

PROPERTY SUMMARY SHEET
AUGUST 6, 2026 at 6 pm
DETERMINATION & CERTIFICATION HEARING

10. 1145 Cotton St, 1145 Cotton Street LLC owner, 1145 Cotton St., Reading PA, Family Transfer 2025
I, Linda A. Kelleher, am employed by the City of Reading in its 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, fine the following conditions exist:

	Determination	Certification
Notice Mailed First Class to Property Owner on	7-1-26	
Notice Posted on Subject Property on	7-4-26	
Delinquent Water	Determination Amount: \$14656.95	Certification Status Off 9\12 Amount: \$ Status
Delinquent Taxes	(water, sewer, trash, recycling fees)	
Electric Utility Status:	Amount: \$32,579.22	2009-25 City/County/School Amount: \$
Gas Utility Status:		

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: 9 NoV, 4 Work Orders, Failed Inspection 9\22, \$200 unpaid, 27 QoL Trash, 18 QoL Weeds, 3 QoL indoor furniture outdoors

Property Maintenance Condition Certification:



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690

July 1st, 2026

DETERMINATION HEARING **REGARDING POTENTIALLY BLIGHTED PROPERTY**

1145 Cotton Street LLC
1145 Cotton Street LLC
Reading, PA 19602

RE: 1145 Cotton St
Parcel #: 10531630174940

Dear 1145 Cotton Street LLC,

Please be advised that this property has been identified by City staff as a potentially blighted property pursuant to the City of Reading Codified Ordinance Chapter 23, Part 9, Sections 23-903A, 904 and 906, available on the City's website at www.ReadingPA.gov.

Notice is hereby given that a blight determination hearing will be conducted by the Blighted Property Review Committee to determine if the conditions at the property meet the legal definition of "blight" and whether further action is warranted under applicable laws and ordinances.

THE BLIGHT DETERMINATION HEARING WILL BE HELD ON

August 6th, 2026 at 6:00pm
Location: 815 Washington St, Reading PA
2nd Floor, Council Chambers

At this hearing, you or your authorized representative will have the opportunity to present evidence, provide testimony, and respond to any findings or documentation presented by the City of Reading and the Committee regarding the condition of the property.

Failure to appear at the hearing may result in a determination being made in your absence and may lead to enforcement actions, including but not limited to abatement procedures, fines, placement of liens on the property and eventual taking of the property through eminent domain proceedings.

For additional information or to register for the hearing, you may contact Heather Scheuring, Blight/Transfer Officer at Heather.Scheuring@readingpa.gov or 610-655-6311, within 24 hours of the hearing. If you require an interpreter, please provide 7-day notice.

We encourage your cooperation and look forward to your participation in the upcoming hearing.

Sincerely,

Signed by:



Jamie Lee Keith – BPRC Chair


Linda Kelleher - Secretary



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690

July 1st, 2026

AUDIENCIA DE DETERMINACIÓN RESPECTO A PROPIEDADES POTENCIALMENTE DETERIORADA

1145 Cotton Street LLC
1145 Cotton St
Reading, PA 19602

RE: 1145 Cotton St
Parcel #: 010531630174940

Estimado 1145 Cotton Street LLC,

Tenga en cuenta que el personal de la ciudad ha identificado esta propiedad como una propiedad potencialmente deteriorada de conforme con la Ordenanza Codificada de la Ciudad de Reading, Capítulo 23, Parte 9, Secciones 23-903A, 904 y 906, disponible en el sitio web de la Ciudad en www.ReadingPA.gov.

Por la presente se notifica que el Comité de Revisión de Propiedades Deterioradas llevará a cabo una audiencia para determinar si las condiciones de la propiedad cumplen con la definición legal de "deterioro" y si se justifican la adopción de medidas adicionales en virtud las leyes y ordenanzas aplicables.

LA AUDIENCIA DE DETERMINACIÓN DE DETERIORO SE CELEBRARÁ EL

August 6th, 2026 en 6:00pm
Ubicación: 815 Washington St, Reading PA
Piso dos, Sala del Consejo

En esta audiencia, usted o su representante autorizado tendrán la oportunidad de presentar evidencia, brindar testimonio y responder a cualquier hallazgo o documentación presentada por la Ciudad de Reading y el Comité con respecto a la condición de la propiedad.

La falta de comparecencia a la audiencia puede tener como resultado que se tome una determinación en su ausencia y puede dar lugar a acciones de cumplimiento, incluidos, entre otros, procedimientos de reducción, multas, colocación de gravámenes sobre la propiedad y eventual toma de la propiedad a través de procedimientos de dominio eminente.

Para obtener más información o inscribirse en la audiencia, puede comunicarse con Heather Scheuring, Oficial de Traslados y Deterioro, a Heather.Scheuring@readingpa.gov o al 610-655-6311, dentro de las 24 horas posteriores a la audiencia. Si necesita un intérprete, por favor, avísenos con 7 días de anticipación.

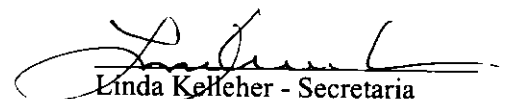
Agradecemos su cooperación y esperamos contar con su participación en la próxima audiencia.

Atentamente,

Signed by:



JAMIE E. KEITH
Jamie E. Keith - BPRC Presidente


Linda Kelleher - Secretaria

☐ Any premises which:

1. is ascertained to be a public nuisance due to physical condition or use and regarded as such at common law and deemed to be a danger to public health, safety and welfare or public nuisance as regulated by a locally adopted property maintenance code or, if no such code exists, any compatible code enacted by the act of November 10, 1999 (P.L. 491, No. 45), known as the Pennsylvania Construction Code Act; or
2. the condition of which contains an attractive nuisance created by physical condition, use or occupancy, including abandoned water wells, shafts, basements, excavations and unsafe fences or other structures, or which contains an unauthorized entry, unsafe equipment, or other safety risk.

☐ A dwelling that has been condemned or otherwise deemed unfit for occupancy or use by the local authority having jurisdiction due to dilapidated, unsanitary, unsafe or vermin infested condition or that is lacking in the facilities and equipment required by the Pennsylvania Construction Code Act.

☐ A structure determined by the local authority having jurisdiction to be a fire hazard or otherwise that could easily catch fire or cause a fire and endanger public health, safety and welfare.

☐ A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

☐ A property that is vacant and has not been rehabilitated within one (1) year from receipt of notice for corrective action as issued by the local authority having jurisdiction, except a property where valid construction permit is in place.

☐ A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition or a structure previously located on the property and for which no payments on the lien have been made for a period of twelve (12) months.

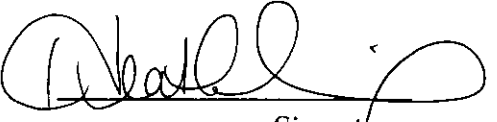
☐ A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority to determine the taxable value of the property.

☐ A property that has been declared abandoned in writing by the owner, including an estate that is in possession of the property.



PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 1145 Cotton St, Reading PA on the 4th day of July, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

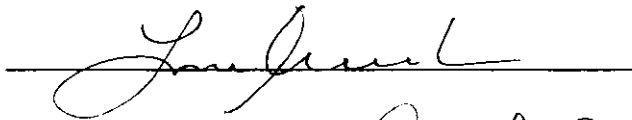
Heather Scheuring
Print Name

Blight/Transfer Officer
Position

State of Pennsylvania
County of Berks

Subscribed and sworn or affirmed before me on this 24 day of July,
2026

Notary Public



Commission Expires on April 17 2028

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kalleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries

Saturday, July 04, 2026 11:00AM



Saturday, July 04, 2026 11:00AM

 **CITY OF READING, PENNSYLVANIA**
BLIGHTED PROPERTY REVIEW COMMISSION
815 W. LEBANON ST., 2ND FL.
READING, PA 19601-1000
APR 18, 2024

**DETERMINATION HEARING
REGARDING POTENTIALLY BLIGHTED PROPERTY**

1145 Conno Street LLC
1145 Conno Street LLC
Reading, PA 19602

RE: 1145 Conno St.
Parcel #: 0073105010000

1145 Conno Street LLC

Please be advised that this property has been identified by City staff as a potentially blighted property pursuant to the City of Reading Unified Ordinance Chapter 33, Part 9, Sections 23-802A, 201 and 202, as applicable to the City's website at www.ReadingPA.gov.

Notice is hereby given that a blight determination hearing will be conducted by the Blighted Property Review Commission to determine if the conditions of the property meet the legal definition of "blight" and whether further action is warranted under applicable laws and ordinances.

THE BLIGHT DETERMINATION HEARING WILL BE HELD ON:

August 10, 2026 at 4:00pm
Location: 815 W. Lebanon St., Reading PA
2nd Floor, Council Chambers

At this hearing, you or your authorized representative will have the opportunity to present evidence, provide testimony, and respond to any findings or recommendations presented by the City of Reading and the Commission regarding the condition of the property.

Failure to appear at the hearing may result in a determination being made in your absence and may lead to enforcement action, including you may be listed as delinquent taxpayers, loss of payment of fees on the property, and potential seizure of the property through eminent domain proceedings.

For additional information or to register for the hearing, you may contact Heather Schenck, Blight Training Officer at (610) 263-0700 or (610) 455-4511, within 24 hours of the hearing. If you require a translator, please provide 72-hour notice.

We encourage your cooperation and look forward to your participation in the upcoming hearing.

Sincerely,
 John J. DeLoe, Mayor
 John J. DeLoe, Mayor

Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

1145 Cotton St

Owned By: 1145 Cotton Street LLC
1145 Cotton St
Reading, PA 19602

State of Pennsylvania
County of Berks

I 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 1145 Cotton St is true and correct to the best of my knowledge:

Water service status:

OFF

Delinquent Water Amount:

\$ 14,656.95

Date of Last Water Service:

9/7/12

Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 24 day of Aug, 2026 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

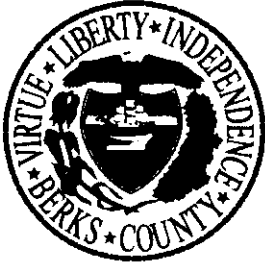
Signature of Affiant:

Notary Public:

My Commission Expires on

April 17 2028

Commonwealth of Pennsylvania - Notary Seal
Linda A. Keleher, Notary Public
Berks County
My commission expires April 17, 2028
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@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

July 21, 2026

I, **Nicole E. Blanding**, in my capacity as Director of the Berks County Tax Claim Bureau, which is the custodian of delinquent Berks County Tax records, certify the attached Certifications are true and accurate to the best of my knowledge. Each statement provides complete details of the requested property location, and outlines the delinquent balances owed, along with the years to which they pertain.

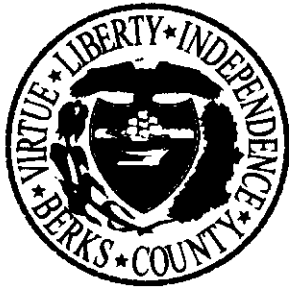
If you have any questions, please feel free to contact me via email at nblanding@berkspa.gov, or by phone at (610) 898-1011, during normal business hours Monday-Friday, from 8am-4pm.

Sincerely,

Nicole E. Blanding, Director
Berks County Tax Claim Bureau

Dedicated to public service with integrity, virtue & excellence.

www.berkspa.gov/taxclaim



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@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

02/2024 - Wyomissing School District is now being collected by Tax Claim, but not all of the figures are in. TCB can certify 2019-2024. Please be sure to contact the school district to confirm the total amount due for any prior years owed.

Owner: 1145 COTTON STREET LLC
1145 COTTON ST
READING, PA 19602
Location: 1145 COTTON ST

PIN: 10531630174940
District: CITY OF READING - 10
School District: READING
Description: 3 STORY BRICK/MASONRY

Current A.V.
28,400

Deed Book / Page

CERTIFICATE OF DELINQUENT TAXES

Tax Year 2009 (Regular)

CHAVANNES MARIE L

	<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	28.56	0.00	15.75	922.36	966.67	0.00	0.00	966.67
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	535.26	46.75	327.75	0.00	909.76	0.00	0.00	909.76

Tax Year 2010 (Regular)

CHAVANNES MARIE L

County	196.95	19.70	121.50	168.11	506.26	0.00	0.00	506.26
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	467.46	46.75	289.50	0.00	803.71	0.00	0.00	803.71

Tax Year 2011 (Regular)

CHAVANNES MARIE L

County	196.95	19.70	121.50	340.28	678.43	0.00	0.00	678.43
District	407.09	40.71	252.00	0.00	699.80	0.00	0.00	699.80
School	467.46	46.75	289.50	0.00	803.71	0.00	0.00	803.71

Tax Year 2012 (Regular)

CHAVANNES MARIE L

County	0.00	0.00	0.00	127.97	127.97	0.00	0.00	127.97
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	480.53	48.05	297.00	0.00	825.58	0.00	0.00	825.58

Docket Year / Num: 2013 / 08497

Tax Year 2013 (Regular)

CHAVANNES MARIE L

County	209.36	20.94	129.75	30.00	390.05	0.00	0.00	390.05
District	445.57	44.56	276.00	0.00	766.13	0.00	0.00	766.13
School	480.53	48.05	297.00	0.00	825.58	0.00	0.00	825.58

Tax Year 2014 (Regular)

CHAVANNES MARIE L

County	209.36	20.94	129.75	30.00	390.05	0.00	0.00	390.05
District	445.57	44.56	276.00	0.00	766.13	0.00	0.00	766.13
School	494.44	49.44	306.00	0.00	849.88	0.00	0.00	849.88

Tax Year 2015 (Regular)

CHAVANNES MARIE L

County	209.36	20.94	129.75	30.00	390.05	0.00	0.00	390.05
District	445.57	44.56	276.00	0.00	766.13	0.00	0.00	766.13
School	494.44	49.44	306.00	0.00	849.88	0.00	0.00	849.88

Tax Year 2016 (Regular)

Date: 7/21/2026
Time: 10:47:49AM

Dedicated to public service with integrity, virtue & excellence
<https://www.berkspa.gov/departments/tax-claim-bureau>

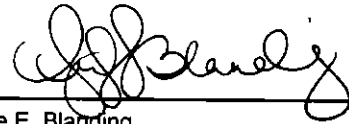
Page 1 of 3
User: tmbland

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Pay/Refund</u>	<u>Reductions</u>	<u>Balance</u>	<u>3rd P.</u>
CHAVANNES MARIE L									
County	209.36	20.94	129.75	30.00	390.05	0.00	0.00	390.05	
District	502.37	50.24	310.50	0.00	863.11	0.00	0.00	863.11	
School	509.21	50.92	315.00	0.00	875.13	0.00	0.00	875.13	
Tax Year 2017 (Regular)									
CHAVANNES MARIE L									
County	209.36	20.94	129.75	30.00	390.05	0.00	0.00	390.05	
District	502.37	50.24	310.50	0.00	863.11	0.00	0.00	863.11	
School	509.21	50.92	315.00	0.00	875.13	0.00	0.00	875.13	
Tax Year 2018 (Regular)									
CHAVANNES MARIE L									
County	217.46	21.75	134.25	30.00	403.46	0.00	0.00	403.46	
District	502.37	50.24	310.50	0.00	863.11	0.00	0.00	863.11	
School	509.21	50.92	315.00	0.00	875.13	0.00	0.00	875.13	
Tax Year 2019 (Regular)									
CHAVANNES MARIE L									
County	217.46	21.75	128.88	282.12	650.21	0.00	Docket Year / Num: 2020 / 10343 0.00	650.21	
District	502.37	50.24	298.08	0.00	850.69	0.00	0.00	850.69	
School	509.21	50.92	302.40	0.00	862.53	0.00	0.00	862.53	
Tax Year 2020 (Regular)									
CHAVANNES MARIE L									
County	217.46	21.75	107.40	197.85	544.46	0.00	Docket Year / Num: 2021 / 5738 0.00	544.46	
District	502.37	50.24	248.40	0.00	801.01	0.00	0.00	801.01	
School	509.21	25.46	240.60	0.00	775.27	0.00	0.00	775.27	
Tax Year 2021 (Regular)									
COMOND MARVIN									
County	217.46	21.75	85.92	269.43	594.56	0.00	Docket Year / Num: 2022 / 5433 0.00	594.56	
District	514.86	51.49	204.00	0.00	770.35	0.00	0.00	770.35	
School	509.21	50.92	201.60	0.00	761.73	0.00	0.00	761.73	
Tax Year 2022 (Regular)									
GOLDEN CIRCLE REALTY LLC									
County	217.46	21.75	64.44	262.71	566.36	0.00	Docket Year / Num: 2023 / 6369 0.00	566.36	
District	514.86	51.49	153.00	0.00	719.35	0.00	0.00	719.35	
School	509.21	50.92	151.20	0.00	711.33	0.00	0.00	711.33	
Tax Year 2023 (Regular)									
GOLDEN CIRCLE REALTY LLC									
County	217.46	21.75	44.75	196.55	480.51	0.00	Docket Year / Num: 2024 / 7819 0.00	480.51	
District	514.86	51.49	106.25	0.00	672.60	0.00	0.00	672.60	
School	509.21	50.92	105.00	0.00	665.13	0.00	0.00	665.13	
Tax Year 2024 (Regular)									
GOLDEN CIRCLE REALTY LLC									
County	237.00	23.70	27.44	251.71	539.85	0.00	Docket Year / Num: 2025 / 5323 0.00	539.85	
District	514.86	51.49	59.50	0.00	625.85	0.00	0.00	625.85	
School	509.21	50.92	58.80	0.00	618.93	0.00	0.00	618.93	
Tax Year 2025 (Regular)									
1145 COTTON STREET LLC									
County	255.97	25.60	10.55	193.60	485.72	0.00	Docket Year / Num: 2026 / 7459 0.00	485.72	
District	514.86	51.49	21.25	0.00	587.60	0.00	0.00	587.60	
School	509.21	50.92	21.00	0.00	581.13	0.00	0.00	581.13	

Delinquent Taxes due: \$32,579.22

Figures shown above are good for 30 days from the date of this Certificate.

Upon payment in full of the delinquent taxes, penalties, interest and costs, as shown above, the tax claim filed to the **DOCKET NUMBERS as shown above, will be marked satisfied** within forty-five (45) days of such payment. Please submit a copy of this Tax Certification with payment.



By: Nicole E. Blanding
Tax Claim Director

WARNING: Tax Claim does not collect for the following school districts: Daniel Boone, Boyertown, Exeter, or Upper Perkiomen. Please be sure to contact those parties directly to discuss any amounts that may be due to them.

CERTIFICATIONS CAN BE REQUESTED ONLINE!! Be sure to visit: www.berkspa.gov/tcbcerts to expedite the request.



Certification Hearing
August 6th, 2026

SWORN AFFIDAVIT
1145 Cotton St

Owned By: 1145 Cotton Street LLC
1145 Cotton St
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 **1145 Cotton St** is true and correct to the best of my knowledge:

(4) Work Orders (4) Unpaid (0) Paid

(9) Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 9/8/2022

Placarded: NO

Housing Fees Unpaid: \$ 200.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 0

Amount in Collections: \$ 0

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) _____

(18) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

(2) QOL.003 – Disposal of Trash/Rubbish

(18) QOL.004 – High Grass/Weeds

(1) QOL.005 – Littering/Scattering Rubbish

() QOL.006 – Motor Vehicle Nuisance

() QOL.007 – Operating a Food Cart Illegally

() QOL.008 – Operating/Vending Without Permit

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

() QOL.010 – Illegal Dumping

() QOL.011 – Littering by Private Advertising Matter

() QOL.012 – Snow/Ice Removal

(5) 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

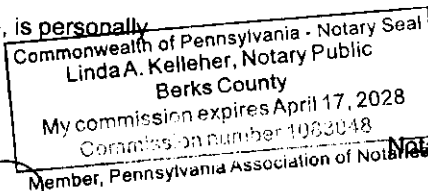
() QOL.020 – Failure to Obtain Permits in Historic District

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

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

() QOL.023 – Unregistered Dumpster

Sworn to and subscribed before me this 24
day of July, 2026 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:

April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 10531630174940
 1145 COTTON STREET LLC

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 1145 COTTON ST
 READING

Site Location: 1145 COTTON ST
 Description: 3 STORY BRICK/MASONRY

Land Use Code: 117R - 3 STORY BRICK
 ONE FAMILY ROW HOME
 Municipality: 10 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	5,500
Actual Building	22,900
Actual Total	28,400
Taxable Land	5,500
Taxable Building	22,900
Taxable Total	28,400

Ownership

Owner 1 1145 COTTON
 STREET LLC
 Owner 2
 Care Of
 Mailing Address 1145 COTTON ST
 READING, PA
 19602
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
06/13/2025	\$1	02 - FAMILY TRANSFER	2025017728		

ADDL DEED 1 BK/INST:
 ADDL DEED 1 PAGE:

ADDL DEED 2 BK/INST:
 ADDL DEED 2 PAGE:

ADDL DEED 3 BK/INST:
 ADDL DEED 3 PAGE:

Lot #:

Id	Request Type	Description	Address	Date Created
11939259	Abandoned Property	Bob from Building and Trade sent us pictures showing the conditions of the exterior rear of the property. Trash in rear of property. Exterior conditions being addressed by Building and Trade. Property must be cleaned. Notice of violation is recommended. G.M.	1145 Cotton St, Reading, PA, USA	2016-07-07 15:24:13
4459910	Over grown grass and weeds	over grown grass and weeds	1145 Cotton Street, Reading, PA, USA	2016-07-07 15:25:21
5287890	Unsecured/Open Property	Open 3rd floor window and drug paraphernalia on floor	1145 Cotton Street, Reading, PA, USA	2016-07-07 15:25:56
7340882	Unsecured/Open Property	several windows broken on 1st floor, basement door is unsecured.	1145 Cotton Street, Reading, PA, USA	2016-07-07 15:28:25
9035564	Trash Enforcement	Trash scattered and small amount of construction material on the porch.	1145 Cotton Street, Reading, PA, USA	2016-07-07 15:32:04
10777983	Over grown grass and weeds	high weeds in the alleyway	1145 Cotton Street, Reading, PA, USA	2016-07-07 15:32:48
11726034	Trash Enforcement	there construction debris and trash in the rear of this property, this can be seen from the alley way	1145 Cotton Street, Reading, PA, USA	2016-07-07 15:33:01
12550545	Over grown grass and weeds	high grass in the rear attracting snakes	1145 Cotton Street, Reading, PA, USA	2016-07-07 15:33:10
14129723	Roofs/Drainage	THE NEIGHBOR @ 1147 COTTON ST IS GETTING WATER DAMAGE FROM THIS ADDRESSES ROOF WHEN IT RAINS.	1145 Cotton Street, Reading, PA, USA	2016-07-07 15:33:54
PMD7750	Trash Enforcement	has trash everywhere and high weeds and grass trash in back yard	1145 Cotton Street, Reading, PA, USA	6/25/2025
PMD13597	Abandoned Property	resident lives at 1143 cotton says the neighboring property at 1145 cotton st is a abandoned property and the door in the rear to the basement is rotten and broken and cats and rodents are going into the property. She would like for the city to board it and close it up .	1145 Cotton Street, Reading, PA, USA	5/22/2026

Case: 222730

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 501211

Insp Type: N.O.V.

Date: 08/18/2017

Address: 1145 COTTON ST, READING 19602-

Owner Information:

Name: GOLDEN CIRCLE REALTY LLC

Address: PO BOX 664

ADAMSTOWN PA 19501-

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
30	APT# FLOOR 0 EXTFRT RM#0	PR-305.4	repair hole in front steps leading to front door	

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

Inspector: WEITZEL, SHAWN

Phone: (610)655-6252 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 to 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: 222730

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 501262

Insp Type: N.O.V.

Date: 09/18/2017

Address: 1145 COTTON ST, READING 19602-

Owner Information:

Name: GOLDEN CIRCLE REALTY LLC
Address: PO BOX 664
ADAMSTOWN PA 19501-

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

Inspector: WEITZEL, SHAWN

Phone: (610)655-6252 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 to 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: 222730

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 502031

Insp Type: N.O.V.

Date: 08/25/2017

Address: 1145 COTTON ST, READING 19602-

Owner Information:

Name: GOLDEN CIRCLE REALTY LLC

Address: PO BOX 664

ADAMSTOWN PA 19501-

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
10	APT# FLOOR 0 EXREAR RM#0	QOL.001	properly dispose of trash and debris and maintain.	

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

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 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 to 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: 222730

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 569725

Insp Type: N.O.V.

Date: 02/27/2020

Address: 1145 COTTON ST, READING 19602-

Owner Information:

Name: GOLDEN CIRCLE REALTY LLC

Address: PO BOX 664

ADAMSTOWN PA 19501-

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
30	APT# FLOOR 0 EXTLFT RM#1	PR-304.13.2	window on first floor exterior left in falling out needs to to be properly repaired/replaced.	
30	APT# FLOOR 0 EXTLFT RM#1	PR-304.7	rear porch roof is rotting and falling in on itself. Needs to be removed/replaced.	

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

Inspector: BLANKENBILLER, EDWARD

Phone: (610)655-1851 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 to 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: 222730

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 569757

Insp Type: N.O.V.

Date: 08/21/2020

Address: 1145 COTTON ST, READING 19602-

Owner Information:

Name: GOLDEN CIRCLE REALTY LLC

Address: PO BOX 664

ADAMSTOWN PA 19501-

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
30	APT# FLOOR 0 EXTLFT RM#1	PR-304.13.2	window on first floor exterior left in falling out needs to to be properly repaired/replaced.	CITED
30	APT# FLOOR 0 EXTLFT RM#1	PR-304.7	rear porch roof is rotting and falling in on itself. Needs to be removed/replaced.	CITED

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

Inspector: BLANKENBILLER, EDWARD

Phone: (610)655-1851 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

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Thank you for your cooperation.

Approved By:

Date/Time:

Case: 222730

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 649818

Insp Type: N.O.V.

Date: 06/12/2023

Address: 1145 COTTON ST, READING 19602-

Owner Information:

Name: GOLDEN CIRCLE REALTY LLC
Address: PO BOX 664
ADAMSTOWN PA 19501-

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
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	All pending violations must be complied before transferring or selling property.	
1	APT# FLOOR 0 ENTBLD RM#0	PR-108.2	Vacant Structure found open unsecured. Property must be secured	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.4	Cut and maintain weeds under six inches	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Exterior structure must be brought into code compliance. Windows, roof, walls.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	Rear deck must be removed or repaired.	

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

Inspector: MARTE, GUIDO

Phone: (610)655-2436 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 to 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: 222730

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 649819

Insp Type: N.O.V.

Date: 06/22/2023

Address: 1145 COTTON ST, READING 19602-

Owner Information:

Name: GOLDEN CIRCLE REALTY LLC

Address: PO BOX 664

ADAMSTOWN PA 19501-

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
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	All pending violations must be complied before transferring or selling property.	CITED
1	APT# FLOOR 0 ENTBLD RM#0	PR-108.2	Vacant Structure found open unsecured. Property must be secured	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.4	Cut and maintain weeds under six inches	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Exterior structure must be brought into code compliance. Windows, roof, walls.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	Rear deck must be removed or repaired.	CITED

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

Inspector: MARTE, GUIDO

Phone: (610)655-2436 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

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Thank you for your cooperation.

Approved By:

Date/Time:

Case: 222730

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 650129

Insp Type: N.O.V.

Date: 09/08/2023

Address: 1145 COTTON ST, READING 19602-

Owner Information:

Name: GOLDEN CIRCLE REALTY LLC

Address: PO BOX 664

ADAMSTOWN PA 19501-

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
1	APT# FLOOR 0 ENTBLD RM#0	PR-108.2	Vacant Structure found open unsecured. Property must be secured	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.4	Cut and maintain weeds under six inches	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Exterior structure must be brought into code compliance. Windows, roof, walls.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	Rear deck must be removed or repaired.	CITED

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

Inspector: MARTE, GUIDO

Phone: (610)655-2436 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 to 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:

**City of Reading**815 Washington Street, Reading, PA
19601Case Number: **CCPMD-2507-02738**Case Type: **RPA - Code Case Property Maintenance**Date Case Established: **07/18/2025**Compliance Deadline: **08/04/2025****Owner:** GOLDEN CIRCLE REALTY LLC**Mailing Address**GOLDEN CIRCLE REALTY LLC
PO Box 664
ADAMSTOWN, PA 19501**Notice of Violation for the following location:****Address**1145 COTTON ST
READING, PA 19602**Parcel****10531630174940**

This inspection report is limited to violations identified under the City of Reading's Property Maintenance Code. It does not include, represent, or certify compliance with any other provisions of the City of Reading Code of Ordinances, including but not limited to the Housing Registration and Rental Licensing requirements, nor does it address pending or outstanding administrative fees, fines, permits, or enforcement actions associated with the property.

Violation: NOTE - NOTE**Corrective Action:** Any questions contact inspector Sanchez 610-655-2437, Cell 484-955-5251 or email me at
Ivan.sanchez@readingpa.gov
Will recheck- 9/16/25 @ 2PM**Compliance Date:** 08/04/2025**Violation: PR-111.1 - APPLICATION FOR APPEAL**

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Compliance Date: 08/29/2025**Violation: PR-302.4 - WEEDS**

All premises and exterior property shall be maintained free from weeds or plant growth in excess of six (6) inches (152.4 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Corrective Action: Cut & maintain all high grass/weeds to less than 6 inches on property.**Compliance Date:** 09/16/2025**Violation: PR-302.4 - WEEDS**

All premises and exterior property shall be maintained free from weeds or plant growth in excess of six (6) inches (152.4 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Corrective Action: Cut & maintain all high grass/weeds to less than 6 inches on property.**Compliance Date:** 08/04/2025

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2507-02738**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 07/18/2025****Compliance Deadline: 08/04/2025****Violation: PR-304.10 - STAIRWAYS, DECKS, PORCHES, AND**

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Corrective Action: REPAIR REAR PORCH ROOF TO AN APPROVED CONDITION**Compliance Date: 09/16/2025****Violation: PR-705.1 - ACCUMULATIONS**

Rubbish, garbage or other materials shall not be stored or allowed to accumulate in stairways, passageways, doors, windows, fire escapes or other means of egress.

Corrective Action: - Remove all rubbish/garbage/debris from property**Compliance Date: 08/04/2025****Violation: PR-705.1 - ACCUMULATIONS**

Rubbish, garbage or other materials shall not be stored or allowed to accumulate in stairways, passageways, doors, windows, fire escapes or other means of egress.

Corrective Action: - Remove all rubbish/garbage/debris from property**Compliance Date: 09/16/2025**

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 to 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.

Sincerely,

Ivan Sanchez
Property Maint. Inspector