

PROPERTY SUMMARY SHEET
MARCH 17 & MAY 19, 2022
DETERMINATION & CERTIFICATION HEARING

4. 429 Tupehocken St, Teresa Ruiz Gutierrez, owner, 429 Tulpehocken St. Rdg PA, Purchased June 2008

I, Linda A. Kelleher, am employed by the City of Reading in its City Council Office and in my capacity as an employee of and custodian of records for the City of Reading, after reviewing the affidavits submitted for this property, find that the following conditions exist:

	Determination	Certification
Notice Mailed First Class to Property Owner on	<u>2/16/22</u>	_____

Notice Posted on Subject Property on	_____	_____
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	Determination	Certification
Delinquent Water	Amount: <u>\$131.49</u> Status <u>OK</u>	Amount: _____ Status _____
Delinquent Taxes	Amount: <u>N/A</u>	Amount: _____
Electric Utility Status:	_____	_____
Gas Utility Status:	_____	_____

Delinquent Trash/Recycling Amount:	_____	Amount: _____
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Liens	Amount: _____	Amount: _____
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Condition of Property Trades Determination: _____

Condition of Property Trades Certification: _____

Condition of Property Codes Determination: 3 Nov 6 QoL Trash

Condition of Property Codes Certification: _____

**Blighted Property Review Committee
Determination Hearing**

March 17th, 2022 at 6:00 p.m.

City Hall, Council Chambers

Teresa Ruiz Gutierrez
429 Tulpehocken St
Reading PA, 19601

815 Washington Street

In the matter of:

429 Tulpehocken St

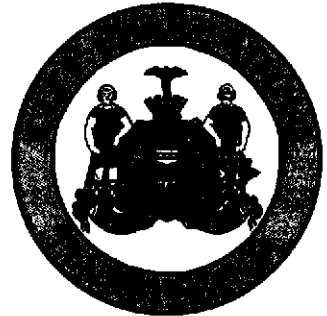
Teresa Ruiz Gutierrez owner(s)

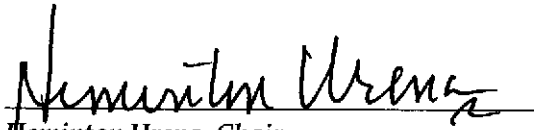
The above-listed property was found to meet one or more of the conditions of blight identified in the City of Reading Codified Ordinance Chapter 5, Part 6, Section 108.1.3.1 as specified in the enclosed violation notice. You are hereby ordered as of February 15th, 2022 to abate any conditions that would qualify the property for blight prior to the hearing.

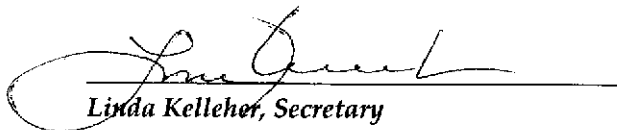
As per Codified Ordinance Chapter 1, Section 1-545, if the above-listed property is certified as blighted, the City of Reading Redevelopment Authority has the right to take possession, control, or title to the property via eminent domain proceedings, etc., if the conditions are not abated.

Persons affected may appear at the hearing to show cause why this action should be stayed, modified, or rescinded.

*For additional information or to register
for the hearing, call the
Property Maintenance Office at
610.655.6311 or email
Heather.Scheuring@readingpa.gov*




Heminton Urena, Chair


Linda Kelleher, Secretary

429 Tulpehocken St

- ☐ Any premise which because of physical condition or use is regarded as a public nuisance at common law, or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes.
- ☐ Any premise which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.
- ☐ Any dwelling which because of its dilapidated, unsanitary, unsafe, vermin-infested state or because of its lacking in the facilities and equipment required by the housing or building codes of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.
- ☐ Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property.
- ☐ Any structure, from which utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- ☐ Any vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason or neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.
- ☐ Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of this act, and those in the future having a two year tax delinquency.
- ☐ Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency.
- ☐ A property which has defective or unusual conditions of title or no known owners.
- ☐ A property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which poses a direct immediate threat to health, safety and welfare of the community.
- ☐ Any abandoned property. A property shall be considered abandoned if:
 - it is vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months
 - it is a vacant property or vacant or unimproved lot or parcel on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by any body with legal authority to determine the taxable value of the property; or
 - the property has been declared abandoned by the owner, including an estate that is in possession of the property.
- ☐ A property having three or more of the following characteristics:
 - has unsafe or hazardous conditions that do not meet current use, occupancy or fire codes;
 - has unsafe external and internal access ways;
 - is being served by an unsafe public street or right-of-way;
 - violates the property maintenance code and is in immediate threat to public health and safety;
 - is vacant;
 - is located in a redevelopment area with a density of at least 1,000 people per square mile or a redevelopment area with more than 90% of the units of property being nonresidential or a municipality with a density of at least 2,500 people per square mile.



Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

429 Tulpehocken St

Owned By: Teresa Ruiz Gutierrez
429 Tulpehocken St
Reading, PA 19601

State of Pennsylvania
County of Berks

I Frances Sacco am employed by the Reading Area Water Authority and in my capacity as an employee of and custodian of records for the Reading Water Authority the following information regarding water service for 429 Tulpehocken St is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

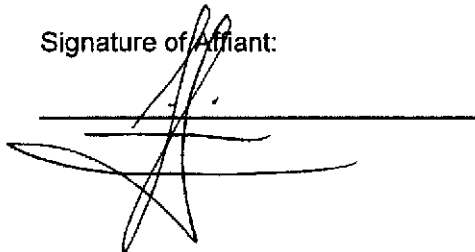
131.49

Date of Last Water Service:

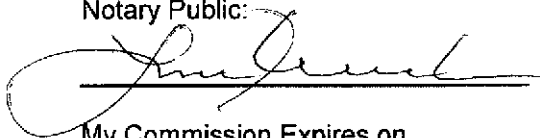
Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 14 day of March, 2022 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

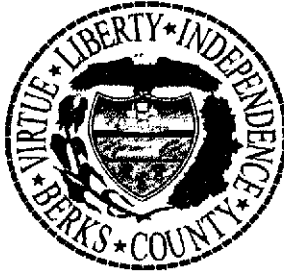


Notary Public:



My Commission Expires on

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2024
Commission number 1083046
Member, Pennsylvania Association of Notaries



COUNTY OF BERKS, PENNSYLVANIA

Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625
Fax: 610.478.6644
E-mail: taxclaim@countyofberks.com

Christian Y. Leinbach, Commissioner Chair
Kevin S. Barnhardt, Vice Chair
Michael S. Rivera, Commissioner

NICOLE E. BLANDING, Tax Claim Director

Owner: GUTIERREZ TERESA RUIZ-
429 TULPEHOCKEN ST
READING, PA 19601-2629
Location: 429 TULPEHOCKEN ST

PIN: 06530772423333
District: CITY OF READING - 06
School District: READING
Description: 3 STORY BRICK/MASONRY

A.V.
18,500
Deed Book / Page
5372 / 1825

STATEMENT OF ACCOUNT

Tax Year 2019 (Regular)

GUTIERREZ TERESA RUIZ-

Docket Year / Num: 2020 / 11348

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Paid/Refund</u>	<u>Reductions</u>	<u>Balance 3rd P.</u>
County	0.00	0.00	0.00	98.06	98.06	40.00	58.06	0.00
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	331.71	33.17	0.00	0.00	364.88	364.88	0.00	0.00

Total 2019 Taxes Due: **0.00**

There are currently no Delinquent Taxes due **0.00**

GOOD THROUGH 03/31/2022

STATEMENT OF RECEIPTS

<u>Rcpt #</u>	<u>Tax Year</u>	<u>Date Paid</u>	<u>Amount Paid</u>	<u>Payment Type / Reference</u>	<u>Payor</u>
<u>Payment Type: Check</u>					
12459	2019	04/06/2020	404.88	Check 1001	
Total Payment Type: Check			404.88		
Receipts Grand Total:			404.88		



Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

429 Tulpehocken St

Owned By: Teresa Ruiz Gutierrez
429 Tulpehocken St
Reading, PA 19601

I, Heather Scheuring, am employed by the City of Reading in its Property Maintenance Division and in my capacity as an employee of and custodian of records for the City of Reading Property Maintenance Division, the following information regarding codes violations for **429 Tulpehocken St** is true and correct to the best of my knowledge:

☐ Work Orders ☒ Unpaid ☐ Paid

☒ Notice of Violation – See Attached

Inspection Status:

Passed: N/A Failed: N/A

Placarded: NO

Housing Fees Unpaid: \$ 0

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 0

Amount in Collections: \$ 0

☒ CSC Calls/Complaints: see attached

Owner in contact: (Y) ☒ _____

Sworn to and subscribed before me this 14
day of March, 2022 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:

Notary Public:

My Commission Expires on _____
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2024
Commission number 1083048
Member, Pennsylvania Association of Notaries

☒ QOL.001 – Accumulation of Trash

☐ QOL.002 – Animal Maintenance and Waste

☐ QOL.003 – Disposal of Trash/Rubbish

☐ QOL.004 – High Grass/Weeds

☐ QOL.005 – Littering/Scattering Rubbish

☐ QOL.006 – Motor Vehicle Nuisance

☐ QOL.007 – Operating a Food Cart Illegally

☐ QOL.008 – Operating/Vending Without Permit

☐ QOL.009 – Outdoor Placement of Indoor Furniture

☐ QOL.010 – Illegal Dumping

☐ QOL.011 – Littering by Private Advertising Matter

☐ QOL.012 – Snow/Ice Removal

☒ QOL.013 – Storing of Waste Containers

☐ QOL.014 – Storing of Appliances in Public View

☐ QOL.015 – Storing of Hazardous Material

☐ QOL.016 – Storing of Recyclables

☐ QOL.017 – Storing/Serving Potentially Hazardous Food

☐ QOL.018 – Swimming Pools in Good Repair

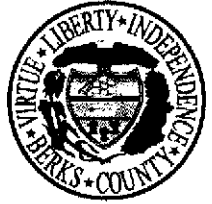
☐ QOL.019 – Violating Terms of Vending Lease

☐ QOL.020 – Failure to Obtain Permits in Historic District

☐ QOL.021 – Satellite Dishes in Public View – Hist. Dist.

☐ QOL.022 – Failure to Have Licensed Trash Hauler

☐ QOL.023 – Unregistered Dumpster

**Ownership Information**

UPI / Property ID: 06530772423333
Location Address: 429 TULPEHOCKEN ST
Owner's Name: GUTIERREZ TERESA RUIZ-

Mailing Address: 429 TULPEHOCKEN ST READING PA 19601-2629
Municipality: READING
School District: READING
Map PIN: 530772423333
Account #: 06660425

Recorded Documents

Deed / Instrument #: 53721825
Deed Date: 20080613
Deed Amount: 0
Deed Reference 1:
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: NOT ENROLLED
Market Land Value: 4200
Assessed Land Value: 4200
Building Value: 14300
Total Assessed Value: 18500
Property Class: RESIDENTIAL
Land Use Code: 117R
Clean & Green Year:
Net Acreage: 0.02
Description: 3 STORY BRICK/MASONRY

• This geospatial data and other related material was created or compiled by the County of Berks with the intent of using the data for county government related activities, and not necessarily with the intent of use of the data recipient in mind. Data is provided on an "AS IS" basis. BERKS COUNTY DOES NOT ASSUME ANY LIABILITY FOR DAMAGES CAUSED BY THE USE OF THIS INFORMATION.

Right to Know

APPLIED FILTERS



Date range: **Jan 1, 2000 - Mar 9, 2022**
Department: **All**
Keyword: **All**
Request Type: **All**
Status: **All**
Address: **429 tulpehocken st**

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
6446899	Needs Recycling Bin	Needs one bin	429 Tulpehocken Street, Reading, PA, USA	Steven Harrity	Low	Completed	July 19, 2019 2:12 pm	N/A
2496720	Sewer backup	12/26/16- sb city issue	429 Tulpehocken Street, Reading, PA, United States	Sanitary Sewers	None	Completed	April 4, 2017 10:11 am	April 7, 2017

Case: 226080

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 623719

Insp Type: N.O.V.

Date: 11/05/2021

Address: 429 TULPEHOCKEN ST, READING

Owner Information:

Name: GUTIERREZ TERESA RUIZ-

Address: 429 TULPEHOCKEN ST
READING PA 19601-2629**Property Information:**

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? Y

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of structure shall maintain the structure in compliance with code requirements.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	All exterior property and premises shall be maintained in a clean, safe & sanitary condition.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Exterior of structure shall be maintained in good repair, structurally sound.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Repair and protect all exterior surfaces by approved methods. Permit may be required by the City of Reading Building Department.	PERMIT
10	APT# FLOOR 0 ENTBLD RM#0	PR-604.3.1	Licensed Electric contractor must inspect main service pole (electric service mast) to eliminate hazard conditions on the roof area and structure.	PERMIT

This is to certify that a property inspection has been performed by:

Inspector: ESTRADA, RUDY

Phone: (610)655-6460 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 226080

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 623812

Insp Type: N.O.V.

Date: 11/23/2021

Address: 429 TULPEHOCKEN ST, READING

Owner Information:

Name: GUTIERREZ TERESA RUIZ-
 Address: 429 TULPEHOCKEN ST
 READING PA 19601-2629

Property Information:

of Commercial Units: 0
 # of Units: 1
 # of Rooms: 0
 Owner Occupied Unit? Y

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of structure shall maintain the structure in compliance with code requirements.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	All exterior property and premises shall be maintained in a clean, safe & sanitary condition.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Exterior of structure shall be maintained in good repair, structurally sound.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Repair and protect all exterior surfaces by approved methods. Permit may be required by the City of Reading Building Department.	PERMIT
10	APT# FLOOR 0 ENTBLD RM#0	PR-604.3.1	Licensed Electric contractor must inspect main service pole (electric service mast) to eliminate hazard conditions on the roof area and structure.	PERMIT

This is to certify that a property inspection has been performed by:

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 226080

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 625964

Insp Type: N.O.V.

Date: 03/02/2022

Address: 429 TULPEHOCKEN ST, READING

Owner Information:

Name: GUTIERREZ TERESA RUIZ-
 Address: 429 TULPEHOCKEN ST
 READING PA 19601-2629

Property Information:

of Commercial Units: 0
 # of Units: 1
 # of Rooms: 0
 Owner Occupied Unit? Y

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request # . substantial progress. mcn 3/2/22. reset 30.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of structure shall maintain the structure in compliance with code requirements.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	All exterior property and premises shall be maintained in a clean, safe & sanitary condition.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Exterior of structure shall be maintained in good repair, structurally sound.	
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This is to certify that a property inspection has been performed by:

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 x

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OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____