

20

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

21. 612 Weiser St, Shelia & Victor Perez, owner, 612 Weiser St. Reading PA, Purchased May 1990
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>\$49.76⁴⁶</u>	Status: <u>PAID 2017</u>	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: \$2780 unpaid 12 BOLT trash
16 BOLT wheels 4 BOLT indoor furniture outdoors 1 BOLT motor
vehicle nuisance

Condition of Property Codes Certification: _____

**Blighted Property Review Committee
Determination Hearing**

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

City Hall, Council Chambers

Sheila & Victor Perez
612 Weiser St
Reading PA, 19601

815 Washington Street

In the matter of:

612 Weiser St

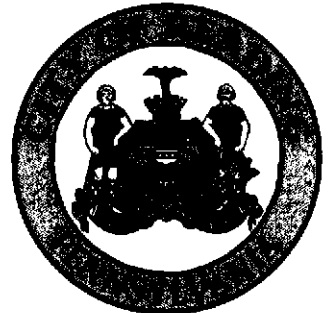
Sheila & Victor Perez owner(s)

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.

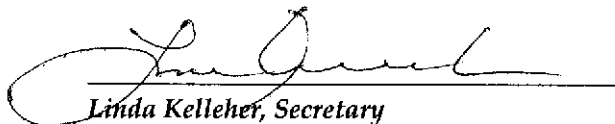
As per Codified Ordinance Chapter 1, Section 1-545, if the above-listed property is certified as blighted, the City of Reading Redevelopment Authority has the right to take possession, control, or title to the property via eminent domain proceedings, etc., if the conditions are not abated.

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*



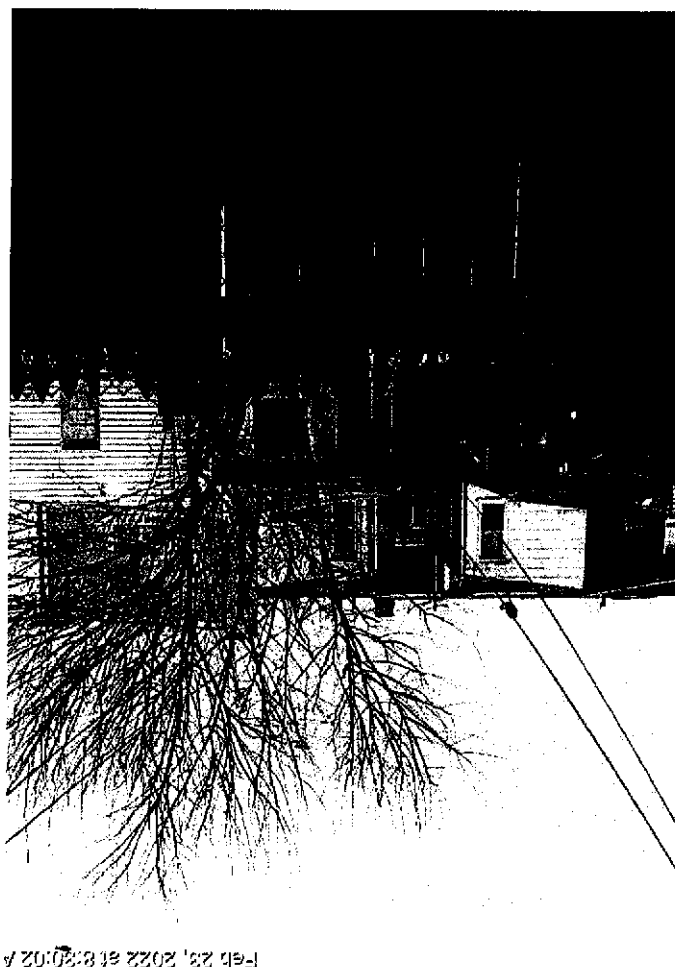

Heminton Urena, Chair


Linda Kelleher, Secretary

612 Weiser 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.

612



Feb 23, 2022 at 8:20:02 A



Feb 23, 2022 at 8:20:52 A

Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

612 Weiser St

Owned By: Sheila & Victor Perez

612 Weiser St

Reading, PA 19601

State of Pennsylvania

County of Berks

Juana Santos 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 612 Weiser St is true and correct to the best of my knowledge:

Water service status:

OFF

Delinquent Water Amount:

4,976.46

Date of Last Water Service:

5/22/17

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:

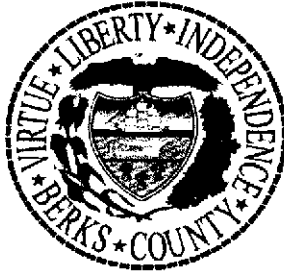
Juana Santos

Notary Public:

[Signature]

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: PEREZ VICTOR & SHEILA
612 WEISER ST
READING, PA 19601-2420
Location: 612 WEISER ST

PIN: 15530764439714
District: CITY OF READING - 15
School District: READING
Description: 3 STORY BRICK/MASONRY

A.V.
31,400
Deed Book / Page
2142 / 0980

STATEMENT OF ACCOUNT

There are currently no Delinquent Taxes due

STATEMENT OF RECEIPTS

There are currently no receipts



Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

612 Weiser St

Owned By: Sheila & Victor Perez

612 Weiser St

Reading, PA 19601

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 **612 Weiser 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: \$ 90.00

Amount in Collections: N/A

Miscellaneous Fees Unpaid: \$ 2690.00

Amount in Collections: \$ 1730.00

☒ 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:

☒ 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: April 17, 2024
Linda A. Kelleher, Notary Public
Berk County
Commission number 1083048
Member, Pennsylvania Association of Notaries

**Ownership Information**

UPI / Property ID: 15530764439714
Location Address: 612 WEISER ST
Owner's Name: PEREZ VICTOR & SHEILA

Mailing Address: 612 WEISER ST READING PA 19601-2420
Municipality: READING
School District: READING
Map PIN: 530764439714
Account #: 15681875

Recorded Documents

Deed / Instrument #: 21420980
Deed Date: 19900529
Deed Amount: 36000
Deed Reference 1:
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: ACCEPTED: 01-JUL-05
Market Land Value: 7000
Assessed Land Value: 7000
Building Value: 24400
Total Assessed Value: 31400
Property Class: RESIDENTIAL
Land Use Code: 117R
Clean & Green Year:
Net Acreage: 0.04
Description: 3 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: **612 weiser st**

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
10252717	Building & Trades Inspection Electrical	Needs to schedule an inspection	612 Weiser Street, Reading, PA, USA	Trades Clerical	None	Completed	June 17, 2021 8:13 am	June 22, 2021
3584965	No Water	my husband victor and son are stealing water from this house	612 Weiser St, Reading, PA 19601, USA	Codes Inspectors	Medium	Completed	December 27, 2017 2:37 pm	N/A
3085930	Infestation	This property has flea infestation.	612 Weiser Street, Reading, PA, United States	Codes Inspectors	High	Completed	August 28, 2017 1:22 pm	N/A
1597018	Sewer backup	5/14/16- SB	612 Weiser Street, Reading, PA, United States	Sanitary Sewers	None	Completed	May 16, 2016 12:58 pm	May 19, 2016
767528	Trash Enforcement	, 612 Weiser St has a ton of trash in their back yards, out of control and we need to deal them the maximum sanction or fine that we can from the PMI group.. Can PMI please take photos	612 Weiser Street, Reading, PA, United States, Reading, PA, 19601	Codes Inspectors	Medium	Completed	March 11, 2015 11:00 am	N/A