

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

17. 820 Franklin St, Paula B. Santa owner, 119 N 23rd St., Reading PA, Purchased 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, find 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: \$0	Certification Status On Amount: \$ (water, sewer, trash, recycling fees)
Delinquent Taxes	Amount: N/A	Amount: \$
Electric Utility Status:		
Gas Utility Status:		

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: 2 NoV, Failed Inspection 9/19, \$250 unpaid, QoL Trash

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**

Paula B Santa
Paula B Santa
Reading, PA 19606

RE: 820 Franklin St
Parcel #: 3530628996582

Dear Paula B Santa,

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:



248F6D90432AAB8
Jamie L. 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

Paula B Santa
119 N 23rd St
Reading, PA 19606

RE: 820 Franklin St
Parcel #: 03530628996582

Estimado Paula B Santa,

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 L. 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.

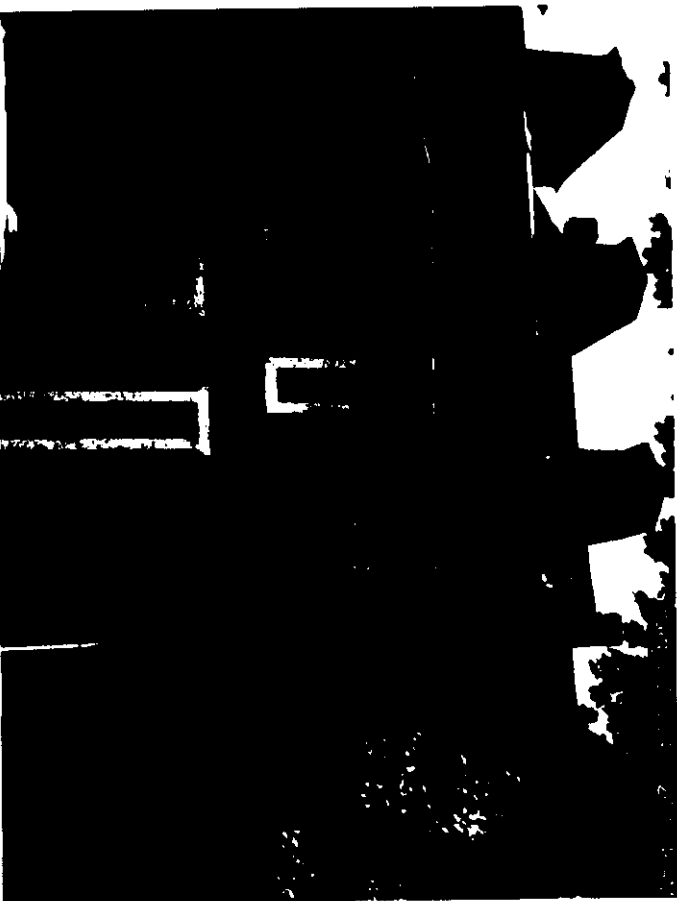
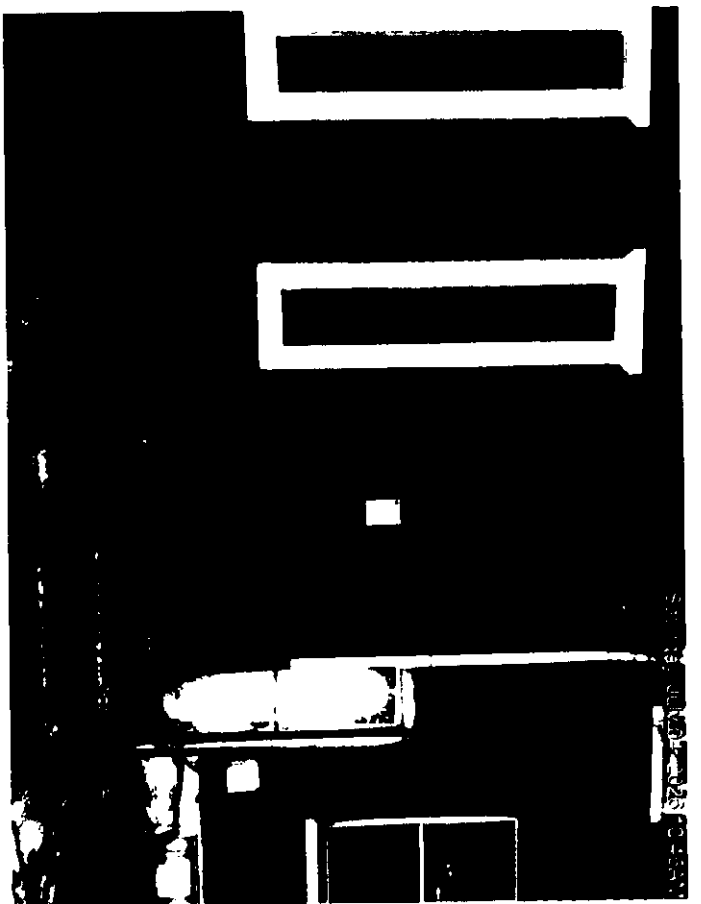
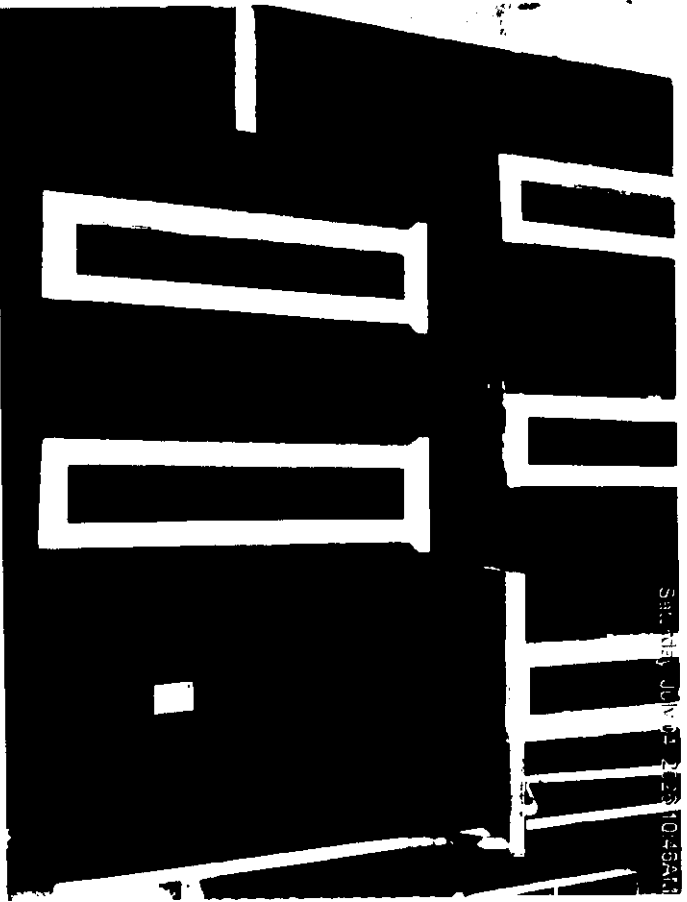
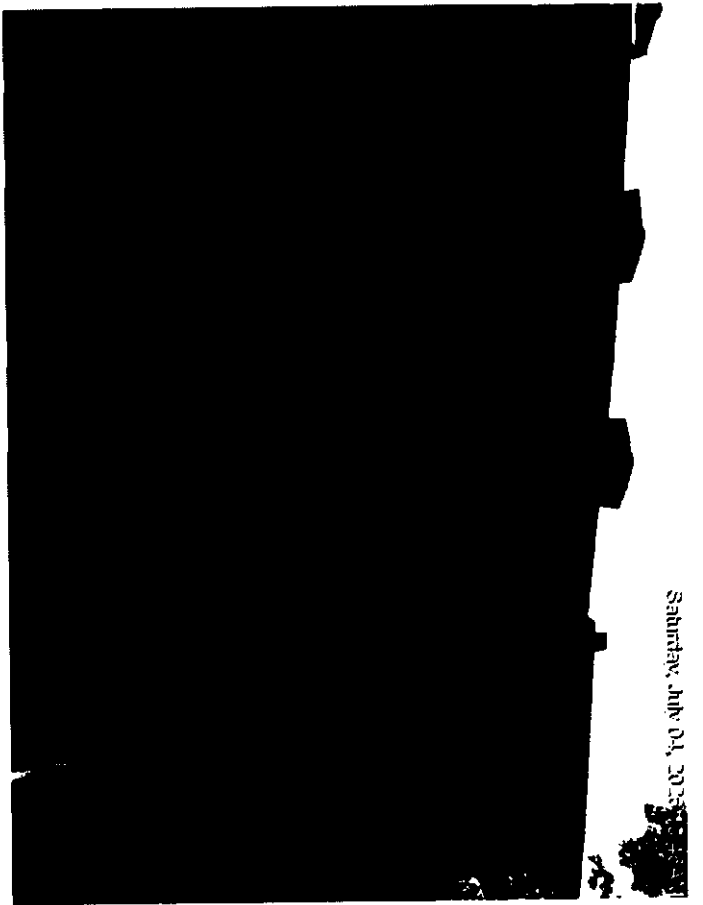
☐ A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

☐ 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.

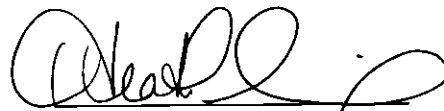
☐ A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority 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 820 Franklin St, Reading PA on the 4th day of July, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

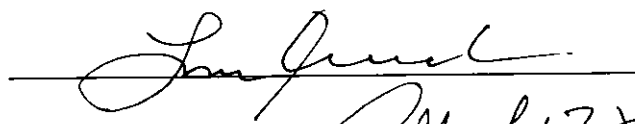
Heather Scheuring
Print Name

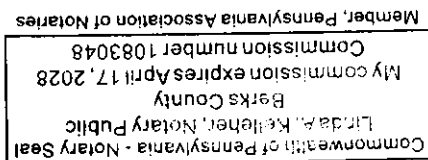
Blight/Transfer Officer
Position

State of Pennsylvania
County of Berks

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

Notary Public

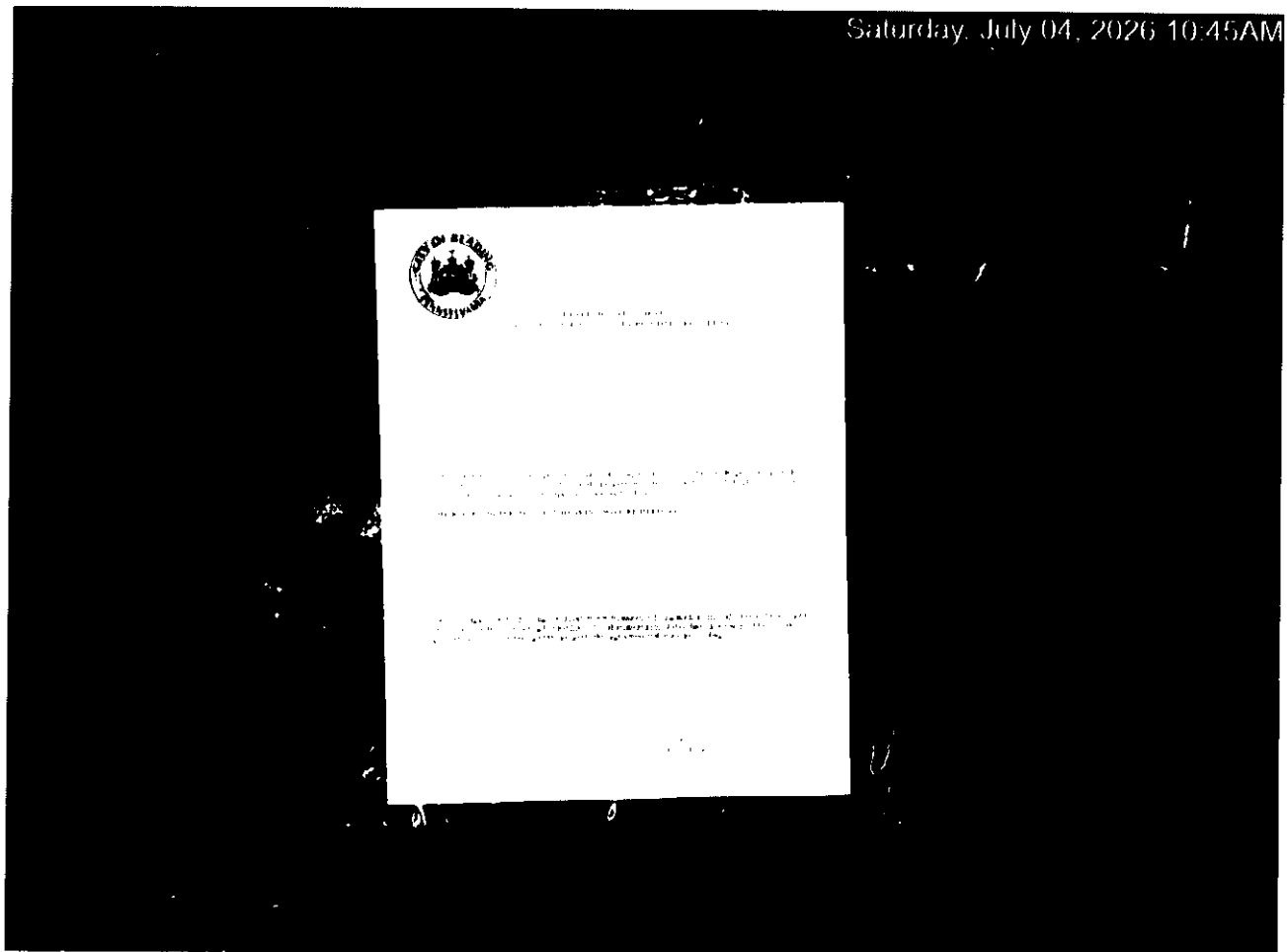

Commission Expires on April 17 2028



Saturday, July 04, 2026 10:46AM



Saturday, July 04, 2026 10:45AM



Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

820 Franklin St

Owned By: Paula B Santa
119 N 23rd St
Reading, PA 19606

State of Pennsylvania

County of Berks

Juane Santes 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 820 Franklin St is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

\$0.00

Date of Last Water Service:

—

Trash/Recycling Delinquent Amount:

—

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

Signature of Affiant:

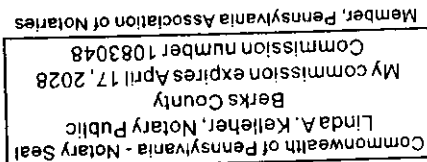
Paula B Santa

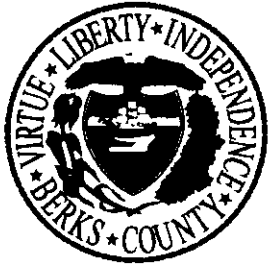
Notary Public:

Linda A. Kelleher

My Commission Expires on

April 17 2028





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: PAULA SANTA B
119 NORTH 23RD ST
READING, PA 19606
Location: 820 FRANKLIN ST

PIN: 03530628996582
District: CITY OF READING - 03
School District: READING
Description: 2 STORY BRICK/MASONRY

Current A.V.
27,400

Deed Book / Page

CERTIFICATE OF DELINQUENT TAXES

Tax Year 2016 (Regular)
MIXON HERB

	<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	201.99	9.83	3.18	37.04	252.04	252.04	0.00	0.00
District	484.68	23.59	7.62	0.00	515.89	515.89	0.00	0.00
School	491.28	23.91	7.72	0.00	522.91	522.91	0.00	0.00

Tax Year 2017 (Regular)
MIXON HERB

County	201.99	20.20	3.76	103.71	329.66	329.66	0.00	0.00
District	484.68	48.47	9.00	0.00	542.15	542.15	0.00	0.00
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Tax Year 2018 (Regular)
MIXON HERB

County	209.80	20.98	17.21	272.62	520.61	520.61	0.00	0.00
District	484.68	48.47	39.78	0.00	572.93	572.93	0.00	0.00
School	491.28	49.13	40.29	0.00	580.70	580.70	0.00	0.00

Docket Year / Num: 2019 / 05759

Tax Year 2019 (Regular)
MIXON HERB

County	209.80	20.98	31.66	165.28	427.72	427.72	0.00	0.00
District	484.68	48.47	73.19	0.00	606.34	606.34	0.00	0.00
School	491.28	49.13	74.12	0.00	614.53	614.53	0.00	0.00

Docket Year / Num: 2020 / 9521

Tax Year 2020 (Regular)
MIXON HERB

County	209.80	20.98	28.93	324.70	584.41	584.41	0.00	0.00
District	484.68	48.47	66.89	0.00	600.04	600.04	0.00	0.00
School	491.28	24.56	65.39	0.00	581.23	581.23	0.00	0.00

Docket Year / Num: 2021 / 5238

Tax Year 2021 (Regular)
MIXON HERB

County	209.80	20.98	20.65	181.01	432.44	432.44	0.00	0.00
District	496.73	49.67	48.95	0.00	595.35	595.35	0.00	0.00
School	491.28	49.13	48.37	0.00	588.78	588.78	0.00	0.00

Docket Year / Num: 2022 / 4634

Tax Year 2022 (Regular)
MIXON HERB

County	209.80	20.98	24.94	261.89	517.61	517.61	0.00	0.00
District	496.73	49.67	59.07	0.00	605.47	605.47	0.00	0.00
School	491.28	49.13	58.37	0.00	598.78	598.78	0.00	0.00

Docket Year / Num: 2023 / 5591

Tax Year 2023 (Regular)

Date: 7/21/2026
Time: 10:40:09AM

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

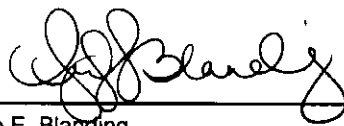
Page 1 of 2
User: trnbland

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Pay/Refund</u>	<u>Reductions</u>	<u>Balance 3rd P.</u>
MIXON HERB							Docket Year / Num: 2024 / 5378	
County	209.80	20.98	16.98	180.47	428.23	428.23	0.00	0.00
District	496.73	49.67	40.21	0.00	586.61	586.61	0.00	0.00
School	491.28	49.13	39.73	0.00	580.14	580.14	0.00	0.00
<u>Tax Year 2024</u> (Regular)								
MIXON HERB							Docket Year / Num: 2025 / 4818	
County	228.65	22.87	9.74	184.08	445.34	445.18	0.16	0.00
District	496.73	49.67	21.15	0.00	567.55	567.55	0.00	0.00
School	491.28	49.13	20.90	0.00	561.31	561.31	0.00	0.00

There are currently no Delinquent Taxes due as of 7/21/2026

\$0.00

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.


 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
820 Franklin St

Owned By: Paula B Santa
119 N 23rd St
Reading, PA 19606

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 **820 Franklin St** is true and correct to the best of my knowledge:

☒ Work Orders ☒ Unpaid ☒ Paid

☒ Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 9/27/2019

Placarded: NO

Housing Fees Unpaid: \$ 100.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 150.00

Amount in Collections: \$ 0

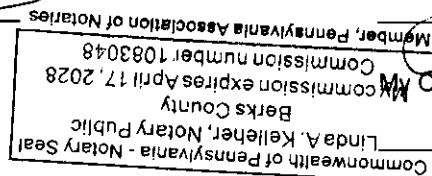
☐ CSC Calls/Complaints: See attached

Owner in contact: (Y) ☒ (N) _____

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:



Commission Expires on:

April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
PARCEL: 03530628996582
PAULA SANTA B

01 - CITY OF READING
S19 - READING SCHOOL DISTRICT
820 FRANKLIN ST
READING

Site Location: 820 FRANKLIN ST
Description: 2 STORY BRICK/MASONRY

Land Use Code: 112R - 2 STORY BRICK
ONE FAMILY ROW HOME
Municipality: 03 - CITY OF READING
Taxing District: 01 - CITY OF READING
School District: S19 - READING
Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	8,800
Actual Building	18,600
Actual Total	27,400
Taxable Land	8,800
Taxable Building	18,600
Taxable Total	27,400

Ownership

Owner 1 PAULA SANTA
B
Owner 2
Care Of
Mailing Address 119 NORTH
23RD ST
READING, PA
19606
Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
12/04/2025	\$135,000	00 - VALID SALE	2025038146		

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
6591757	Property Maintenance Issues	sidewalk issues that should be addressed.	820 Franklin St, Reading, PA 19602, USA	2022-10-19 08:02:14
4910614	Trash Pick up	trash was missed bulk item (table top)	820 Franklin St, Reading, PA, USA	2022-10-19 08:02:40
5150897	Yardwaste	pick up yard waste	820 Franklin St, Reading, PA, USA	2022-10-19 08:08:56
6920176	Yardwaste	YW	820 Franklin St, Reading, PA, USA	2022-10-19 08:16:22
10805334	Tire Removal/Pick Up	4 tires	820 Franklin St, Reading, PA, USA	2022-10-19 08:16:24
2841189	Trash Pick up	FYI, there will be trash to be picked up at this property starting this week, the owner is starting to clean out the vacant property.	820 Franklin Street, Reading, PA, United States	2022-10-19 08:23:00
3940118	Tree Trimming Private Property	Huge tree that has fallen onto others property. and there is a part that is about to fall onto his property in the back. The tree is behind 822 Franklin Street. They want to know if a notice could be sent to them to cut or trim the tree.	820 Franklin Street, Reading, PA, USA	2022-10-19 08:32:46
4509389	Yardwaste	yw	820 Franklin Street, Reading, PA, USA	2022-10-19 08:55:52
5091148	Yardwaste	yard waste pick up	820 Franklin Street, Reading, PA, USA	2022-10-19 09:00:52
5298124	Yardwaste	yard waste pick up	820 Franklin Street, Reading, PA, USA	2022-10-19 09:13:16
5328618	Yardwaste	yard waste	820 Franklin Street, Reading, PA, USA	2022-10-19 09:53:55
5756955	Trash Pick up	trash was missed	820 Franklin Street, Reading, PA, USA	2022-10-19 09:57:46
6401824	Yardwaste	yard waste pick up (Tuesday)	820 Franklin Street, Reading, PA, USA	2022-10-19 10:11:46
8045162	Yardwaste	yard waste pick up (Tuesday 6/2)	820 Franklin Street, Reading, PA, USA	2022-10-19 10:22:29
8858283	Yardwaste	yardwaste pickup Tuesday October 6	820 Franklin Street, Reading, PA, USA	2022-10-19 10:24:08
10625178	Needs Recycling Bin	One round container	820 Franklin Street, Reading, PA, USA	2022-10-19 10:34:02
12347075	Yardwaste	yard waste pick up (Tues 7/26)	820 Franklin Street, Reading, PA, USA	2022-10-19 10:38:36

PMD10433	PMD Unpaid Fees Request	Cert Needed	820 Franklin Street, Reading, PA, USA	11/18/2025
PMD10434	PMD Unpaid Fees Request	Cert Needed	820 Franklin Street, Reading, PA, USA	11/18/2025
PMD13488	Property Inspection Scheduling	they had a warning about an inspection, and they did not receive anything about the inspection in the mail. if someone could please contact her about this. Spanish Speaking	820 Franklin Street, Reading, PA, USA	5/18/2026

Case: 203105

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 556958

Insp Type: N.O.V.

Date: 08/16/2019

Address: 820 FRANKLIN ST, READING 19602-

Owner Information:

Name: MIXON HERB

Address: PO BOX 14341

READING PA 19612-4341

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 ENTBLD RM#0	NOTE	please contact inspector at 610-655-6310 or email Peter.Rosario@readingPA.GOV to provide documentation in writing require for an extension, Or to schedule a Reinspection for compliance. Service request #659-1757	
30	APT# FLOOR 0 EXTFRT RM#0	PR-302.3	sidewalks, walkways, stairs and similar areas shall be kept in the proper state of repair and maintain smooth and free from hazardous conditions. 1-properly Repair damaged sidewalk. 2-Property repair damaged bottom step of Front stairs.	PERMIT

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

Inspector: ROSARIO, PETER

Phone: (610)655-6310 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: 203105

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 556975

Insp Type: N.O.V.

Date: 09/17/2019

Address: 820 FRANKLIN ST, READING 19602-

Owner Information:

Name: MIXON HERB
Address: PO BOX 14341
READING PA 19612-4341

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 ENTBLD RM#0	NOTE	please contact inspector at 610-655-6310 or email Peter.Rosario@readingPA.GOV to provide documentation in writing require for an extension,Or to schedule a Reinspection for compliance. Service request #659-1757	
30	APT# FLOOR 0 EXTFRT RM#0	PR-302.3	sidewalks, walkways, stairs and similar areas shall be kept in the proper state of repair and maintain smooth and free from hazardous conditions. 1-properly Repair damaged sidewalk. 2-Property repair damaged bottom step of Front stairs.	CITED

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

Inspector: ROSARIO, PETER

Phone: (610)655-6310 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: