

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

15. 438 S 6th St, Cesar Emilio Nunez, owner, 533 Maple St Rdg, Purchased Dec 2016

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>3/16/22</u>	_____
Notice Posted on Subject Property on	<u>N/A</u>	_____

	Determination	Certification
Delinquent Water	Amount: <u>\$5045⁴³</u> Status: <u>off 2006</u>	Amount: _____ Status: _____
Delinquent Taxes	Amount: <u>\$2909⁶⁸</u> 2019 - <u>51 Ct</u>	Amount: _____
Electric Utility Status:	_____ <u>County</u>	_____
Gas Utility Status:	_____ <u>School</u>	_____

Delinquent Trash/Recycling Amount: _____ Amount: _____

Liens Amount: _____ Amount: _____

Condition of Property Trades Determination: _____

Condition of Property Trades Certification: _____

Condition of Property Codes Determination: 2 Work Order 2 NoV \$5701.32 PQOL
7 PQOL bleds 1 PQOL See 1 PQOL for door furniture ant doors

Condition of Property Codes Certification: _____

Blighted Property Review Committee Determination Hearing

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

City Hall, Council Chambers

815 Washington Street

Cesar Emilio Nunez
533 A Maple St
Reading PA, 19602

In the matter of:

438 S 6th St

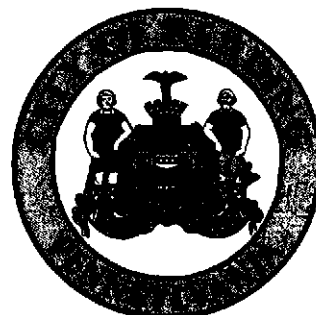
Cesar Emilio Nunez owner(s)

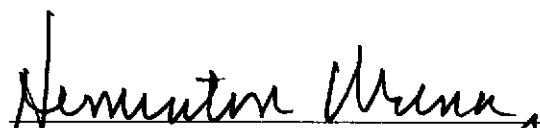
The above-listed property was found to meet one or more of the conditions of blight identified in the City of Reading Codified Ordinance Chapter 5, Part 6, Section 108.1.3.1 as specified in the enclosed violation notice. You are hereby ordered as of February 15th, 2022 to abate any conditions that would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

438 S 6th 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.

435 S Sixth St
Reading PA 19602
United States



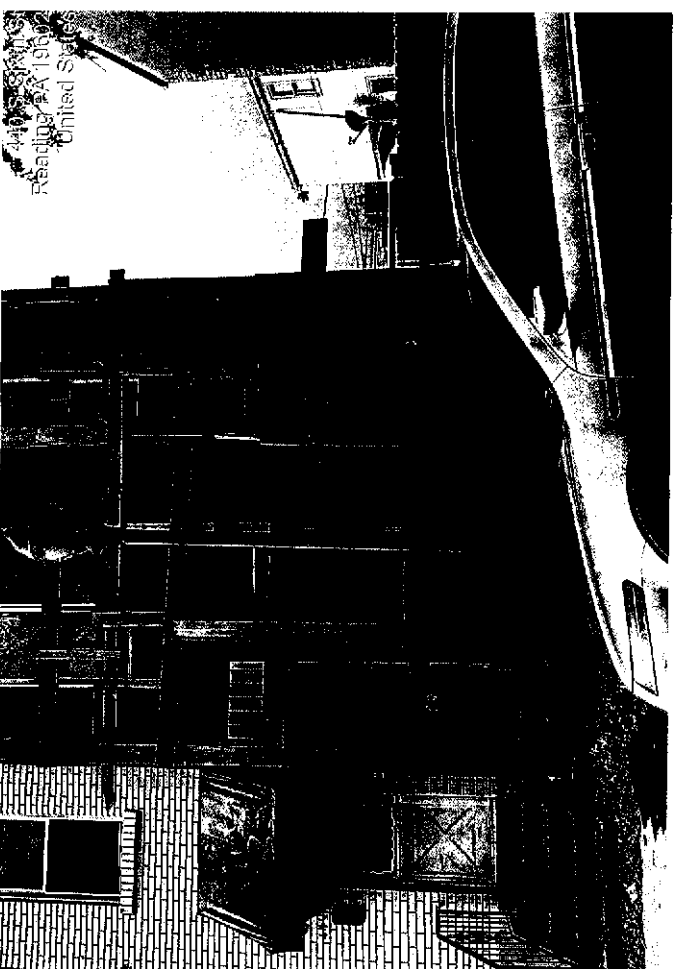
435 S Sixth St
Reading PA 19602
United States

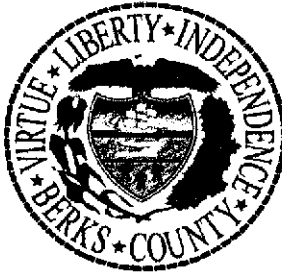


435 S Sixth St
Reading PA 19602
United States



435 S Sixth St
Reading PA 19602
United States





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: NUNEZ CESAR EMILIO
533A MAPLE ST
READING, PA 19602
Location: 438 S 6TH ST

PIN: 01530635873607

District: CITY OF READING - 01

School District: READING

Description: 2 STORY BRICK/MASONRY

A.V.

26,900

Deed Book / Page

2017 / 045300

STATEMENT OF ACCOUNT

Tax Year 2019 (Regular)

NUNEZ CESAR EMILIO

Docket Year / Num: 2020 / 8815

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Paid/Refund</u>	<u>Reductions</u>	<u>Balance</u>	<u>3rd P.</u>
County	205.97	20.60	27.20	371.38	625.15	485.15	140.00	0.00	
District	475.83	47.58	62.88	0.00	586.29	586.29	0.00	0.00	
School	482.32	48.23	63.68	0.00	594.23	594.23	0.00	0.00	
Total 2019 Taxes Due:								0.00	

Tax Year 2020 (Regular)

NUNEZ CESAR EMILIO

Docket Year / Num: 2021 / 5028

County	205.97	20.60	18.70	226.78	472.05	15.81	0.00	456.24	
District	475.83	47.58	43.23	0.00	566.64	0.00	0.00	566.64	
School	482.32	24.12	41.80	0.00	548.24	0.00	0.00	548.24	
Total 2020 Taxes Due:								1,571.12	

Tax Year 2021 (Regular)

NUNEZ CESAR EMILIO

County	205.97	20.60	0.00	45.00	271.57	0.00	0.00	271.57	
District	487.67	48.77	0.00	0.00	536.44	0.00	0.00	536.44	
School	482.32	48.23	0.00	0.00	530.55	0.00	0.00	530.55	
Total 2021 Taxes Due:								1,338.56	

Total Delinquent Taxes Due: **2,909.68**

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>
Payment Type: Check					
35715	2019	08/06/2021	400.00	Check 27459417543	
35716	2019	08/06/2021	1,000.00	Check 27459417532	
36468	2020	08/26/2021	94.50	Check 27459446848	
Total Payment Type: Check			1,494.50		
Receipts Grand Total:			1,494.50		



Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

438 S 6th St

Owned By: Cesar Emilio Nunez

533 A Maple 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 **438 S 6th St** is true and correct to the best of my knowledge:

(2) Work Orders (2) Unpaid () Paid

(2) Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 10/28/19

Placarded: NO

Housing Fees Unpaid: \$ 2240.00

Amount in Collections: \$ 2,150.00

Miscellaneous Fees Unpaid: \$ 3,461.32

Amount in Collections: \$ 3,461.32

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) (N)

Sworn to and subscribed before me this 15
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: _____

(7) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

(1) QOL.003 – Disposal of Trash/Rubbish

(7) 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

(1) QOL.009 – Outdoor Placement of Indoor Furniture

() QOL.010 – Illegal Dumping

() QOL.011 – Littering by Private Advertising Matter

(1) 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

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

**Ownership Information**

UPI / Property ID: 01530635873607
Location Address: 438 S 6TH ST
Owner's Name: NUNEZ CESAR EMILIO

Mailing Address: 533A MAPLE ST READING PA 19602
Municipality: READING
School District: READING
Map PIN: 530635873607
Account #: 01098325

Recorded Documents

Deed / Instrument #: 2017045300
Deed Date: 20171206
Deed Amount: 3500
Deed Reference 1:
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: NOT ENROLLED
Market Land Value: 7700
Assessed Land Value: 7700
Building Value: 19200
Total Assessed Value: 26900
Property Class: RESIDENTIAL
Land Use Code: 112R
Clean & Green Year:
Net Acreage: 0.04

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: **438 s 6th st**



ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
10677535	Structure	Hazardous Propped up umbrella on roof covering chimney.	438 S 6th St, Reading, PA 19602, USA	Codes Inspectors	None	Completed	August 23, 2021 1:23 pm	N/A
3842288	Structure	Front steps in bad shape	438 South 6th Street, Reading, PA, USA	Codes Inspectors	None	Completed	March 1, 2018 1:23 pm	N/A
3842253	Graffiti vandalism removal	Graffiti on garage door caller asks that you call him before you clean it	438 South 6th Street, Reading, PA, USA	Graffiti Office	None	Completed	March 1, 2018 1:19 pm	March 12, 2018
1179186	Street light out or malfunctioning	Street light out	438 S 6th St, Reading, PA, United States	Traffic Engineering	None	Completed	October 7, 2015 8:16 am	October 12, 2015

City of Reading
Property Maintenance Division
Inspection Report

Case: 228695

Inspection: 517338

Insp Type: N.O.V.

Date: 03/01/2018

Address: 438 S 6TH ST, READING

Owner Information:

Name: NUNEZ CESAR EMILIO

Address: 533 A MAPLE ST

READING PA 19602-

Historic District: PRINCE

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
30	APT# FLOOR 0 EXTFRT RM#0	NOTE	Please contact inspector at 610-655-6310 or email Jamie.Imbesi@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance.	
30	APT# FLOOR 0 EXTFRT RM#0	PR-102.5	Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.	
30	APT# FLOOR 0 EXTFRT RM#0	PR-301.3.1	The exterior of every structure shall be maintained free of broken windows, loose or deteriorating shingles, building materials, crumbling stone or brick or excessive peeling paint.	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	Every exterior stairway, porch, deck & balcony shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Stairs at front door must be repaired to an approved condition.	

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

Inspector: IMBESI, JAMIE

Phone: (610)655-6310 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: _____

Case: 228695

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 517338

Insp Type: N.O.V.

Date: 03/01/2018

Address: 438 S 6TH ST, READING

Owner Information:

Name: NUNEZ CESAR EMILIO

Address: 533 A MAPLE ST

READING PA 19602-

Historic District: PRINCE

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

30	APT# FLOOR 0 EXTFRT RM#0	PR-304.13.1	Repair or replace all damaged windows with approved glazing materials.
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.2	Eliminate all peeling paint from wood & brickwork. Reseal all exposed wood & metal with approved materials.
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.4	Repair brickwork (arch) over 1st floor right side window at front of property to an approved condition.

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Approved By: _____

Date/Time: _____

Case: 228695

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

Inspection: 517341

Insp Type: N.O.V.

Date: 04/02/2018

Address: 438 S 6TH ST, READING

Owner Information:

Name: NUNEZ CESAR EMILIO

Address: 533 A MAPLE ST

READING PA 19602-

Historic District: PRINCE

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
30	APT# FLOOR 0 EXTFRT RM#0	NOTE	Please contact inspector at 610-655-6310 or email Jamie.Imbesi@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance.	
30	APT# FLOOR 0 EXTFRT RM#0	PR-102.5	Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.	CITED
30	APT# FLOOR 0 EXTFRT RM#0	PR-301.3.1	The exterior of every structure shall be maintained free of broken windows, loose or deteriorating shingles, building materials, crumbling stone or brick or excessive peeling paint.	CITED
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	Every exterior stairway, porch, deck & balcony shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Stairs at front door must be repaired to an approved condition.	CITED

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Property Maintenance Division
Inspection Report**

Inspection: 517341

Insp Type: N.O.V.

Date: 04/02/2018

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Owner Information:

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READING PA 19602-

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