

11

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>2/14/22</u>	<u>4/8/22</u>
Notice Posted on Subject Property on	<u>N/A</u>	<u>N/A</u>
Delinquent Water	Determination Amount: <u>\$4976⁴⁶</u> Status: <u>off 2017</u>	Certification Amount: <u>\$528968</u> Status: <u>off 2017</u>
Delinquent Taxes	Amount: <u>N/A</u>	Amount: <u>N/A</u>
Electric Utility Status:	_____	_____
Gas Utility Status:	<u>N/A</u>	_____
Delinquent Trash/Recycling Amount:	_____	Amount: _____
Liens	Amount: _____	Amount: _____
Condition of Property Trades Determination: _____		
Condition of Property Trades Certification: _____		
Condition of Property Codes Determination: <u>\$2780 unpaid 12 QOL Trash</u> <u>6 QOL Weeds 4 QOL Indian furniture outdoors 1 QOL motor</u> <u>vehicle nuisance</u>		
Condition of Property Codes Certification: <u>\$2780 unpaid 1 Wal Dcs 11 QOL Trash</u> <u>6 QOL Weeds 4 QOL Indian furniture outdoors</u>		

Blighted Property Review Committee
Certification Hearing

May 19th, 2022 at 6:00 p.m.

City Hall, Council Chambers
815 Washington Street

Sheila & Victor Perez
612 Weiser St
Reading, PA 19601

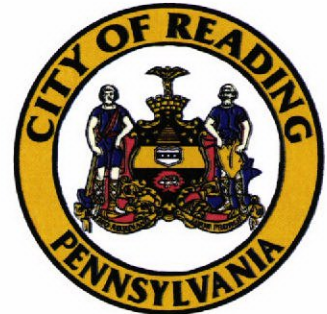
In the matter of:
612 Weiser St
Sheila & Victor Perez

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. This provides the property owner that this property was determined to meet at least one blight criteria on March 17th, 2022. You are hereby ordered as of May 19th, 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 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.

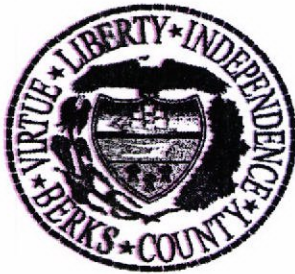
*For additional information or to register
for the hearing, call the
Property Maintenance Office at
610-655-6311 or email
Heather.Scheuring@ReadingPA.gov*




Heminton Urena, Chair


Linda Kelleher, Secretary





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

May 19th, 2022

SWORN AFFIDAVIT

612 Weiser St

Owned By: Sheila & Victor Perez
612 Weiser St
Reading, PA 19601

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

Water service status:

off

Delinquent Water Amount:

\$5289.68

Date of Last Water Service:

5/22/17

Trash/Recycling Delinquent Amount:

NA

Sworn to and subscribed before me this 13 day of May, 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]

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



Certification Hearing
May 19th, 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:

(1) Work Orders (1) Unpaid (0) Paid

(0) Notice of Violation – See Attached

Inspection Status:

Passed: N/A

Failed: N/A

Placarded: NO

Housing Fees Unpaid: \$ 90.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 2690.00

Amount in Collections: \$ 2130.00

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N)

Sworn to and subscribed before me this 13
day of May, 2022 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:

(10) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

() QOL.003 – Disposal of Trash/Rubbish

(6) QOL.004 – High Grass/Weeds

() QOL.005 – Littering/Scattering Rubbish

(1) QOL.006 – Motor Vehicle Nuisance

() QOL.007 – Operating a Food Cart Illegally

() QOL.008 – Operating/Vending Without Permit

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

() QOL.010 – Illegal Dumping

() QOL.011 – Littering by Private Advertising Matter

() QOL.012 – Snow/Ice Removal

(1) 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

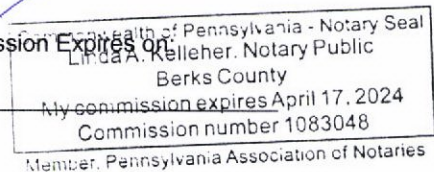
() QOL.021 – Satellite Dishes in Public View – Hist. Dist.

() QOL.022 – Failure to Have Licensed Trash Hauler

() QOL.023 – Unregistered Dumpster

Notary Public:

My Commission Expires on:



**Ownership Information**

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

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[GIS Data General Agreement and Terms](#)

Right to Know

APPLIED FILTERS



Date range: **Jan 1, 2000 - May 12, 2022**
 Department: **All**
 Keyword: **All**
 Request Type: **All**
 Status: **All**
 Address: **612 weiser**

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