

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

17. 546 N 3<sup>rd</sup> St, 550 North Third Street LLC, owner, PO Box 12175 Reading PA, Purchased March 2014

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:

|                                                | <b>Determination</b> | <b>Certification</b> |
|------------------------------------------------|----------------------|----------------------|
| Notice Mailed First Class to Property Owner on | <u>2/16/22</u>       | _____                |
| Notice Posted on Subject Property on           | <u>N/A</u>           | _____                |

|                          | <b>Determination</b> |              | <b>Certification</b>       |
|--------------------------|----------------------|--------------|----------------------------|
| Delinquent Water         | Amount: <u>N/A</u>   | Status _____ | Amount: _____ Status _____ |
| Delinquent Taxes         | Amount: <u>N/A</u>   |              | Amount: _____              |
| Electric Utility Status: | _____                |              | _____                      |
| 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: N/A \_\_\_\_\_  
\_\_\_\_\_

Condition of Property Codes Certification: \_\_\_\_\_  
\_\_\_\_\_

**Blighted Property Review Committee  
Determination Hearing**

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

**City Hall, Council Chambers**

550 North Third Street LLC  
P.O. Box 12175  
Reading PA, 19612

**815 Washington Street**

**In the matter of:**

**546 N 3rd St**

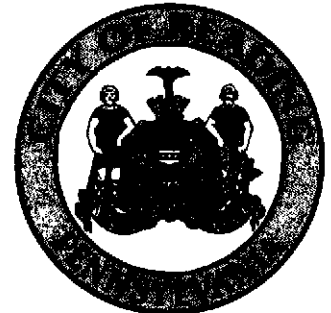
**550 North Third Street LLC owner(s)**

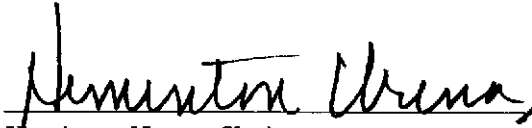
The above-listed property was found to meet one or more of the conditions of blight identified in the City of Reading Codified Ordinance Chapter 5, Part 6, Section 108.1.3.1 as specified in the enclosed violation notice. You are hereby ordered as of February 15th, 2022 to abate any conditions that would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



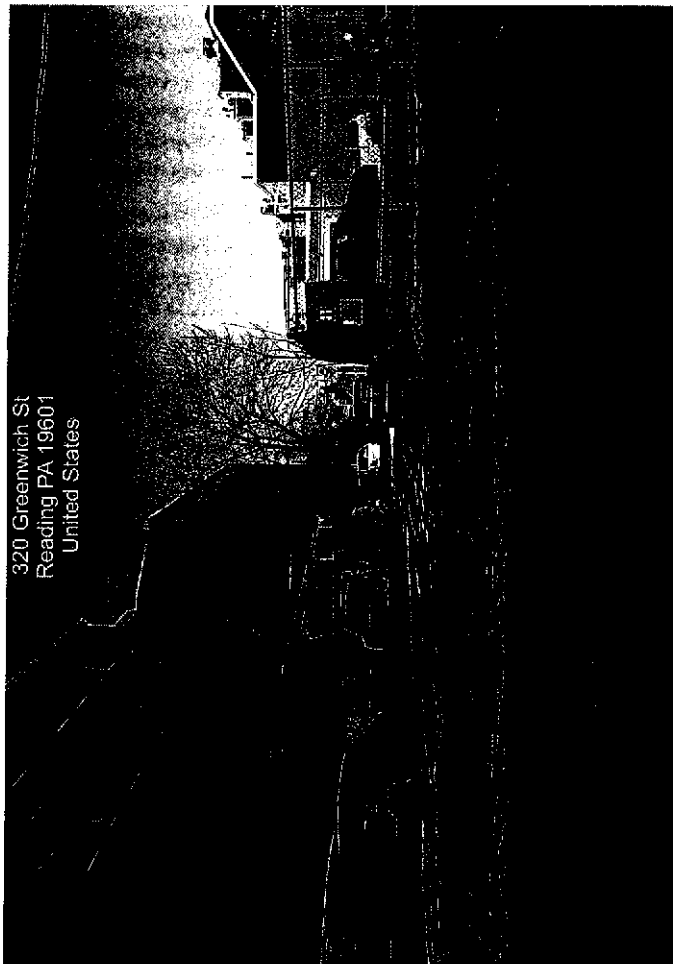
  
Heminton Urena, Chair

  
Linda Kelleher, Secretary

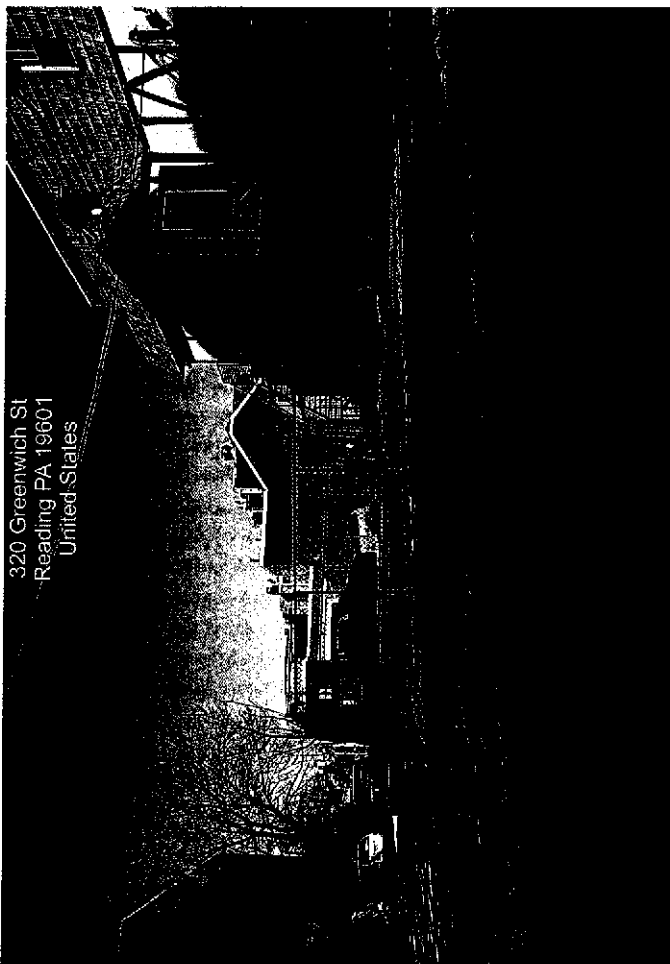
546 N 3rd St

- ☐ 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.

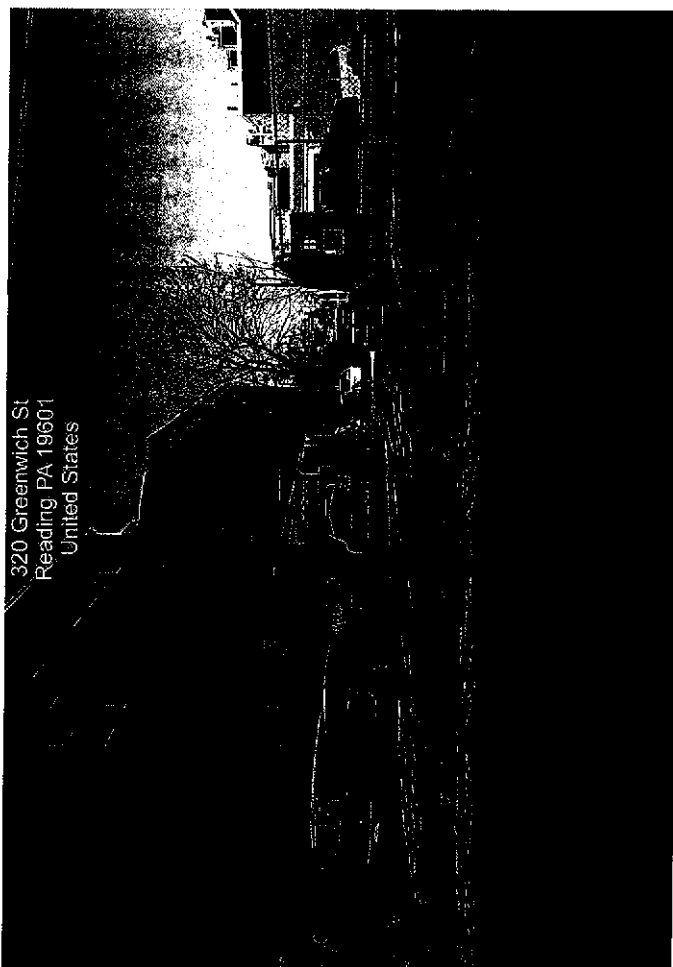
320 Greenwich St  
Reading PA 19601  
United States



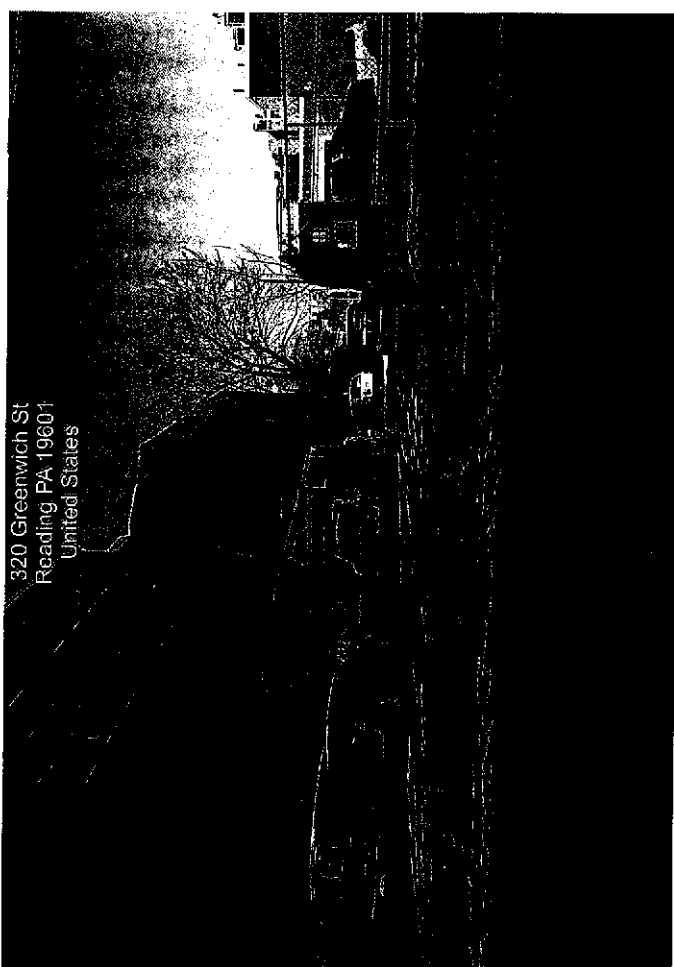
320 Greenwich St  
Reading PA 19601  
United States



320 Greenwich St  
Reading PA 19601  
United States



320 Greenwich St  
Reading PA 19601  
United States



Determination Hearing

March 17th, 2022

**SWORN AFFIDAVIT**

**546 N 3rd St**

Owned By: 550 North Third Street LLC  
P.O. Box 12175  
Reading, PA 19612

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

Water service status: NA

Delinquent Water Amount: NA

Date of Last Water Service: NA

Trash/Recycling Delinquent Amount: \_\_\_\_\_

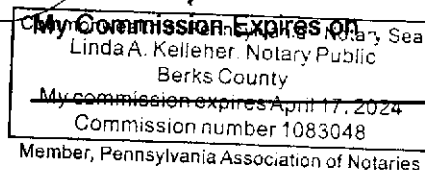
Sworn to and subscribed before me this 15 day of March, 2022 by \_\_\_\_\_ (Name), who personally appeared before me, is personally known to me and did take an oath.

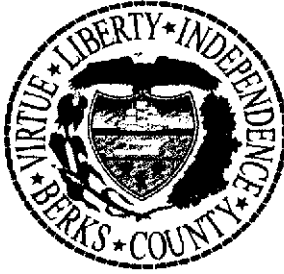
Signature of Affiant:

Michele Gonzalez

Notary Public:

[Signature]





# 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](mailto:taxclaim@countyofberks.com)

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

**NICOLE E. BLANDING, Tax Claim Director**

Owner: 550 NORTH THIRD STREET LLC  
PO BOX 12175  
READING, PA 19612-2175  
Location: 546 N 3RD ST

PIN: 14530766636487  
District: CITY OF READING - 14  
School District: READING  
Description: COMMERCIAL BUILDING

A.V.  
15,200  
Deed Book / Page  
2014 / 006886

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### STATEMENT OF ACCOUNT

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There are currently no Delinquent Taxes due

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### STATEMENT OF RECEIPTS

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There are currently no receipts



Determination Hearing  
March 17th, 2022

SWORN AFFIDAVIT  
546 N 3rd St

Owned By: 550 North Third Street LLC  
P.O. Box 12175  
Reading, PA 19612

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 **546 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: N/A Failed: N/A

Placarded: NO

Housing Fees Unpaid: N/A

Amount in Collections: N/A

Miscellaneous Fees Unpaid: N/A

Amount in Collections: N/A

☒ CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) Brought pics of lot. This was a mistaken address. Should be 540 N 3rd.

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

Signature of Affiant:

☐ 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

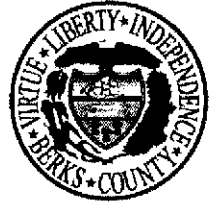
☐ QOL.021 – Satellite Dishes in Public View – Hist. Dist.

☐ QOL.022 – Failure to Have Licensed Trash Hauler

☐ QOL.023 – Unregistered Dumpster

Notary Public:

My Commission Expires on:

**Ownership Information**

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UPI / Property ID: 14530766636487  
Location Address: 546 N 3RD ST  
Owner's Name: 550 NORTH THIRD STREET LLC  
  
Mailing Address: PO BOX 12175 READING PA 19612-2175  
Municipality: READING  
School District: READING  
Map PIN: 530766636487  
Account #: 14057225

**Recorded Documents**

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Deed / Instrument #: 2014006886  
Deed Date: 20140306  
Deed Amount: 69000  
Deed Reference 1:  
Deed Reference 2:  
Plan:  
Lot:

**Property Details**

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Homestead Status: NOT ENROLLED  
Market Land Value: 12800  
Assessed Land Value: 12800  
Building Value: 2400  
Total Assessed Value: 15200  
Property Class: COMMERCIAL  
Land Use Code: 4124  
Clean & Green Year:  
Net Acreage: 0.10  
  
Description: COMMERCIAL 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: **546 n 3rd st**



| ID | Request Type | Description | Address | Assigned To | Priority | Status | Date Created | Completion Due Date |
|----|--------------|-------------|---------|-------------|----------|--------|--------------|---------------------|
|----|--------------|-------------|---------|-------------|----------|--------|--------------|---------------------|



No requests to display