

16

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

16. 500 N 3rd St, 500 N 3rd St LLC, owner, 313 Chestnut St, West Reading PA, Purchased Jan 2017

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>	_____
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	Determination	Certification
Delinquent Water	Amount: <u>\$1259.54</u> Status: <u>PAID 2014</u>	Amount: _____ Status: _____
Delinquent Taxes	Amount: <u>\$1395.61</u> <u>2020 21</u> <u>CG</u>	Amount: _____
Electric Utility Status:	_____ <u>County</u>	_____
Gas Utility Status:	_____ <u>School</u>	_____

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: 1 Wm Order Failed Inspection 6/2021
\$1836⁴⁴ unpaid 800L trash 400L Dec

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

500 N 3rd St LLC
313 Chestnut St
West Reading PA, 19611

In the matter of:

500 N 3rd St

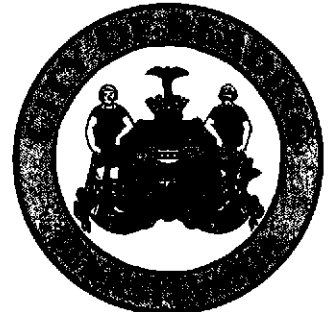
500 N 3rd St LLC owner(s)

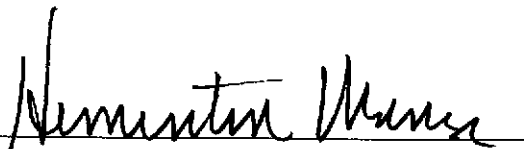
The above-listed property was found to meet one or more of the conditions of blight identified in the City of Reading Codified Ordinance Chapter 5, Part 6, Section 108.1.3.1 as specified in the enclosed violation notice. You are hereby ordered as of February 15th, 2022 to abate any conditions that would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

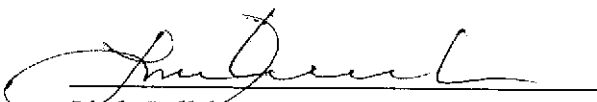
As per Codified Ordinance Chapter 1, Section 1-545, if the above-listed property is certified as blighted, the City of Reading Redevelopment Authority has the right to take possession, control, or title to the property via eminent domain proceedings, etc., if the conditions are not abated.

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*



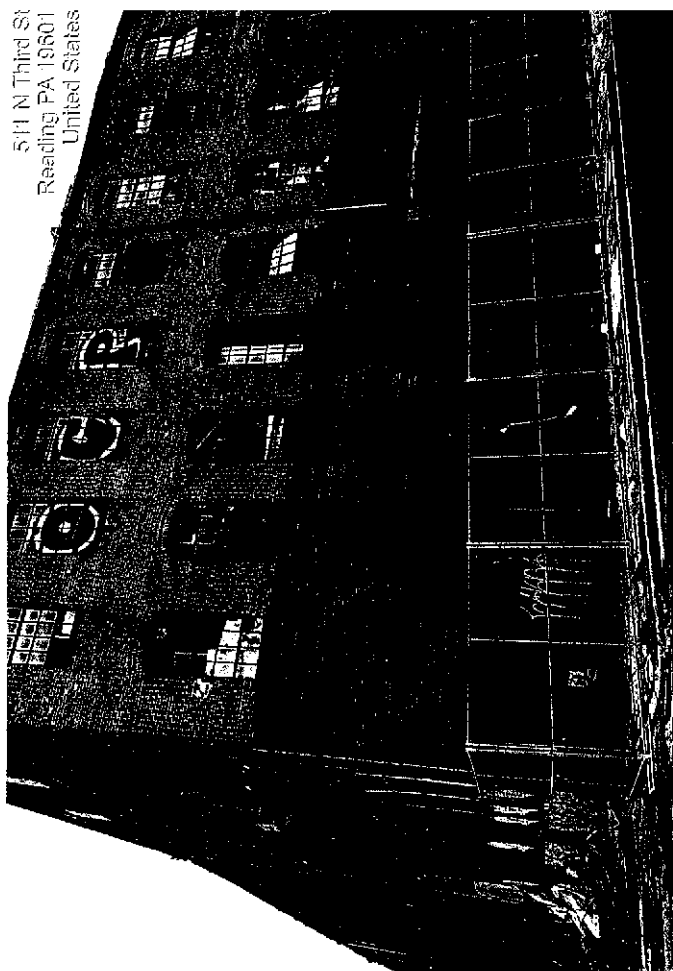

Heminton Urena, Chair


Linda Kelleher, Secretary

500 N 3rd 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.

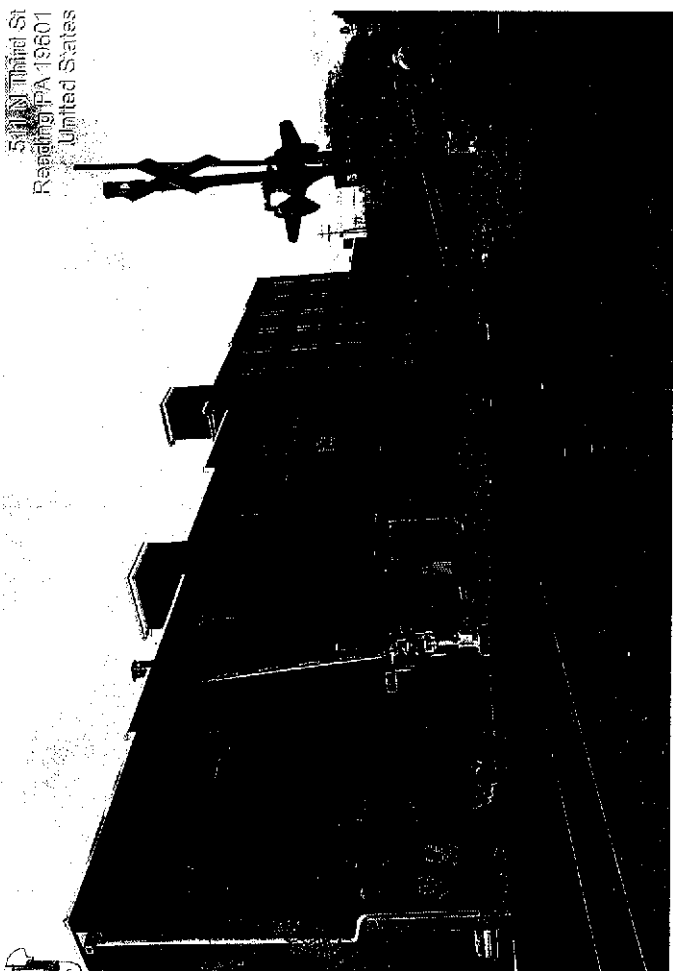
511 N Third St
Reading PA 19601
United States



511 N Third St
Reading PA 19601
United States



511 N Third St
Reading PA 19601
United States



511 N Third St
Reading PA 19601
United States



Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

500 N 3rd St

Owned By: 500 N 3rd St LLC
313 Chestnut St
West Reading, PA 19611

State of Pennsylvania
County of Berks

I Michele Gonzalez 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 500 N 3rd St is true and correct to the best of my knowledge:

Water service status:

off

Delinquent Water Amount:

12,595.56

Date of Last Water Service:

4/3/14

Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 15 day of March, 2022 by

(Name), who personally appeared before me, is personally known to me and did take an oath.

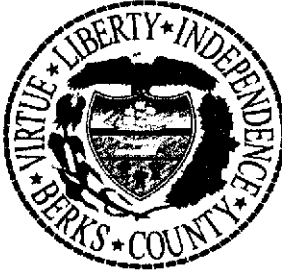
Signature of Affiant:

Michele Gonzalez

Notary Public:

[Signature]

Commonwealth of Pennsylvania - Notary Seal
My Commission Expires on
Linda A. Rencher, 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: 500 N 3RD ST LLC
313 CHESTNUT ST
WEST READING, PA 19611-1355
Location: 500 N 3RD ST

PIN: 06530766636311
District: CITY OF READING - 06
School District: READING
Description: INDUSTRIAL BUILDING

A.V.
70,000
Deed Book / Page
2017 / 001383

STATEMENT OF ACCOUNT

Tax Year 2020 (Regular)

500 N 3RD ST LLC

	<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	0.00	0.00	0.00	150.48	150.48	40.00	110.48	0.00	
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
School	1,255.10	62.76	9.88	0.00	1,327.74	1,327.74	0.00	0.00	
Total 2020 Taxes Due:								0.00	

Tax Year 2021 (Regular)

500 N 3RD ST LLC

County	0.00	0.00	0.00	15.00	15.00	0.00	0.00	15.00	
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
School	1,255.10	125.51	0.00	0.00	1,380.61	0.00	0.00	1,380.61	
Total 2021 Taxes Due:								1,395.61	

Total Delinquent Taxes Due: **1,395.61**

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>
29573	2020	05/03/2021	1,367.74	Online Credit	
Total Payment Type:			1,367.74		
Receipts Grand Total:			1,367.74		



Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

500 N 3rd St

Owned By: 500 N 3rd St LLC

313 Chestnut St

West Reading, PA 19611

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 **500 N 3rd St** is true and correct to the best of my knowledge:

☒ Work Orders ☐ Unpaid ☐ Paid

☒ Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 6/23/21

Placarded: NO

Housing Fees Unpaid: \$ 100.00

Amount in Collections: \$ 100.00

Miscellaneous Fees Unpaid: \$ 1126.44

Amount in Collections: \$ 800.00

☒ CSC Calls/Complaints: See attached

Owner in contact: (Y) ☒ _____

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:

Notary Public:

My Commission Expires _____
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

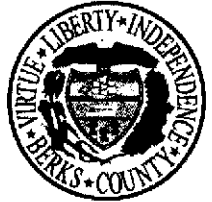
☐ QOL.019 – Violating Terms of Vending Lease

☐ 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: 06530766636311
Location Address: 500 N 3RD ST
Owner's Name: 500 N 3RD ST LLC

Mailing Address: 313 CHESTNUT ST WEST READING PA 19611-1355
Municipality: READING
School District: READING
Map PIN: 530766636311
Account #: 06038356

Recorded Documents

Deed / Instrument #: 2017001383
Deed Date: 20170111
Deed Amount: 110000
Deed Reference 1:
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: NOT ENROLLED
Market Land Value: 38900
Assessed Land Value: 38900
Building Value: 31100
Total Assessed Value: 70000
Property Class: INDUSTRIAL
Land Use Code: 3347
Clean & Green Year:
Net Acreage: 1.08

Description: INDUSTRIAL BUILDING
DETACHED IMPROVEMENTS

• 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: **500 n 3rd st**

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
8835454	Unsecured/Open Property	the abandoned former M.J. Earl warehouse has open doors on 3rd Street side of building	500 N 3rd St, Reading, PA 19601, USA	Codes Inspectors	None	Completed	September 29, 2020 11:38 am	N/A
8538392	Illegal Dumping	thorn at abandoned factory	500 N 3rd St, Reading, PA 19601, USA	Codes Inspectors	None	Completed	August 12, 2020 9:51 am	N/A
5846978	Unsecured/Open Property	Needs to be boarded up again people are trespassing and getting in to do drugs. Neighbors are concerned that they will put a match to this place. The amount of garbage in this place is really bad. Needs to be cleaned and boarded up.	500 North 3rd Street, Reading, PA, USA	Codes Inspectors	High	Completed	April 8, 2019 12:00 pm	N/A
5844771	Trash Enforcement	At the former MJ EARL building at the end of thorn street and the train tracks. He says he has gone to city meetings to complain about this issue and it has not been taken care of. He lives right there and says this is really bad. He wants the city to go out there and clean it up since nobody is doing anything about it. See attached picture.	500 North 3rd Street, Reading, PA, USA	Milisma Ayala	High	Completed	April 8, 2019 8:32 am	N/A
5627317	Illegal Dumping	the illegal dumping it is on Thorn Street right behind the old MJ Earl building their Courtyard a map only gave me the corner of thorn & 236 Hudson Street the Pyle is all dry wood is it catches fire the whole building will go up in flames	500 N 3rd St, Reading, PA 19601, USA	Codes Inspectors	Medium	Completed	February 22, 2019 6:54 pm	N/A

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
3571209	Unsecured/Open Property	abandoned property at 500 N 3rd St its unsecured and kids are going to the 3rd floor throwing rocks at other properties. neighbor at 248 Greenwich St reported the situation to the police also.	500 N 3rd St, Reading, PA, United States	Codes Inspectors	None	Completed	December 21, 2017 1:25 pm	N/A
3567651	Unsecured/Open Property	Windows & doors are open, people trespassing	500 N 3rd St, Reading, PA, United States	Codes Inspectors	None	Completed	December 20, 2017 2:57 pm	N/A
2358515	Trash Enforcement	there's a board with nails sticking out and nails on the sidewalk	500 N 3rd St, Womelsdorf, PA 19567, USA	Codes Inspectors	None	Completed	February 17, 2017 2:51 pm	N/A
1387846	Street Sweeping	Items which fell off truck into street. There was a report of a couch and other trash that was pushed to the side of the road. It happened on N 3rd St. just above the railroad track.	500 N 3rd St, Reading, PA, United States	Parks Office	None	Completed	February 4, 2016 2:10 pm	N/A
820373	Abandoned Property	owner of Day care (Juan Fernandez) at 550 N 3rd St complaint about property next door (500 N 3rd St) the roof of that property is falling apart and peace's from that roof is on his sides and he has kids in the backyard. please Call Mr Fernandez ASAP.	500 North 3rd Street, Reading, PA, 19601	Codes Inspectors	High	Completed	May 4, 2015 12:09 pm	N/A