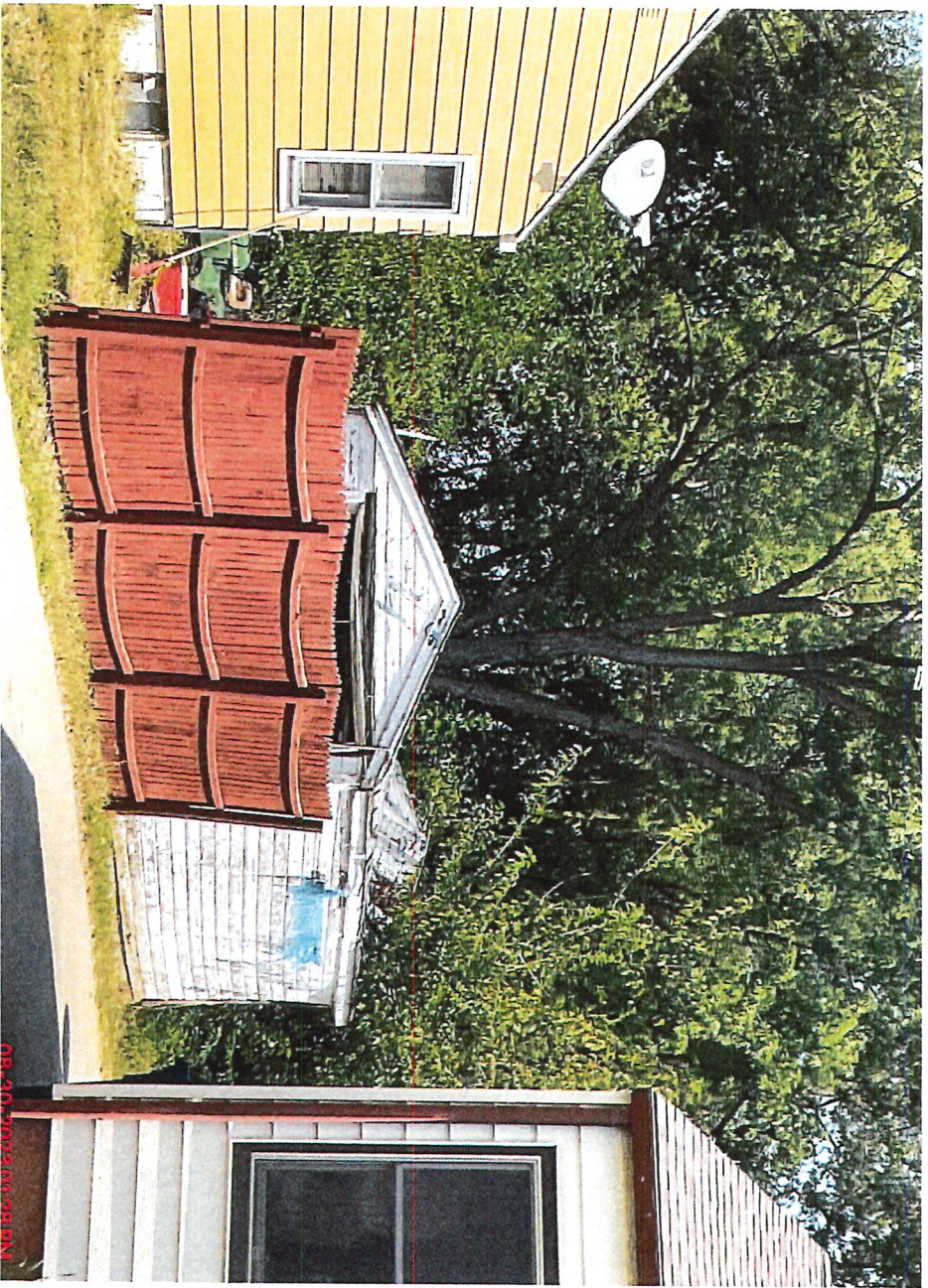
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk



5313



08-21-2025 16:59:51 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	2521 57TH ST				
City	DES MOINES	Zip	50310	Jurisdiction	Des Moines
District/Parcel	100/10326-000-000	Geoparcels	7924-30-353-024	Status	Active
School	Des Moines	Nbhd/Pocket	DM63/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Sarah Cunningham, SRA 515-286-3426		


Map and Current Photos - 1 Record

Click on parcel to get a new listing

	2806	2811		2810	
		2605		2808	
	2600	2801		2804	
	2524	2525		2800	
	2520	2521		2518	
	2518	2517		2518 2518	
	2512	2513		2514	
		2509		2508	
	5708	5705	5701	2505	2504 2502

Bigger Map Polk County GIS
Google Map Pictometry

Photo Processed on 2013-06-07 a



Historical Photos

Ownership - 2 Records				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	SCHALL, CARRIE L	2007-06-04	12222/550
Title Holder	2	SCHALL, JOHN D		

5313

Legal Description and Mailing Address	
LOT 24 PATS PLACE	CARRIE L SCHALL 2521 57TH ST DES MOINES, IA 50310-1114

Current Values

Type	Class	Kind	Land	Bldg	Total
2023 Assessment Roll	Residential	Full	\$47,500	\$98,800	\$146,300
2022 Value	Residential	Full	\$41,300	\$84,100	\$125,400

Assessment Roll Notice Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2022 Homestead Credit	SCHALL, CARRIE L	Application #208088

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3B	N3b Neighborhood District		Residential

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

Land

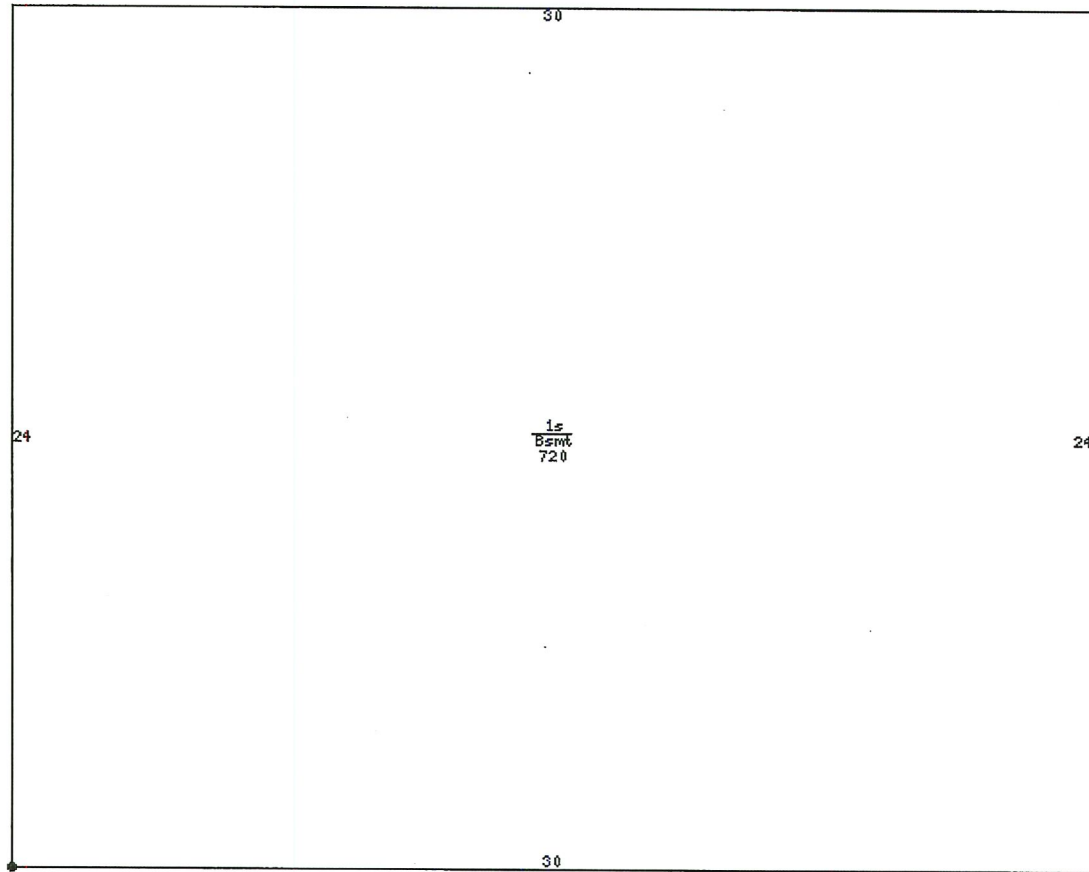
Square Feet	10,550	Acres	0.242	Frontage	50.0
Depth	211.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1949	Number Families	1	Grade	4-10
Condition	Above Normal	Total Square Foot Living Area	720	Main Living Area	720
Basement Area	720	Foundation	Concrete Block	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air

Air Conditioning	100	Number Bathrooms	1	Bedrooms	2
Rooms	4				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	20	Story Height	1

Grade	5	Year Built	1953	Condition	Below Normal
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Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
KENNEDY, JENNIFER L	SCHALL, CARRIE L.	<u>2007-05-29</u>	\$100,500	Deed	<u>12222/500</u>
STREFF, LEIGH A	KENNEDY, JENNIFER	<u>1995-05-15</u>	\$60,000	Deed	<u>7201/770</u>
O'MEARA, JOHN M	STREFF, LEIGH A	<u>1991-04-18</u>	\$47,000	Deed	<u>6365/226</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Residential	Full	\$41,300	\$84,100	\$125,400
2019	<u>Assessment Roll</u>	Residential	Full	\$37,600	\$77,000	\$114,600
2017	<u>Assessment Roll</u>	Residential	Full	\$33,200	\$69,000	\$102,200
2015	<u>Assessment Roll</u>	Residential	Full	\$29,600	\$63,300	\$92,900
2013	<u>Assessment Roll</u>	Residential	Full	\$29,300	\$63,800	\$93,100
2011	<u>Assessment Roll</u>	Residential	Full	\$29,300	\$64,000	\$93,300
2009	<u>Assessment Roll</u>	Residential	Full	\$29,200	\$63,700	\$92,900
2007	<u>Assessment Roll</u>	Residential	Full	\$29,200	\$63,700	\$92,900
2005	<u>Assessment Roll</u>	Residential	Full	\$24,900	\$64,000	\$88,900
2003	<u>Assessment Roll</u>	Residential	Full	\$22,820	\$59,230	\$82,050
2001	<u>Assessment Roll</u>	Residential	Full	\$20,840	\$51,670	\$72,510
1999	Assessment Roll	Residential	Full	\$13,030	\$50,830	\$63,860
1997	Assessment Roll	Residential	Full	\$12,220	\$47,680	\$59,900
1995	Assessment Roll	Residential	Full	\$11,150	\$40,790	\$51,940
1993	Assessment Roll	Residential	Full	\$9,750	\$35,670	\$45,420
1991	Assessment Roll	Residential	Full	\$9,750	\$30,590	\$40,340
1991	Was Prior Year	Residential	Full	\$9,750	\$26,650	\$36,400

53B



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

Case Number: NUIS-2023-000149	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 05/30/2023
	Date of Notice: 06/06/2023
Date of Inspection: 05/30/2023	

JOHN D SCHALL
2521 57TH ST
DES MOINES IA 50310

Address of Property: 2521 57TH ST, DES MOINES IA 50310
Parcel Number: 792430353024

Legal Description: LOT 24 PATS PLACE

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.	07/06/2023
<p>60-192(2) - Unsafe and Dangerous Structure or Premise The building or structure, or part of a structure, because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p>	Repair or replace all building components deteriorated to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.	07/06/2023
<p>60-192(14) - Unsafe and Dangerous Structure or Premise Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>	Repair or replace sections of building foundation to eliminate conditions that create a violation. All work must be done in a workmanlike manner with all required permits.	07/06/2023

Violation	Corrective Action	Compliance Due Date
<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>	<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.</p>	<p>07/06/2023</p>
<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>07/06/2023</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>07/06/2023</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 black ink that reads "C McClaran". The signature is written in a cursive style with a large initial "C".

Charles McClaran
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4143
CWMcClaran@dmgov.org



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

Case Number: NUIS-2023-000149	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 05/30/2023
	Date of Notice: 06/06/2023
Date of Inspection: 05/30/2023	

CARRIE L SCHALL
 2521 57TH ST
 DES MOINES IA 50310

Address of Property: **2521 57TH ST, DES MOINES IA 50310**
 Parcel Number: **792430353024**

Legal Description: **LOT 24 PATS PLACE**

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

Case Number: NUIS-2023-000149	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 05/30/2023
	Date of Notice: 07/17/2023
	Date of Inspection: 05/30/2023

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

Address of Property: **2521 57TH ST, DES MOINES IA 50310**
 Parcel Number: **792430353024**

Legal Description: **LOT 24 PATS PLACE**

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CARRINGTON MORTGAGE SERVICES LLC
 C/O CT CORPORATION SYSTEM
 400 E COURT AVE
 DES MOINES IA 50309

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 Parcel Number: **792430353024**

Legal Description: **LOT 24 PATS PLACE**

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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.	07/06/2023
<p>60-192(2) - Unsafe and Dangerous Structure or Premise The building or structure, or part of a structure, because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p>	Repair or replace all building components deteriorated to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.	07/06/2023
<p>60-192(14) - Unsafe and Dangerous Structure or Premise Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>	Repair or replace sections of building foundation to eliminate conditions that create a violation. All work must be done in a workmanlike manner with all required permits.	07/06/2023

Violation	Corrective Action	Compliance Due Date
<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>	<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.</p>	07/06/2023
<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>	07/06/2023
<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>	07/06/2023

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.

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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,



Charles McClaran
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4143
CWMcClaran@dmgov.org