

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

19. 1126 Buttonwood St, Shark Investments LLC, owner, 617 Moselem Rd., Shoesmakersville PA, Purchased Feb 2020

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>\$7088.33</u> Status <u>OK</u>	Amount: _____ Status _____
Delinquent Taxes	Amount: <u>\$1008.59</u> <u>2020-21 City</u>	Amount: _____
Electric Utility Status:	_____ <u>Council</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: \$4750.00 unpaid 1 water order 2 x 10v
11 00L trash 4 00L leaks 1 00L fire

Condition of Property Codes Certification: _____

Blighted Property Review Committee Determination Hearing

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

City Hall, Council Chambers

Shark Investments 1 LLC
617 Moselem Springs Rd
Shoemakersville PA, 19555

815 Washington Street

In the matter of:

1126 Buttonwood St

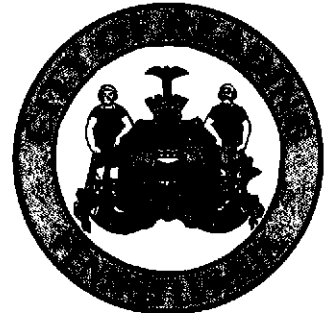
Shark Investments 1 LLC owner(s)

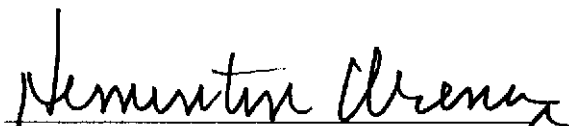
The above-listed property was found to meet one or more of the conditions of blight identified in the City of Reading Codified Ordinance Chapter 5, Part 6, Section 108.1.3.1 as specified in the enclosed violation notice. You are hereby ordered as of February 15th, 2022 to abate any conditions that would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

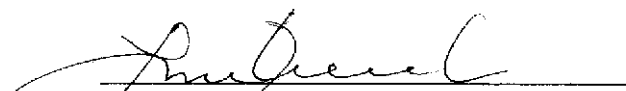
As per Codified Ordinance Chapter 1, Section 1-545, if the above-listed property is certified as blighted, the City of Reading Redevelopment Authority has the right to take possession, control, or title to the property via eminent domain proceedings, etc., if the conditions are not abated.

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*

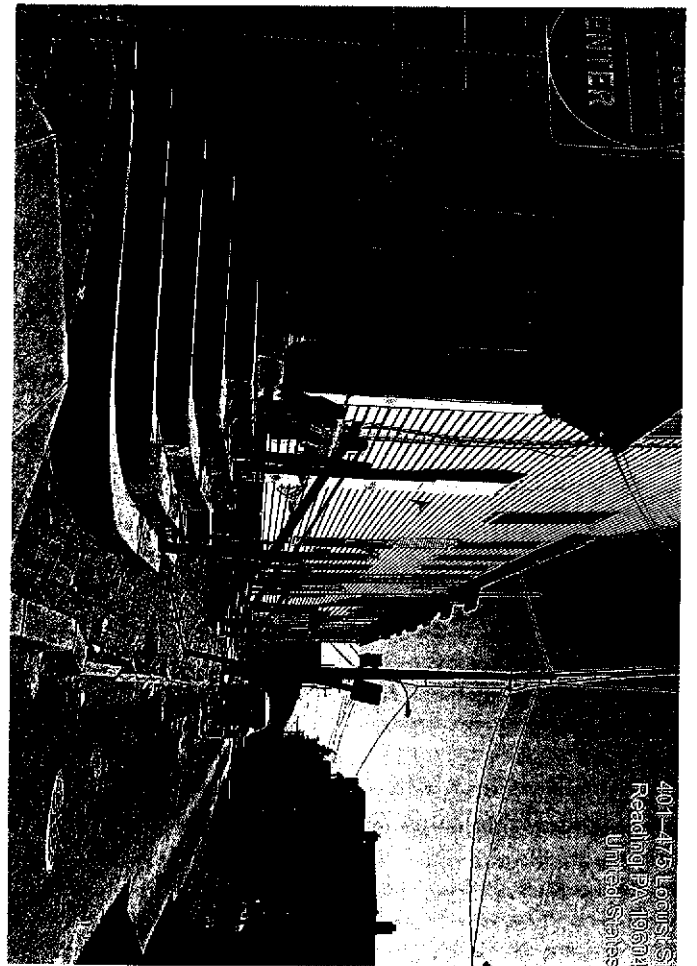
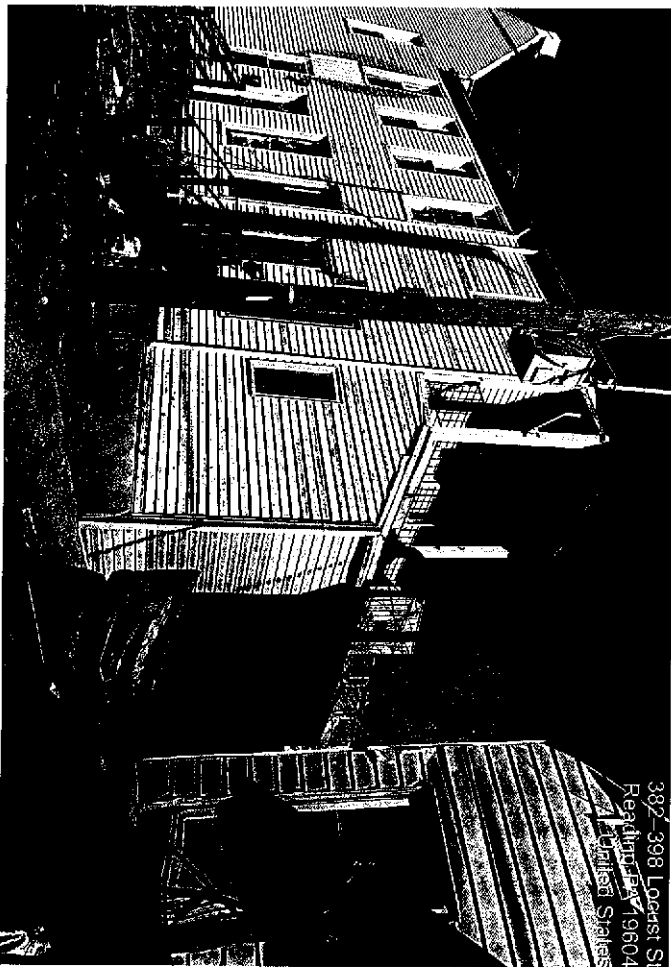
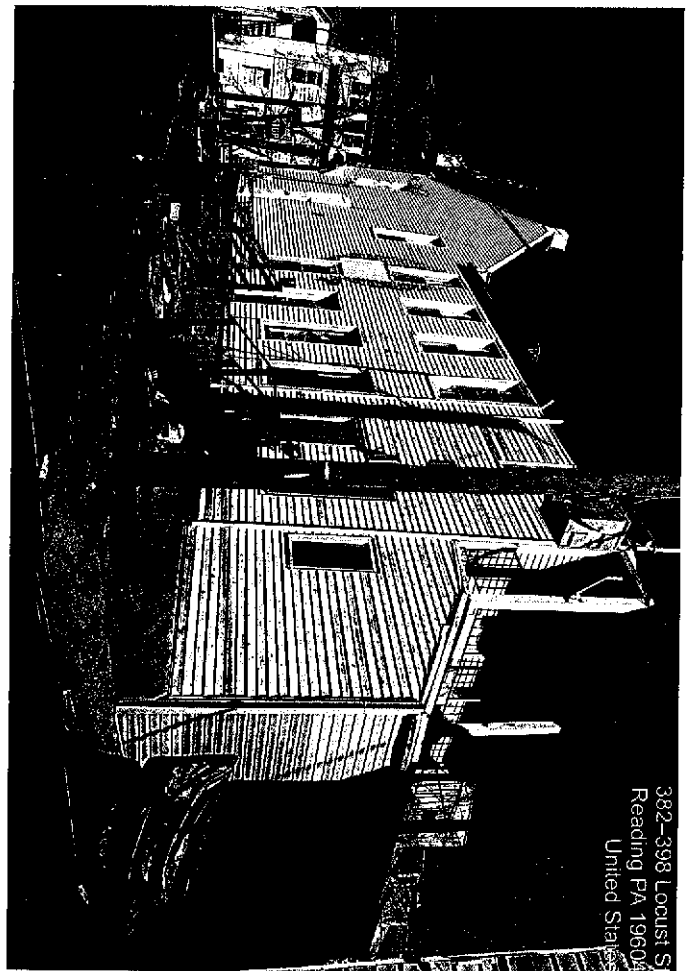



Heminton Urena, Chair


Linda Kelleher, Secretary

1126 Buttonwood 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.



March 17th, 2022

1126 Buttonwood St

Owned By: Shark Investments 1 LLC
617 Moselem Springs Rd
Shoemakersville, PA 19555

State of Pennsylvania
County of Berks

I, Nichole 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 1126 Buttonwood St is true and correct to the best of my knowledge:

Water service status: ON

Delinquent Water Amount: 7,088.33

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:

Notary Public:

Michels Gonzalez

Notary Public: John J. [Signature]

My Commission Expires on

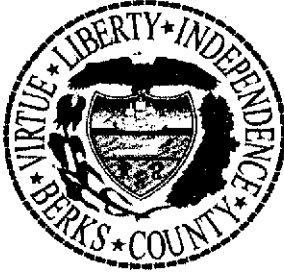
Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public

~~Berk 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: SHARK INVESTMENTS 1 LLC
617 MOSELEM SPRINGS ROAD
SHOEMAKERSVILLE, PA 19555
Location: 1126 BUTTONWOOD ST

PIN: 09531770124401
District: CITY OF READING - 09
School District: READING
Description: 2 STORY BRICK/MASONRY

A.V.
34,500
Deed Book / Page
2020 / 005096

STATEMENT OF ACCOUNT

Tax Year 2020 (Regular)

SHARK INVESTMENTS 1 LLC

Docket Year / Num: 2021 / 5613

	<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	264.17	26.42	8.72	182.95	482.26	482.26	0.00	0.00	
District	610.27	61.03	20.12	0.00	691.42	691.42	0.00	0.00	
School	618.59	30.93	19.48	0.00	669.00	669.00	0.00	0.00	
Total 2020 Taxes Due:								0.00	

Tax Year 2021 (Regular)

SHARK INVESTMENTS 1 LLC

County	264.17	26.42	0.00	30.00	320.59	0.00	0.00	320.59	
District	625.45	62.55	0.00	0.00	688.00	0.00	0.00	688.00	
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total 2021 Taxes Due:								1,008.59	

Total Delinquent Taxes Due: **1,008.59**

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					
35972	2020	08/13/2021	1,842.68	Check	938661
Total Payment Type: Check			1,842.68		
Receipts Grand Total:			1,842.68		



Determination Hearing
March 17th, 2022

SWORN AFFIDAVIT
1126 Buttonwood St

Owned By: Shark Investments 1 LLC
617 Moselem Springs Rd
Shoemakersville, PA 19555

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 **1126 Buttonwood St** is true and correct to the best of my knowledge:

☐ Work Orders ☒ Unpaid ☐ Paid

☒ Notice of Violation – See Attached

Inspection Status:

Passed: 9/10/2018 Failed: _____

Placarded: NO

Housing Fees Unpaid: \$ 4,390.00

Amount in Collections: \$ 4,300.00

Miscellaneous Fees Unpaid: \$ 330.00

Amount in Collections: N/A

☒ 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: _____

☒ 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

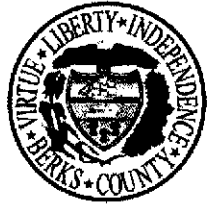
☐ QOL.021 – Satellite Dishes in Public View – Hist. Dist.

☐ QOL.022 – Failure to Have Licensed Trash Hauler

☐ QOL.023 – Unregistered Dumpster

Notary Public: _____

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

**Ownership Information**

UPI / Property ID: 09531770124401
Location Address: 1126 BUTTONWOOD ST
Owner's Name: SHARK INVESTMENTS 1 LLC

Mailing Address: 617 MOSELEM SPRINGS ROAD SHOEMAKERSVILLE PA 19555
Municipality: READING
School District: READING
Map PIN: 531770124401
Account #: 09280200

Recorded Documents

Deed / Instrument #: 2020005096
Deed Date: 20200210
Deed Amount: 40000
Deed Reference 1:
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: NOT ENROLLED
Market Land Value: 12000
Assessed Land Value: 12000
Building Value: 22500
Total Assessed Value: 34500
Property Class: RESIDENTIAL
Land Use Code: 133R
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: **1126 buttonwood st**



ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
11417341	Trash Enforcement	Caller says trash is being put out on the wrong street owner is putting trash on locust st and it is not being picked up just piled there and smelling	1126 Buttonwood Street, Reading, PA, USA	Codes Inspectors	None	Completed	January 21, 2022 2:02 pm	January 24, 2022
10556271	Needs Recycling Bin	1-35 GAL BIN	1126 Buttonwood Street, Reading, PA, USA	Solid Waste	Low	Completed	August 4, 2021 2:40 pm	N/A
10473722	Trash Pick up	missed trash	1126 Buttonwood Street, Reading, PA, USA	Codes Inspectors	High	Completed	July 22, 2021 12:50 pm	July 24, 2021
8836553	Property Inspections Scheduling	Would like someone to contact him regarding he needs to schedule for an inspection for a court matter for social services to relocate a minor.	1126 Buttonwood Street, Reading, PA, USA	Codes Clerical	Medium	Completed	September 29, 2020 1:05 pm	October 2, 2020
8588277	Trash Pick up	missed trash	1126 Buttonwood Street, Reading, PA, USA	Codes Inspectors	High	Completed	August 19, 2020 1:14 pm	August 21, 2020
7537171	Housing Permits	received a housing bill for property, he sold it about 2 weeks ago. Please call him.	1126 Buttonwood Street, Reading, PA, USA	Codes Clerical	None	Completed	February 26, 2020 11:51 am	February 29, 2020
7442165	Property Maintenance Unpaid Fees Request	Cert needed Could you please rush this if possible? They're closing tomorrow	1126 Buttonwood Street, Reading, PA, USA	Heather Scheuring	Low	Completed	February 6, 2020 9:38 am	February 13, 2020
5209747	Property Inspections Scheduling	please call William Vitabile at 610-457-0898 he has a question about inspection fee	1126 Buttonwood Street, Reading, PA, USA	Codes Clerical	Medium	Completed	November 16, 2018 11:57 am	November 19, 2018
4122394	Trash Pick up	missed trash hauler told resident to bundle his wood (which resident will do for next week) but they also refused to empty trash can	1126 Buttonwood Street, Reading, PA, USA	Steven Harry	High	Completed	May 2, 2018 9:47 am	May 4, 2018

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
2791001	Street Repair or Paving	Potholes at the corner of locust st and buttonwood st on locust st they fixed one and missed the other one please fix	1126 Buttonwood St, Reading, PA 19604	Parks Office	Medium	Completed	June 21, 2017 6:34 am	June 28, 2017
1637497	Sewer backup	5/31/16- sb	1126 Buttonwood Street, Reading, PA, United States	Sanitary Sewers	None	Completed	June 2, 2016 11:49 am	June 5, 2016
1157903	Trash Pick up	missed trash would like to talk to supervisor, he has been a lot of trouble with the trash either not being picked up or only part of the trash being picked up this is a 3 unit building. See prior SR#1063019	1126 Buttonwood Street, Reading, PA, United States	Solid Waste	None	Completed	September 24, 2015 8:40 am	N/A
1063019	Trash Pick up	Missed trash, this is a 3 unit they keep only picking up 2 units trash	1126 Buttonwood Street, Reading, PA, United States	Solid Waste	None	Completed	July 16, 2015 1:55 pm	N/A

Case: 223435

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 625891

Insp Type: N.O.V.

Date: 12/30/2021

Address: 1126 BUTTONWOOD ST, READING

Owner Information:

Name: SHARK INVESTMENTS 1 LLC
 Address: PO BOX 13404
 READING PA 19612

Property Information:

of Commercial Units: 0
 # of Units: 3
 # of Rooms: 0
 Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 ENTBLD RM#0	NOTE	inspector jarel.melendez@readingpa.gov or call 610 655 6252. Extensions can be provided upon receiving proper documentation. Will recheck violations 2/15/21	
45	APT# FLOOR 0 ENTBLD RM#0	PR-302.3	Repair sidewalk to an approved condition. Several missing bricks posing a trip hazard	
45	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair concrete steps to an approved condition	
45	APT# FLOOR 0 ENTBLD RM#0	PR-304.15	1-Repair any damaged woodworks around door frame and repair to an approved condition 2-repair damaged soffit above front door and steps	
45	APT# FLOOR 0 ENTBLD RM#0	PR-304.6	Repair damaged exterior siding	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	Remove and properly dispose of large accumulation of litter and trash on side of structure	

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

Inspector: MELENDEZ, JAREL

Phone: _____

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: 223435

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 625913

Insp Type: N.O.V.

Date: 02/18/2022

Address: 1126 BUTTONWOOD ST, READING

Owner Information:

Name: SHARK INVESTMENTS 1 LLC

Address: PO BOX 13404

READING PA 19612

Property Information:

of Commercial Units: 0

of Units: 3

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 ENTBLD RM#0	NOTE	inspector jarel.melendez@readingpa.gov or call 610 655 6252. Extensions can be provided upon receiving proper documentation. Will recheck violations 2/15/21	
45	APT# FLOOR 0 ENTBLD RM#0	PR-302.3	Repair sidewalk to an approved condition. Several missing bricks posing a trip hazard	CITED
45	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair concrete steps to an approved condition	CITED
45	APT# FLOOR 0 ENTBLD RM#0	PR-304.15	1-Repair any damaged woodworks around door frame and repair to an approved condition 2-repair damaged soffit above front door and steps	CITED
45	APT# FLOOR 0 ENTBLD RM#0	PR-304.6	Repair damaged exterior siding	COMPLIED
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	Remove and properly dispose of large accumulation of litter and trash on side of structure	CITED

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Inspector: MELENDEZ, JAREL

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Approved By: _____

Date/Time: _____