

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

24. 831 Schuylkill Ave, Davis Davis, owner, 1406 Perkiomen Ave Reading PA, Purchased Sept 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>	<u>4/8/22</u>
Notice Posted on Subject Property on	<u>N/A</u>	<u>N/A</u>

	Determination		Certification	
Delinquent Water	Amount: <u>\$ 9409¹⁸</u>	Status: <u>off 2016</u>	Amount: <u>\$ 9700⁶⁵</u>	Status: <u>off 201</u>
Delinquent Taxes	Amount: <u>\$ 14727⁷¹</u>	<u>2011-21 C/S</u>	Amount: <u>\$ 16528³⁹</u>	<u>2011-21 C/S</u>
Electric Utility Status:		<u>Court School</u>		
Gas Utility Status:	<u>off 6-2008</u>			

Delinquent Trash/Recycling Amount: _____ Amount: _____

Liens Amount: _____ Amount: _____

Condition of Property Trades Determination: _____

Condition of Property Trades Certification: _____

Condition of Property Codes Determination: 4 Wht Odes 2 N/V \$10079⁵⁵ unpaid
3 G/L Trash 3 G/L Weeds

Condition of Property Codes Certification: 4 Wht Odes 2 N/V \$10479⁵⁵ unpaid
3 G/L Trash 3 G/L Weeds

Blighted Property Review Committee
Certification Hearing

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

City Hall, Council Chambers
815 Washington Street

Davis Davis
1406 Perkiomen Ave
Reading, PA 19602

In the matter of:
831 Schuylkill Ave
Davis Davis

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.

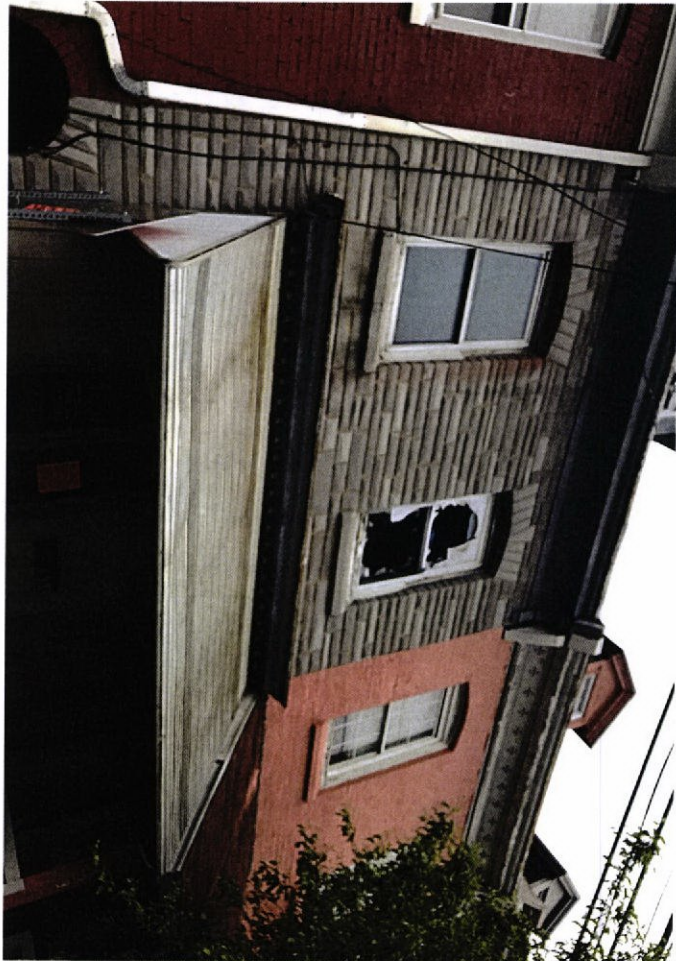
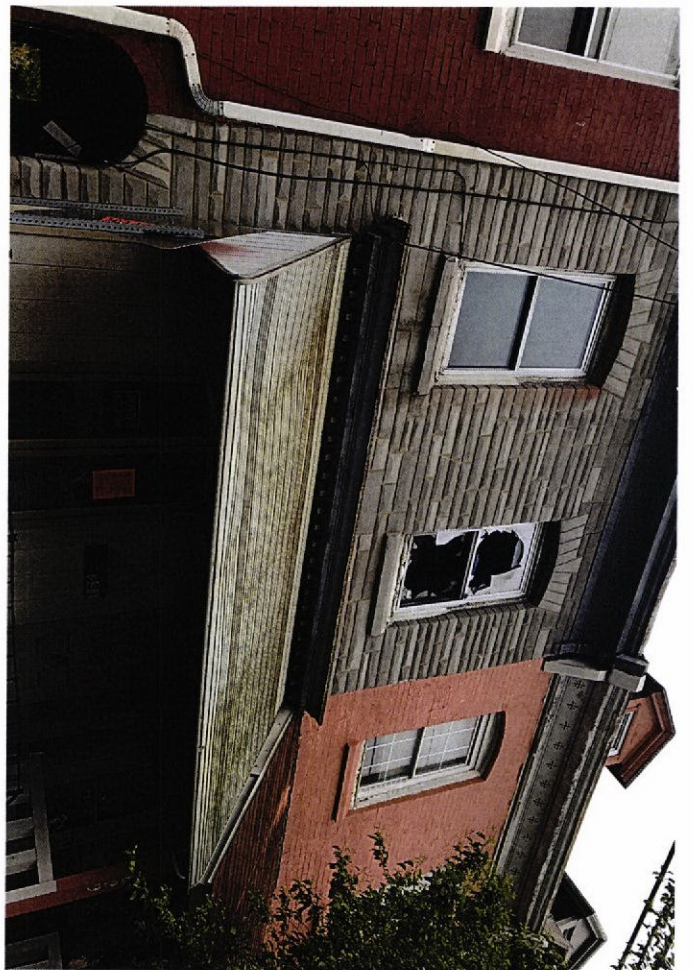
Persons affected may appear at the hearing to show cause why this action should be stayed, modified, or rescinded.

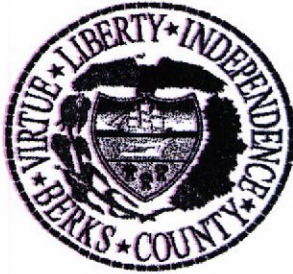
*For additional information or to register
for the hearing, call the
Property Maintenance Office at
610-655-6311 or email
Heather.Scheuring@ReadingPA.gov*




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: DAVIS C DAVIS
1406 PERKIOMEN AVE
READING, PA 19602-2136
Location: 831 SCHUYLKILL AV

PIN: 15530756348983
District: CITY OF READING - 15
School District: READING
Description: 2 STORY BRICK/MASONRY

A.V.
24,800

Deed Book / Page
2017 / 034951

STATEMENT OF ACCOUNT

Tax Year 2011 (Regular)

DAVIS C DAVIS

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Paid/Refund</u>	<u>Reductions</u>	<u>Balance 3rd P.</u>
County	171.99	17.20	39.76	272.90	501.85	0.00	0.00	501.85
District	355.48	35.55	82.04	0.00	473.07	0.00	0.00	473.07
School	408.21	40.82	94.36	0.00	543.39	0.00	0.00	543.39
Total 2011 Taxes Due:								1,518.31

Docket Year / Num: 2012 / 09549

Tax Year 2012 (Regular)

DAVIS C DAVIS

County	171.99	17.20	39.76	1,017.78	1,246.73	0.00	0.00	1,246.73
District	355.48	35.55	82.04	0.00	473.07	0.00	0.00	473.07
School	419.62	41.96	96.88	0.00	558.46	0.00	0.00	558.46
Total 2012 Taxes Due:								2,278.26

Docket Year / Num: 2013 / 09251

Tax Year 2013 (Regular)

DAVIS C DAVIS

County	182.83	18.28	42.28	201.78	445.17	0.00	0.00	445.17
District	389.09	38.91	89.88	0.00	517.88	0.00	0.00	517.88
School	419.62	41.96	96.88	0.00	558.46	0.00	0.00	558.46
Total 2013 Taxes Due:								1,521.51

Docket Year / Num: 2015 / 08220

Tax Year 2014 (Regular)

DAVIS C DAVIS

County	182.83	18.28	42.28	249.96	493.35	0.00	0.00	493.35
District	389.09	38.91	89.88	0.00	517.88	0.00	0.00	517.88
School	431.77	43.18	99.68	0.00	574.63	0.00	0.00	574.63
Total 2014 Taxes Due:								1,585.86

Docket Year / Num: 2015 / 08220

Tax Year 2015 (Regular)

DAVIS C DAVIS

County	182.83	18.28	42.28	224.68	468.07	0.00	0.00	468.07
District	389.09	38.91	89.88	0.00	517.88	0.00	0.00	517.88
School	431.77	43.18	99.68	0.00	574.63	0.00	0.00	574.63
Total 2015 Taxes Due:								1,560.58

Docket Year / Num: 2017 / 08330

Tax Year 2016 (Regular)

DAVIS C DAVIS

County	0.00	0.00	0.00	124.25	124.25	0.00	0.00	124.25
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	444.66	44.47	102.76	0.00	591.89	0.00	0.00	591.89
Total 2016 Taxes Due:								716.14

Tax Year 2017 (Regular)

Date: 5/5/2022
Time: 8:35:04AM

Dedicated to public service with integrity, virtue & excellence
www.co.berks.pa.us

Page 1 of 2
User: txnavar

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Paid/Refund</u>	<u>Reductions</u>	<u>Balance 3rd P.</u>
DAVIS C DAVIS								
County	182.83	18.28	42.28	30.00	273.39	0.00	0.00	273.39
District	438.69	43.87	101.36	0.00	583.92	0.00	0.00	583.92
School	444.66	44.47	102.76	0.00	591.89	0.00	0.00	591.89
Total 2017 Taxes Due:								1,449.20
Tax Year 2018 (Regular)								
DAVIS C DAVIS								
County	189.89	18.99	43.96	30.00	282.84	0.00	0.00	282.84
District	438.69	43.87	101.36	0.00	583.92	0.00	0.00	583.92
School	444.66	44.47	102.76	0.00	591.89	0.00	0.00	591.89
Total 2018 Taxes Due:								1,458.65
Tax Year 2019 (Regular)								
DAVIS C DAVIS								
County	189.89	18.99	39.25	229.45	477.58	0.00	0.00	477.58
District	438.69	43.87	90.50	0.00	573.06	0.00	0.00	573.06
School	444.66	44.47	91.75	0.00	580.88	0.00	0.00	580.88
Total 2019 Taxes Due:								1,631.52
Tax Year 2020 (Regular)								
DAVIS C DAVIS								
County	189.89	18.99	20.41	161.88	391.17	0.00	0.00	391.17
District	438.69	43.87	47.06	0.00	529.62	0.00	0.00	529.62
School	444.66	22.23	45.50	0.00	512.39	0.00	0.00	512.39
Total 2020 Taxes Due:								1,433.18
Tax Year 2021 (Regular)								
DAVIS C DAVIS								
County	189.89	18.99	1.57	173.59	384.04	0.00	0.00	384.04
District	449.60	44.96	3.71	0.00	498.27	0.00	0.00	498.27
School	444.66	44.47	3.67	0.00	492.80	0.00	0.00	492.80
Total 2021 Taxes Due:								1,375.11
Total Delinquent Taxes Due:								16,528.32
GOOD THROUGH 05/31/2022								

STATEMENT OF RECEIPTS

There are currently no receipts through 2011 - 2021 tax years.

Determination Hearing

May 19th, 2022

SWORN AFFIDAVIT

831 Schuylkill Ave

Owned By: Davis Davis
1406 Perkiomen Ave
Reading, PA 19602

State of Pennsylvania

County of Berks

Frank Sacco 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 831 Schuylkill Ave is true and correct to the best of my knowledge:

Water service status:

OFF

Delinquent Water Amount:

9,700.65

Date of Last Water Service:

11/3/16

Trash/Recycling Delinquent Amount:

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:

Notary Public:

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
831 Schuylkill Ave

Owned By: Davis Davis
1406 Perkiomen Ave
Reading, PA 19602

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 **831 Schuylkill Ave** is true and correct to the best of my knowledge:

(4) Work Orders (4) Unpaid (X) Paid

(2) Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 6/21/18

Placarded: NO

Housing Fees Unpaid: \$ 1240.00

Amount in Collections: \$ 1150.00

Miscellaneous Fees Unpaid: \$ 9239.55

Amount in Collections: \$ 6,672.79

() 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:

Notary Public:

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

**Ownership Information**

UPI / Property ID: 15530756348983
Location Address: 831 SCHUYLKILL AV
Owner's Name: DAVIS C DAVIS

Mailing Address: 1406 PERKIOMEN AVE READING PA 19602-2136
Municipality: READING
School District: READING
Map PIN: 530756348983
Account #: 15632150

Recorded Documents

Deed / Instrument #: 2017034951
Deed Date: 20170922
Deed Amount: 1
Deed Reference 1:
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: NOT ENROLLED
Market Land Value: 13000
Assessed Land Value: 13000
Building Value: 11800
Total Assessed Value: 24800
Property Class: RESIDENTIAL
Land Use Code: 112R
Clean & Green Year:
Net Acreage: 0.04

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 - May 12, 2022**
Department: **All**
Keyword: **All**
Request Type: **All**
Status: **All**
Address: **831 schuylkill**

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
8167439	Unsecured/Open Property	2nd floor front window is almost entirely broken out, needs covering	831 Schuylkill Ave, Reading, PA 19601	Codes Inspectors	None	Completed	June 18, 2020 12:40 pm	N/A
5284039	Property Inspections Scheduling	he needs to speak with someone about the inspection for this property it was in a fire back in July 2018. He is only able to start the repairs on this property due to illness/surgery. Could someone call him about this inspection?	831 Schuylkill Avenue, Reading, PA, USA	Codes Clerical	Medium	Completed	December 4, 2018 2:09 pm	December 7, 2018

Case: 215353

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 621968

Insp Type: N.O.V.

Date: 10/11/2021

Address: 831 SCHUYLKILL AV, READING

Owner Information:

Name: DAVIS C DAVIS

Address: 1406 PERKIOMEN AVE
READING PA 19602-**Property Information:**

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
5	APT# FLOOR 0 ALLEXT RM#0	NOTE	please contact inspector at 610-655-6466 or email jeffrey.young@readingpa.gov	
5	APT# FLOOR 0 ALLEXT RM#0	PR-302.4	cut and maintain all high grass/weeds in front and rear of property	
5	APT# FLOOR 0 ALLEXT RM#0	PR-302.8	remove all vehicles parked on unapproved surface and remove all inoperable, uninspected vehicles from rear of property	
5	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	remove all trash and rubbish from front and rear of property	

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

Inspector: YOUNG, JEFFREY

Phone: (610)655-6466 x

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: 215353

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 621972

Insp Type: N.O.V.

Date: 10/25/2021

Address: 831 SCHUYLKILL AV, READING

Owner Information:

Name: DAVIS C DAVIS

Address: 1406 PERKIOMEN AVE

READING PA 19602-

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
5	APT# FLOOR 0 ALLEXT RM#0	NOTE	please contact inspector at 610-655-6466 or email jeffrey.young@readingpa.gov	
5	APT# FLOOR 0 ALLEXT RM#0	PR-302.4	cut and maintain all high grass/weeds in front and rear of property	CITED
5	APT# FLOOR 0 ALLEXT RM#0	PR-302.8	remove all vehicles parked on unapproved surface and remove all inoperable, uninspected vehicles from rear of property	
5	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	remove all trash and rubbish from front and rear of property	CITED

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____