

17

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

7. 730 Bingaman St, Francisco Dominguez, owner, 407 S 9th St, Reading, Purchased Jan 2022

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	<u>N/A</u>	_____

	Determination	Certification
Delinquent Water	Amount: <u>9149.75</u> Status: <u>Off 2013</u>	Amount: _____ Status: _____
Delinquent Taxes	Amount: <u>9069.00</u> <u>2017-21</u> <u>City Council</u>	Amount: _____
Electric Utility Status:	_____ <u>School</u>	_____
Gas Utility Status:	_____	_____

Delinquent Trash/Recycling Amount: _____ Amount: _____

Liens Amount: _____ Amount: _____

Condition of Property Trades Determination: _____

Condition of Property Trades Certification: _____

Condition of Property Codes Determination: 3 Nov \$4505 unpaid 200L Trash
400L weeds

Condition of Property Codes Certification: _____

Blighted Property Review Committee Determination Hearing

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

City Hall, Council Chambers

Francisco Dominguez
407 S 9th St
Reading PA, 19602

815 Washington Street

In the matter of:

730 Bingaman St

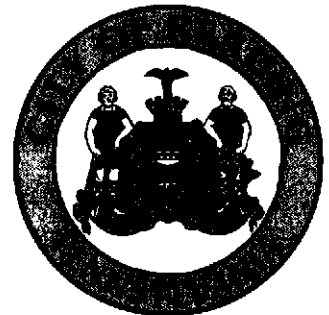
Francisco Dominguez owner(s)

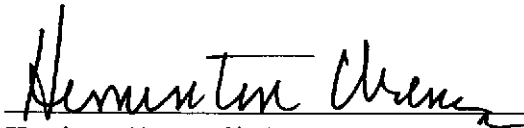
The above-listed property was found to meet one or more of the conditions of blight identified in the City of Reading Codified Ordinance Chapter 5, Part 6, Section 108.1.3.1 as specified in the enclosed violation notice. You are hereby ordered as of February 15th, 2022 to abate any conditions that would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

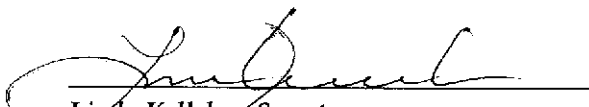
As per Codified Ordinance Chapter 1, Section 1-545, if the above-listed property is certified as blighted, the City of Reading Redevelopment Authority has the right to take possession, control, or title to the property via eminent domain proceedings, etc., if the conditions are not abated.

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*



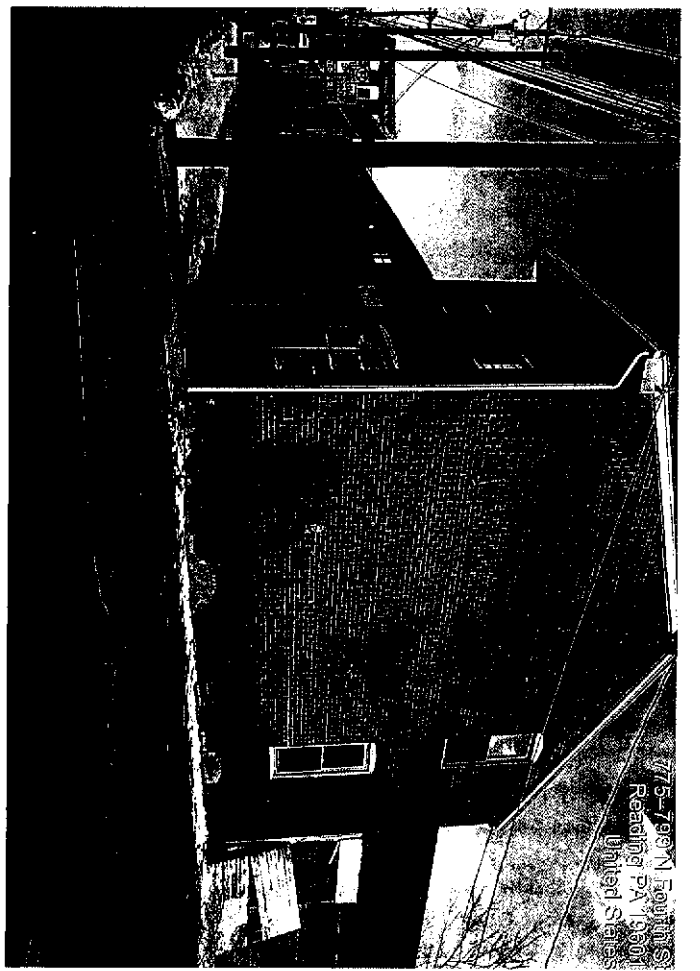
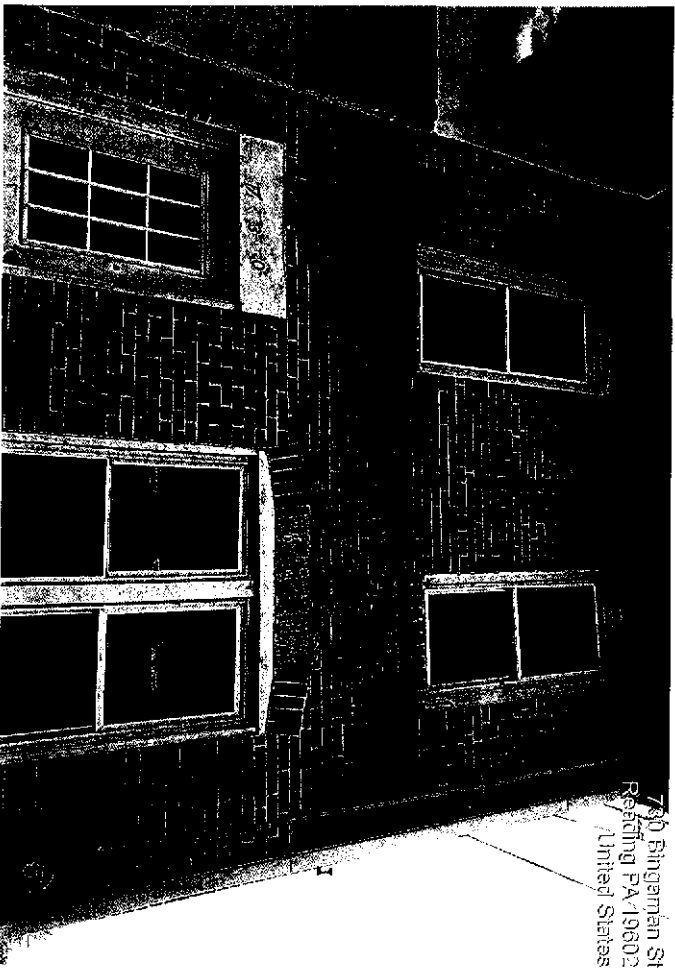
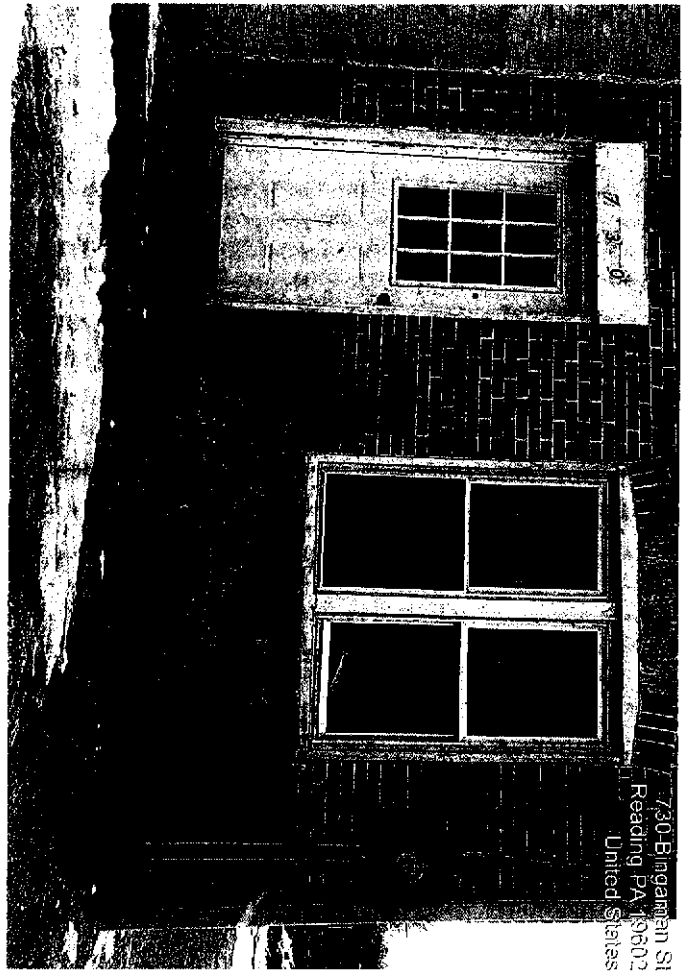

Heminton Urena, Chair


Linda Kelleher, Secretary

730 Bingaman 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.

730



Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

730 Bingaman St

Owned By: Francisco Dominguez
407 S 9th St
Reading, PA 19602

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 730 Bingaman St is true and correct to the best of my knowledge:

Water service status:

OFF

Delinquent Water Amount:

149.78

Date of Last Water Service:

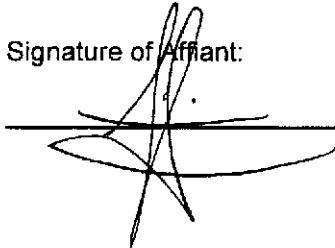
5/13/13

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 1083048
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: BABYKAKES PROPERTIES LLC
57 FAIRFIELD RD
FAIRFIELD, NJ 07004-3232
Location: 730 BINGAMAN ST

PIN: 02530636983425
District: CITY OF READING - 02
School District: READING
Description: 2 STORY BRICK/MASONRY

A.V.
18,500

Deed Book / Page

STATEMENT OF ACCOUNT

Tax Year 2017 (Regular)

BABYKAKES PROPERTIES LLC

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance	3rd P.
County	136.38	13.64	29.38	1,071.85	1,251.25	0.00	0.00	1,251.25	
District	327.25	32.73	70.20	0.00	430.18	0.00	0.00	430.18	
School	331.71	33.17	71.24	0.00	436.12	0.00	0.00	436.12	
Total 2017 Taxes Due:								2,117.55	

Docket Year / Num: 2018 / 04928

Tax Year 2018 (Regular)

BABYKAKES PROPERTIES LLC

County	141.65	14.17	30.42	204.25	390.49	0.00	0.00	390.49	
District	327.25	32.73	70.20	0.00	430.18	0.00	0.00	430.18	
School	331.71	33.17	71.24	0.00	436.12	0.00	0.00	436.12	
Total 2018 Taxes Due:								1,256.79	

Docket Year / Num: 2019 / 05597

Tax Year 2019 (Regular)

BABYKAKES PROPERTIES LLC

County	141.65	14.17	26.91	209.35	392.08	0.00	0.00	392.08	
District	327.25	32.73	62.10	0.00	422.08	0.00	0.00	422.08	
School	331.71	33.17	63.02	0.00	427.90	0.00	0.00	427.90	
Total 2019 Taxes Due:								1,242.06	

Docket Year / Num: 2020 / 5596

Tax Year 2020 (Regular)

BABYKAKES PROPERTIES LLC

County	141.65	14.17	12.87	203.68	372.37	0.00	0.00	372.37	
District	327.25	32.73	29.70	0.00	389.68	0.00	0.00	389.68	
School	331.71	16.59	28.71	0.00	377.01	0.00	0.00	377.01	
Total 2020 Taxes Due:								1,139.06	

Docket Year / Num: 2021 / 5126

Tax Year 2021 (Regular)

BABYKAKES PROPERTIES LLC

County	141.65	14.17	0.00	45.00	200.82	0.00	0.00	200.82	
District	335.39	33.54	0.00	0.00	368.93	0.00	0.00	368.93	
School	331.71	33.17	0.00	0.00	364.88	0.00	0.00	364.88	
Total 2021 Taxes Due:								934.63	

Total Delinquent Taxes Due: **6,690.09**

GOOD THROUGH 03/31/2022

STATEMENT OF RECEIPTS

There are currently no receipts through 2017 - 2021 tax years.



Determination Hearing
March 17th, 2022

SWORN AFFIDAVIT
730 Bingaman St

Owned By: Francisco Dominguez
407 S 9th St
Reading, PA 19602

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 **730 Bingaman St** is true and correct to the best of my knowledge:

☒ Work Orders ☐ Unpaid ☐ Paid

☒ Notice of Violation – See Attached

Inspection Status:

Passed: _____ Failed: 6/26/18

Placarded: NO

Housing Fees Unpaid: \$ 717.60

Amount in Collections: \$ 547.60

Miscellaneous Fees Unpaid: \$ 3727.96

Amount in Collections: \$ 3692.96

☒ CSC Calls/Complaints: See attached

Owner in contact: (Y) ☒ (N) _____

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 _____
Commonwealth of Pennsylvania - Notary Seal
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

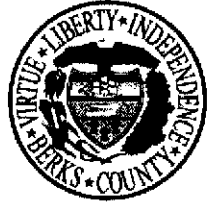
☐ QOL.019 – Violating Terms of Vending Lease

☐ 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: 02530636983425
Location Address: 730 BINGAMAN ST
Owner's Name: DOMINGUEZ FRANCISCO

Mailing Address: 407 S 9TH ST READING PA 19602
Municipality: READING
School District: READING
Map PIN: 530636983425
Account #: 02259150

Recorded Documents

Deed / Instrument #: 2022001759
Deed Date: 20220112
Deed Amount: 10100
Deed Reference 1:
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: NOT ENROLLED
Market Land Value: 6600
Assessed Land Value: 6600
Building Value: 11900
Total Assessed Value: 18500
Property Class: RESIDENTIAL
Land Use Code: 112
Clean & Green Year:
Net Acreage: 0.03

Description: 2 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: **730 bingaman st**

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
4008605	Property Inspections Scheduling	Mr. Jerry called because he was confuse with the date of the inspections, and was to late to cancel. I ask if he has any agent in the City to cover him and he said not, he doesn't has one. He out if the estate.	730 Bingaman Street, Reading, PA, USA	Codes Clerical	None	Completed	April 9, 2018 8:27 am	April 12, 2018
803657	Trash Enforcement	Neighbor complaining about the property next to the 8th and Bingaman St. garage that burnt down on Bingaman St. The back yard of the property filled with trash, rats, roaches, snakes. The owner won't open door when the neighbors go to inform him that it is affecting their way of living. It has been an ongoing problem and has never been resolved.	730 Bingaman Street, Reading, PA, United States, Reading, PA, 19602	Codes Inspectors	Medium	Completed	April 15, 2015 3:01 pm	N/A

Case: 228336

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 488336

Insp Type: N.O.V.

Date: 03/01/2017

Address: 730 BINGAMAN ST, READING

Owner Information:

Name: DOMINGUEZ FRANCISCO
 Address: 57 FAIRFIELD RD
 FAIRFIELD NJ 07004-3232

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
60	APT# FLOOR 0 ALLEXT RM#0	NOTE		
5	APT# FLOOR 0 ALLEXT RM#0	PR-302.1	Exterior property shall be maintained in a clean, safe and sanitary conditions	
60	APT# FLOOR 0 ALLEXT RM#0	PR-304.1	Exterior structure shall be maintained in good repair and sound conditions.	
5	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	Eliminate all rubbish from yard area	
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	Repair/replace (as needed) exterior surfaces (walls, roof, frames, glazing, trim, etc) apply protective treatment to all as required by Code.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	Replace all damaged gutters and downspout	
60	APT# FLOOR 0 ENTBLD RM#0	PR-506.1	Replace all missing utility line caps	

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: 228336

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 488358

Insp Type: N.O.V.

Date: 05/08/2017

Address: 730 BINGAMAN ST, READING

Owner Information:

Name: DOMINGUEZ FRANCISCO

Address: 57 FAIRFIELD RD

FAIRFIELD NJ 07004-3232

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
60	APT# FLOOR 0 ALLEXT RM#0	NOTE		
5	APT# FLOOR 0 ALLEXT RM#0	PR-302.1	Exterior property shall be maintained in a clean, safe and sanitary conditions	CITED
60	APT# FLOOR 0 ALLEXT RM#0	PR-304.1	Exterior structure shall be maintained in good repair and sound conditions.	CITED
5	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	Eliminate all rubbish from yard area	CITED
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	Repair/replace (as needed) exterior surfaces (walls, roof, frames, glazing, trim, etc) apply protective treatment to all as required by Code.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	Replace all damaged gutters and downspout	
60	APT# FLOOR 0 ENTBLD RM#0	PR-506.1	Replace all missing utility line caps	

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:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 228336

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

Inspection: 540645

Insp Type: N.O.V.

Date: 12/26/2018

Address: 730 BINGAMAN ST, READING

Owner Information:

Name: DOMINGUEZ FRANCISCO

Address: 57 FAIRFIELD RD

FAIRFIELD NJ 07004-3232

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 ENTBLD RM#0	PR-304.13.1	busted windows throughout property need to be properly repaired and or replaced	
120	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	Roofs need to be brought up to good repair. All gutters and downspouts need to be in place and in good repair. Property needs to be maintained in good repair.	

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

Inspector: BLANKENBILLER, EDWARD

Phone: (610)655-1851 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 to 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: _____