

PROPERTY SUMMARY SHEET
AUGUST 6, 2026 at 6 pm
DETERMINATION & CERTIFICATION HEARING
MASTER FOR ALL 3 PROPERTIES

22. 710, 712 & 714 Chestnut St., Gary and Dexter Miller, owner, 1953 Dorchester Ave D, Dorchester NY, Purchased 2013
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: \$0 Status Service abandoned 11/19	Certification Amount: \$ Status
Delinquent Taxes	(water, sewer, trash, recycling fees)	
Electric Utility Status:	Amount: N/A	Amount: \$
Gas Utility Status:		
Building Trades Condition Determination:		
Building Trades Condition Certification:		

Property Maintenance Condition Determination: 10 NoV, 5 Work order, All Failed Inspection 7\19, \$14488.40 unpaid, 2 QoL Trash, 2 QoL Weeds, 2 QoL outdoor furniture indoors, 1 QoL motor vehicle nuisance, 1 QoL snow/ice

Property Maintenance Condition Certification:

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

710 Chestnut St., Gary and Dexter Miller, owner, 1953 Dorchester Ave D, Dorchester NY, Purchased 2013
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: \$0	Status Service abandoned 11/19 (water, sewer, trash, recycling fees)	Certification Amount: \$ Status
Delinquent Taxes	Amount: N/A	Amount: \$	
Electric Utility Status:			
Gas Utility Status:			

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: 1 NoV, 2 Work orders, Failed Inspection 7\19, \$2354 unpaid, 1 QoL Trash, 6 QoL Weeds, 1 QoL snow/ice

Property Maintenance Condition Certification:

712 Chestnut St., Gary and Dexter Miller, owner, 1953 Dorchester Ave D, Dorchester NY, Purchased 2013

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: \$0	Status Amount: \$
Delinquent Taxes		(water, sewer, trash, recycling fees) Amount: \$
Electric Utility Status:	Amount: N/A	
Gas Utility Status:		

Building Trades Condition Determination:

Building Trades Condition Certification:

Property Maintenance Condition Determination: 3 NoV, 2 Work Orders, Failed Inspection 7/19, \$8575 unpaid, 5 QoL Trash, 7 QoL Weeds, 1 QoL snow/ice

Property Maintenance Condition Certification:

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

714 Chestnut St., Gary and Dexter Miller, owner, 1953 Dorchester Ave D, Dorchester NY, Purchased 2013
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	
	Determination	Certification
Delinquent Water recycling fees)	Amount: \$0	Status Service abandoned 11/19
Delinquent Taxes	Amount: N/A	Amount: \$
Electric Utility Status:		
Gas Utility Status:		

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: 6 NoV, 1 Work order, Failed Inspection 7\19, \$3559,4 unpaid7 QoL Trash, 7 QoL Weeds,

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**

Gary & Dexter Miller
Gary & Dexter Miller
Dorchester, MA 02124

RE: 710 Chestnut St
Parcel #: 2530628980958

Dear Gary & Dexter Miller,

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.

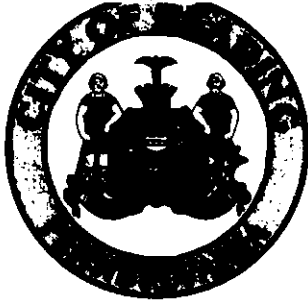
We encourage your cooperation and look forward to your participation in the upcoming hearing.

Sincerely,

Signed by:

JAMIE L. REITH - 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

Gary & Dexter Miller
1953 Dorchester Ave, D
Dorchester, MA 02124

RE: 710 Chestnut St
Parcel #: 02530628980958

Estimado Gary & Dexter Miller,

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

Jamie L. Keith – BPRC Presidente

Linda Kelleher
Linda Kelleher - Secretaria



CITY OF READING, PENNSYLVANIA

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

July 1st, 2026

DETERMINATION HEARING **REGARDING POTENTIALLY BLIGHTED PROPERTY**

Gary & Dexter Miller
Gary & Dexter Miller
Dorchester, MA 02124

RE: 712 Chestnut St
Parcel #: 2530628980968

Dear Gary & Dexter Miller,

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
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2nd Floor, Council Chambers

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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 E. Keith - BPRC Chair


Linda Keltcher - 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

Gary & Dexter Miller
1953 Dorchester Ave, D
Dorchester, MA 02124

RE: 712 Chestnut St
Parcel #: 02530628980968

Estimado Gary & Dexter Miller,

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.

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

Atentamente,

Signed by:



Jamie L. Keith – BPRC Presidente


Linda Kelleher - Secretaria



CITY OF READING, PENNSYLVANIA

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

July 1st, 2026

DETERMINATION HEARING **REGARDING POTENTIALLY BLIGHTED PROPERTY**

Gary & Dexter Miller
Gary & Dexter Miller
Dorchester, MA 02124

RE: 714 Chestnut St
Parcel #: 2530628980988

Dear Gary & Dexter Miller,

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
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2nd Floor, Council Chambers

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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:

A handwritten signature in black ink, appearing to read "Jamie L. Reith".

JAMIE L. REITH - BPRC Chair

A handwritten signature in black ink, appearing to read "Linda Kelloher".
Linda Kelloher - 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

Gary & Dexter Miller
1953 Dorchester Ave, D
Dorchester, MA 02124

RE: 714 Chestnut St
Parcel #: 02530628980988

Estimado Gary & Dexter Miller,

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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.

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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.

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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.

☐ 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
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☐ 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.

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☐ 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.

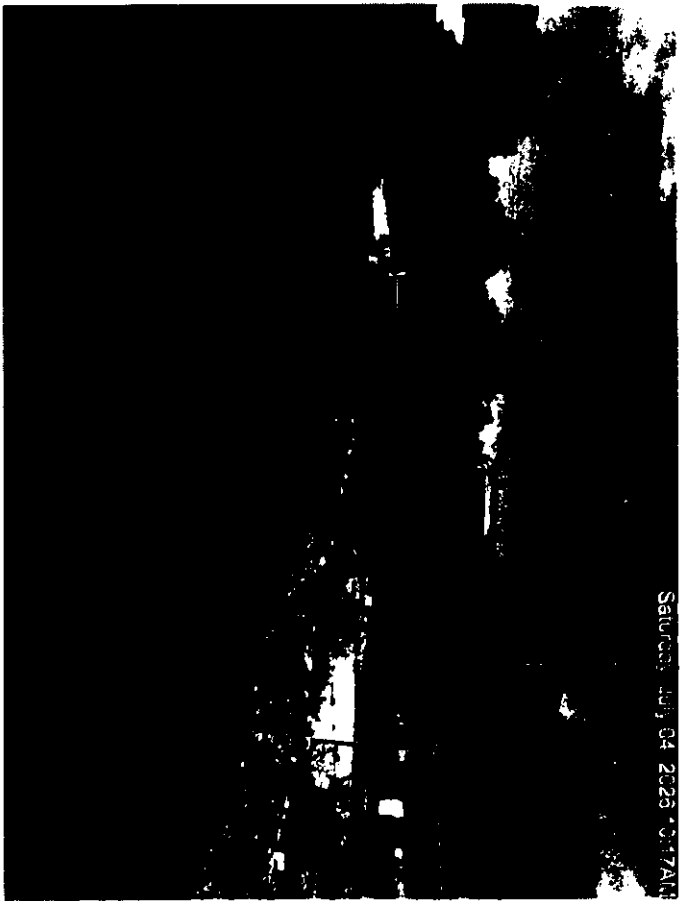
☐ A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

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Saturday, July 04, 2020 10:17 AM



Saturday, July 04, 2020 10:13 AM



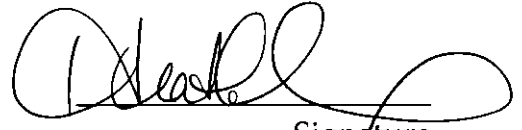
Saturday, July 04, 2020 10:13 AM



Saturday, July 04, 2020 10:13 AM

PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 710 Chestnut St, Reading PA on the 4th day of July, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

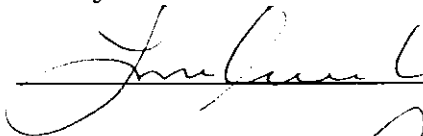
Heather Scheuring
Print Name

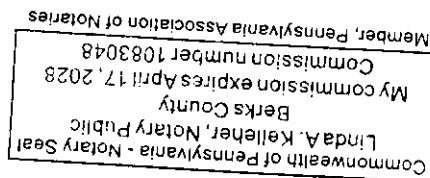
Blight/Transfer Officer
Position

State of Pennsylvania
County of Berks

Subscribed and sworn or affirmed before me on this 4th day of July, 2026.

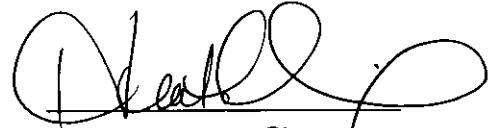
Notary Public


Commission Expires on April 17 2028



PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 712 Chestnut St, Reading PA on the 4th day of July, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

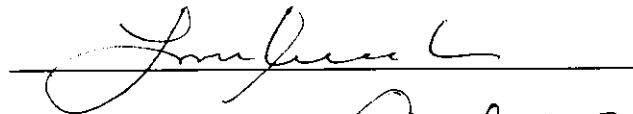
Heather Scheuring
Print Name

Blight/Transfer Officer
Position

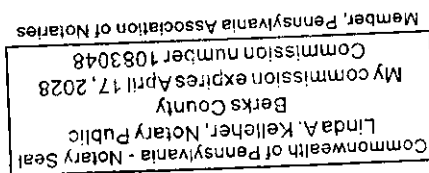
State of Pennsylvania
County of Berks

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

Notary Public

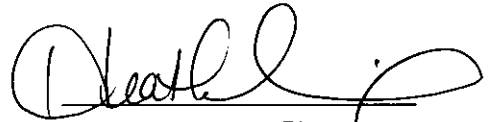


Commission Expires on April 17 2028



PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 714 Chestnut St, Reading PA on the 4th day of July, 2026 as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

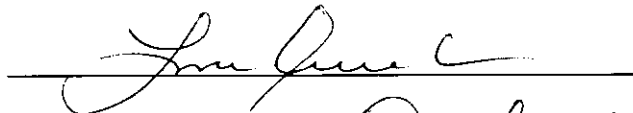
Heather Scheuring
Print Name

Blight/Transfer Officer
Position

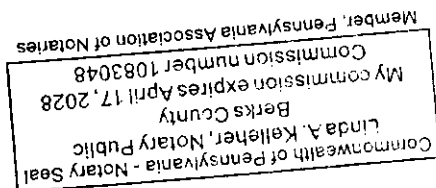
State of Pennsylvania
County of Berks

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

Notary Public



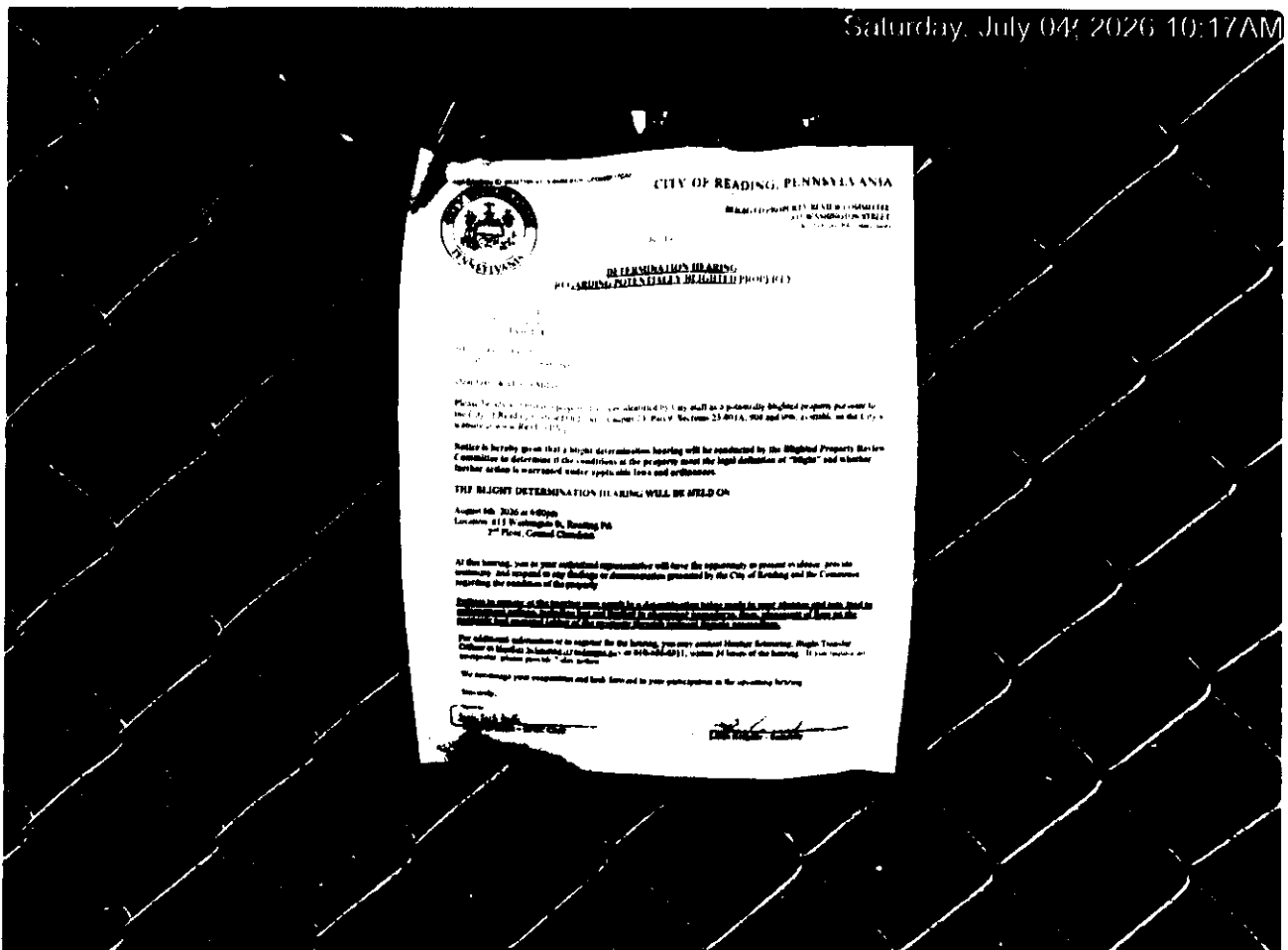
Commission Expires on April 17 2028



Saturday, July 04, 2026 10:12AM



Saturday, July 04, 2026 10:17AM



Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

710 Chestnut St

Owned By: Gary & Dexter Miller
1953 Dorchester Ave, D
Dorchester, MA 02124

State of Pennsylvania
County of Berks

I Jennifer Abreu 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 710 Chestnut St is true and correct to the best of my knowledge:

Water service status: abandoned

Delinquent Water Amount: \$0.00

Date of Last Water Service: 11/14/19

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:

[Signature]

Notary Public:

[Signature]

Commonwealth of Pennsylvania - Notary Public
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2026
Commission number 1083048
Member, Pennsylvania Association of Notaries

My Commission Expires on

April 17 2028

Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

712 Chestnut St

Owned By: Gary & Dexter Miller
1953 Dorchester Ave, D
Dorchester, MA 02124

State of Pennsylvania
County of Berks

I Jennifer Abram 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 712 Chestnut St is true and correct to the best of my knowledge:

Water service status: abandoned

Delinquent Water Amount: \$ 0.00

Date of Last Water Service: 11/14/19

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:

[Signature]

Notary Public:

[Signature]

My Commission Expires on

April 17 2028

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
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Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

714 Chestnut St

Owned By: Gary & Dexter Miller
1953 Dorchester Ave, D
Dorchester, MA 02124

State of Pennsylvania

County of Berks

I, Jennifer Abrey 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 714 Chestnut St is true and correct to the best of my knowledge:

Water service status: abandoned

Delinquent Water Amount: \$ 0.00

Date of Last Water Service: 11/14/19

Trash/Recycling Delinquent Amount: —

Sworn to and subscribed before me this 21 day of July, 2026 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

[Signature]

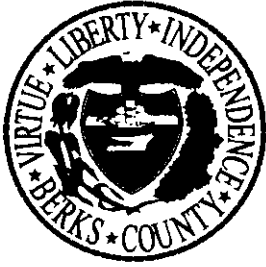
Notary Public:

[Signature]

My Commission Expires on

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



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

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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: MILLER DEXTER & MILLER GARY
1953 DORCHESTER AVE D
DORCHESTER, MA 02124-3796
Location: 710 CHESTNUT ST

PIN: 02530628980958
District: CITY OF READING - 02
School District: READING
Description: COMMERCIAL BUILDING

Current A.V. 8,000
Deed Book / Page 2013 / 012687

CERTIFICATE OF DELINQUENT TAXES

Tax Year 2019 (Regular)

MILLER DEXTER & MILLER GARY

	<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	173.81	17.38	11.44	174.62	377.25	377.25	0.00	0.00
District	401.54	40.15	26.48	0.00	468.17	468.17	0.00	0.00
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Docket Year / Num: 2020 / 5610

Tax Year 2020 (Regular)

MILLER DEXTER & MILLER GARY

County	173.81	17.38	28.84	342.47	562.50	562.50	0.00	0.00
District	401.54	40.15	66.71	0.00	508.40	508.40	0.00	0.00
School	407.01	20.35	65.16	0.00	492.52	492.52	0.00	0.00

Docket Year / Num: 2021 / 5052

Tax Year 2021 (Regular)

MILLER DEXTER & MILLER GARY

County	0.00	0.00	0.00	103.20	103.20	103.20	0.00	0.00
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	407.01	40.70	36.96	0.00	484.67	484.67	0.00	0.00

Docket Year / Num: 2022 / 4397

Tax Year 2022 (Regular)

MILLER DEXTER & MILLER GARY

County	61.25	6.13	0.00	45.00	112.38	112.38	0.00	0.00
District	145.03	14.50	0.00	0.00	159.53	159.53	0.00	0.00
School	143.44	14.34	0.00	0.00	157.78	157.78	0.00	0.00

Tax Year 2023 (Regular)

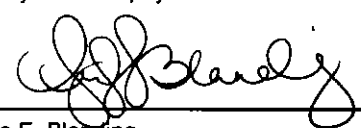
MILLER DEXTER & MILLER GARY

County	0.00	0.00	0.00	86.68	86.68	40.00	46.68	0.00
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	143.44	14.34	0.00	0.00	157.78	157.78	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.



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Owner: MILLER DEXTER & MILLER GARY
1953 DORCHESTER AVE D
DORCHESTER, MA 02124-3796
Location: 712 CHESTNUT ST

PIN: 02530628980968
District: CITY OF READING - 02
School District: READING
Description:

Current A.V. 6,600
Deed Book / Page 2013 / 012687

CERTIFICATE OF DELINQUENT TAXES

Tax Year 2019 (Regular)

MILLER DEXTER & MILLER GARY

Docket Year / Num: 2020 / 5611

	<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	138.59	13.86	9.12	167.22	328.79	328.79	0.00	0.00
District	320.17	32.02	21.12	0.00	373.31	373.31	0.00	0.00
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Tax Year 2020 (Regular)

MILLER DEXTER & MILLER GARY

Docket Year / Num: 2021 / 5053

County	138.59	13.86	24.09	329.40	505.94	505.94	0.00	0.00
District	320.17	32.02	55.74	0.00	407.93	407.93	0.00	0.00
School	324.53	16.23	54.56	0.00	395.32	395.32	0.00	0.00

Tax Year 2021 (Regular)

MILLER DEXTER & MILLER GARY

Docket Year / Num: 2022 / 4398

County	0.00	0.00	0.00	85.31	85.31	85.31	0.00	0.00
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	118.34	11.83	10.78	0.00	140.95	140.95	0.00	0.00

Tax Year 2022 (Regular)

MILLER DEXTER & MILLER GARY

County	50.54	5.05	0.00	45.00	100.59	100.59	0.00	0.00
District	119.65	11.97	0.00	0.00	131.62	131.62	0.00	0.00
School	118.34	11.83	0.00	0.00	130.17	130.17	0.00	0.00

Tax Year 2023 (Regular)

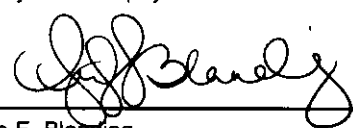
MILLER DEXTER & MILLER GARY

County	0.00	0.00	0.00	85.16	85.16	40.00	45.16	0.00
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	118.34	11.83	0.00	0.00	130.17	130.17	0.00	0.00

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

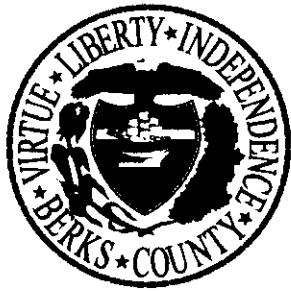
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By: 
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Tax Claim Director

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any prior years owed.

Owner: MILLER DEXTER & MILLER GARY
1953 DORCHESTER AVE D
DORCHESTER, MA 02124-3796
Location: 714 CHESTNUT ST

PIN: 02530628980988
District: CITY OF READING - 02
School District: READING
Description:

Current A.V.
6,600
Deed Book / Page
2013 / 012688

CERTIFICATE OF DELINQUENT TAXES

Tax Year 2019 (Regular)

MILLER DEXTER & MILLER GARY

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance 3rd P.
County	134.00	13.40	8.88	166.24	322.52	322.52	0.00	0.00
District	309.56	30.96	20.40	0.00	360.92	360.92	0.00	0.00
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Docket Year / Num: 2020 / 5612

Tax Year 2020 (Regular)

MILLER DEXTER & MILLER GARY

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance 3rd P.
County	134.00	13.40	23.19	327.72	498.31	498.31	0.00	0.00
District	309.56	30.96	53.37	0.00	393.89	393.89	0.00	0.00
School	313.78	15.69	52.16	0.00	381.63	381.63	0.00	0.00

Docket Year / Num: 2021 / 5054

Tax Year 2021 (Regular)

MILLER DEXTER & MILLER GARY

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance 3rd P.
County	0.00	0.00	0.00	145.31	145.31	145.31	0.00	0.00
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	118.34	11.83	10.78	0.00	140.95	140.95	0.00	0.00

Docket Year / Num: 2022 / 4399

Tax Year 2022 (Regular)

MILLER DEXTER & MILLER GARY

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance 3rd P.
County	50.54	5.05	0.00	45.00	100.59	100.59	0.00	0.00
District	119.65	11.97	0.00	0.00	131.62	131.62	0.00	0.00
School	118.34	11.83	0.00	0.00	130.17	130.17	0.00	0.00

Tax Year 2023 (Regular)

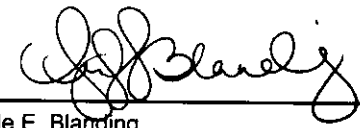
MILLER DEXTER & MILLER GARY

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance 3rd P.
County	0.00	0.00	0.00	85.16	85.16	40.00	45.16	0.00
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	118.34	11.83	0.00	0.00	130.17	130.17	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
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Certification Hearing
August 6th, 2026

SWORN AFFIDAVIT

710 Chestnut St

Owned By: Gary & Dexter Miller
1953 Dorchester Ave, D
Dorchester, MA 02124

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 710 Chestnut St is true and correct to the best of my knowledge:

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

(2) Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 7/19/2019

Placarded: NO

Housing Fees Unpaid: \$ 450.00

Amount in Collections: \$ 450.00

Miscellaneous Fees Unpaid: \$ 1904.00

Amount in Collections: \$ 150.00

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) Voicemail, stated he is
having properties cleaned up

Sworn to and subscribed before me this 24
day of July, 2019 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:

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

Notary Public:

My Commission Expires on:

April 17, 2028

(1) 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

() QOL.006 – Motor Vehicle Nuisance

() QOL.007 – Operating a Food Cart Illegally

() QOL.008 – Operating/Vending Without Permit

() QOL.009 – Outdoor Placement of Indoor Furniture

() QOL.010 – Illegal Dumping

() QOL.011 – Littering by Private Advertising Matter

(1) QOL.012 – Snow/Ice Removal

() QOL.013 – Storing of Waste Containers

() QOL.014 – Storing of Appliances in Public View

() QOL.015 – Storing of Hazardous Material

() QOL.016 – Storing of Recyclables

() QOL.017 – Storing/Serving Potentially Hazardous Food

() QOL.018 – Swimming Pools in Good Repair

() QOL.019 – Violating Terms of Vending Lease

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

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

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

() QOL.023 – Unregistered Dumpster



Certification Hearing
August 6th, 2026

SWORN AFFIDAVIT
712 Chestnut St

Owned By: Gary & Dexter Miller
1953 Dorchester Ave, D
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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 **712 Chestnut St** is true and correct to the best of my knowledge:

(2) Work Orders (1) Unpaid (1) Paid

(3) Notice of Violation – See Attached

Inspection Status:

Passed: _____ Failed: 7/19/2019

Placarded: Unlawful 2/9/2016

Housing Fees Unpaid: \$ 320.00

Amount in Collections: \$ 300.00

Miscellaneous Fees Unpaid: \$ 8,255.00

Amount in Collections: \$ 6,830.00

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) Voicemail, stated he is
having properties cleaned up

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

(3) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

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

(7) QOL.004 – High Grass/Weeds

() QOL.005 – Littering/Scattering Rubbish

() QOL.006 – Motor Vehicle Nuisance

() QOL.007 – Operating a Food Cart Illegally

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() QOL.010 – Illegal Dumping

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() QOL.013 – Storing of Waste Containers

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() QOL.018 – Swimming Pools in Good Repair

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

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Member, Pennsylvania Association of Notaries
Commission number 1083048
My commission expires April 17, 2028
Berks County
Linda A. Kelleher, Notary Public
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Certification Hearing
August 6th, 2026

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

(1) Notice of Violation - See Attached

Inspection Status:

Passed: _____

Failed: 7/19/2019

Placarded: NO

Housing Fees Unpaid: \$ 850.00

Amount in Collections: \$ 850.00

Miscellaneous Fees Unpaid: \$ 2,709.40

Amount in Collections: \$ 2,575.00

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) Voicemail, stated he is
having properties cleaned up

(1) QOL.001 - Accumulation of Trash

() QOL.002 - Animal Maintenance and Waste

() QOL.003 - Disposal of Trash/Rubbish

(7) QOL.004 - High Grass/Weeds

() QOL.005 - Littering/Scattering Rubbish

() QOL.006 - Motor Vehicle Nuisance

() QOL.007 - Operating a Food Cart Illegally

() QOL.008 - Operating/Vending Without Permit

() QOL.009 - Outdoor Placement of Indoor Furniture

() QOL.010 - Illegal Dumping

() QOL.011 - Littering by Private Advertising Matter

() QOL.012 - Snow/Ice Removal

() QOL.013 - Storing of Waste Containers

() QOL.014 - Storing of Appliances in Public View

() QOL.015 - Storing of Hazardous Material

() QOL.016 - Storing of Recyclables

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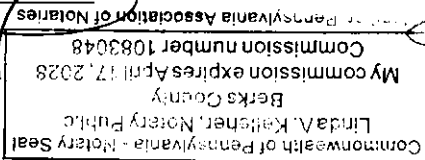
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day of July, 2026 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:

[Signature]

Notary Public:

[Signature]



My Commission Expires on:

April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 02530628980958
 MILLER DEXTER &
 MILLER GARY

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 710 CHESTNUT ST
 READING

Site Location: 710 CHESTNUT ST
 Description: COMMERCIAL BUILDING

Land Use Code: 4126 - 3 STRY+ CONV
 STRE - OFFCE, APTS ABOVE
 Municipality: 02 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: C - Commercial

Current Assessment

Tax Year	2026
Homestead	
Actual Land	8,000
Actual Building	0
Actual Total	8,000
Taxable Land	8,000
Taxable Building	0
Taxable Total	8,000

Ownership

Owner 1 MILLER DEXTER
 &
 Owner 2 MILLER GARY
 Care Of
 Mailing Address 1953
 DORCHESTER
 AVE D
 DORCHESTER,
 MA 02124

Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
03/28/2013	\$0	00 - VALID SALE		2013	012687

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:

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 02530628980968
 MILLER DEXTER &
 MILLER GARY

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 712 CHESTNUT ST
 READING

Site Location: 712 CHESTNUT ST

Description:

Land Use Code: 100A - RESIDENTIAL
 VACANT LAND

Municipality: 02 - CITY OF
 READING

Taxing District: 01 - CITY OF
 READING

School District: S19 - READING

Class: R - Residential

Current Assessment

Tax Year 2026
 Homestead

Actual Land 6,600
 Actual Building 0
 Actual Total 6,600

Taxable Land 6,600
 Taxable Building 0
 Taxable Total 6,600

Ownership

Owner 1 MILLER DEXTER
 &

Owner 2 MILLER GARY

Care Of

Mailing Address 1953
 DORCHESTER
 AVE D
 DORCHESTER,
 MA 02124

Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
03/28/2013	\$0	00 - VALID SALE	2013	012687	

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

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

ADDL DEED 3 BK/INST:

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 02530628980988
 MILLER DEXTER &
 MILLER GARY

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 714 CHESTNUT ST
 READING

Site Location: 714 CHESTNUT ST
 Description:

Land Use Code: 100A - RESIDENTIAL
 VACANT LAND
 Municipality: 02 - CITY OF
 READING
 Taxing District: 01 - CITY OF
 READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	6,600
Actual Building	0
Actual Total	6,600
Taxable Land	6,600
Taxable Building	0
Taxable Total	6,600

Ownership

Owner 1	MILLER DEXTER &
Owner 2	MILLER GARY
Care Of	
Mailing Address	1953 DORCHESTER AVE D DORCHESTER, MA 02124

Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
03/28/2013	\$0	00 - VALID SALE	2013	012688	

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

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

ADDL DEED 3 BK/INST:

Id	Request Type	Description	Address	Date Created
1310814	Graffiti vandalism removal	Front, abandoned	710 Chestnut St, Reading, PA 19602	2022-04-20 14:02:18
8391460	Dead animal	Its been run over many times so its hard to see but easy to smell. Its on the corner of 7th and chestnut heading towards spruce st.	710 Chestnut St, Reading, PA 19602	2022-04-20 14:33:35
1310815	Graffiti vandalism removal	Front, abandoned	712 Chestnut St, Reading, PA 19602	2022-04-23 10:43:06
1175861	Property Inspections	Could an inspector call him he has questions about the inspection from 8/11.	712 Chestnut Street, Reading, PA, United States	2022-04-23 11:17:57
1394443	Property Inspections Scheduling	Wants to know if the predicted snow happens will someone contact him to let him know if his inspection for tomorrow at 915am will be cancelled.	712 Chestnut Street, Reading, PA, United States	2022-04-23 11:19:54
9115469	Illegal Dumping	back of property. redevelopment authority owns lot. Parking lot to be cleaned by Clean City crew.	714 Chestnut St, Reading, PA 19602, USA	2022-04-26 14:31:43
827618	Trash Enforcement	Trash was dumped in front of this property, owner called saying he is going to clean it after work. Please give him time to clean it up.	714 Chestnut Street, Reading, PA, 19602	2022-04-26 14:44:16
6790047	Property Maintenance Unpaid Fees Request	I have inspection invoices totalling \$3,600.00. Online, I paid \$2,400.00, today. My debit card won't allow transactions totalling more than \$2,500.00 per day, about which I was unaware. Please grant my request for forbearance for 24 hours. Please call him	714 Chestnut Street, Reading, PA, USA	2022-04-26 14:44:37
8884974	Building and Trades Permits	Caller lives at 716 chestnut says the neighboring property 714 chestnut st was demolished and the company that demolished the property redid the sidewalk and covered the sewer stacks and now he has a sewer backup and they were unable to find the sewer stacks. Would like to know how this is going to be fixed because he has a sewer backup.	714 Chestnut Street, Reading, PA, USA	2022-04-26 14:45:01

Case: 228599

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 348821

Insp Type: N.O.V.

Date: 09/05/2012

Address: 710 CHESTNUT ST, READING 19602-

Owner Information:

Name: MILLER DEXTER & MILLER GARY

Address: 202 SPOHN RD

SINKING SPRING PA 19608

Property Information:

of Commercial Units: 0

of Units: 0

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	PR-304.2	scrape and reseal all peeling paint	

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

Inspector: SCHWARTZ, ROBERT

Phone: (610)655-6126 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: 228599

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

Inspection: 482438

Insp Type: N.O.V.

Date: 12/05/2016

Address: 710 CHESTNUT ST, READING 19602-

Owner Information:

Name: MILLER DEXTER & MILLER GARY
Address: 202 SPOHN RD
SINKING SPRING PA 19608

Property Information:

# of Commercial Units:	0
# of Units:	0
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.1		CITED

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

Inspector: MCAFEE, BRUCE

Phone: (610)655-6375 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:

FCE067

Case: 202779

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

Inspection: 365543

Insp Type: N.O.V.

Date: 02/27/2013

Address: 712 CHESTNUT ST, READING 19602-

Owner Information:

Name: MILLER DEXTER & MILLER GARY

Address: 202 SPOHN RD

SINKING SPRING PA 19608

Property Information:

of Commercial Units: 0

of Units: 0

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	Entire building requires ALL wood (including plywood) metal, & masonry to be protected by painting or other protective treatments.	

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

Inspector: GONZALEZ, ALEXANDER

Phone: (610)655-6460 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:

FCE067

Case: 202779

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 452955

Insp Type: N.O.V.

Date: 12/09/2015

Address: 712 CHESTNUT ST, READING 19602-

Owner Information:

Name: MILLER DEXTER & MILLER GARY

Address: 202 SPOHN RD

SINKING SPRING PA 19608

Property Information:

of Commercial Units: 0

of Units: 0

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
	ENTIRE STRUCTURE	PR-102.3	Entire building to be brought up to current code standards.	

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

Inspector: KOEHN, CARL

Phone: (610)655-6455 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
19601

Case Number: CCPMD-2504-01636**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 04/25/2025****Compliance Deadline: 04/25/2025****Owner: MILLER DEXTER & MILLER GARY****Mailing Address**

MILLER DEXTER & MILLER GARY
202 SPOHN RD
SINKING SPRING, PA 19608

Notice of Violation for the following location:**Address**

712 CHESTNUT ST
READING, PA 19602

Parcel**02530628980968**

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: 106.6 - EXTENSIONS.

Upon application, an extension of time beyond that given on the correction order to bring the violations set forth on the inspection into compliance with this code may be granted for a reasonable cause. An application for extension shall include:

- (a) Name, address and phone number of applicant;
- (b) Address of property referenced on correction order; and
- (c) Violation(s) referenced on correction order for which an extension is being requested.

Compliance Date: 04/25/2025**Violation: PR-106.3 - PROSECUTION OF VIOLATION**

Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a summary offense and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Compliance Date: 04/25/2025**Violation: PR-106.5 - ABATEMENT OF VIOLATION**

The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

Corrective Action: ABATEMENT EMERGENCY WORK ORDER**IN PROGRESS**

If no response is received from the property owner within 24 hours from the date of this notice, emergency abatement work will proceed without further notice

Compliance Date: 04/28/2025**Violation: PR-107.6 - TRANSFER OF OWNERSHIP**

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation. Failure to do so will be considered an offense of this code.

Compliance Date: 04/25/2025

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2504-01636**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 04/25/2025****Compliance Deadline: 04/25/2025****Violation: PR-108.1.3.1 - BLIGHTED PROPERTY AND PUBLIC N**

Definitions: For the purpose of this Part, all words used in present tense include the future tense. All words in the plural number include the singular number and all words in the singular number include the plural number, unless the natural construction of the word clearly indicates otherwise. The word "shall" is mandatory and not discretionary. The word "used" includes designated, intended, built, or arranged to be used. A. Single Property. Blighted property shall include: (1) Any premises which because of physical condition or use is regarded as a public nuisance at common law, or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes. (2) Any premises which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures. (3) Any dwelling which because of its dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing or building codes of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation. (4) Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property. (5) Any structure from which utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use. (6) Any vacant or unimproved lot or parcel of ground in a predominantly built-up neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin. (7) Any unoccupied property which has been tax delinquent for a period of 2 years prior to the effective date of this act, and those in the future having a 2-year tax delinquency. (8) Any property which is vacant, but not tax delinquent, and which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency. (9) Any abandoned property. A property shall be considered abandoned if: (a) It is a vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of 6 months; (b) It is a vacant property or vacant or unimproved lot or parcel of ground on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by any body with legal authority to determine the taxable value of the property; or (c) The property has been declared abandoned by the owner, including, an estate that is in possession of the property. (10) A property which has defective or unusual conditions of title or no known owners, rendering title unmarketable. (11) A property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which poses a direct and immediate threat to the health, safety and welfare of the community. (12) A property having three or more of the following characteristics: (a) has unsafe or hazardous conditions that do not meet current use, occupancy or fire codes; (b) has unsafe external and internal accessways; (c) is being served by an unsafe public street or right-of-way; (d) violates the applicable property maintenance code adopted by a municipality and is an immediate threat to public health and safety; (e) is vacant; (f) is located in a redevelopment area with a density of at least 1,000 people per square mile or a redevelopment area with more than 90% of the units of property being nonresidential or a municipality with a density of at least 2,500 people per square mile. B. Multiple Properties. Blighted Property shall include: 1. A majority of the units of property meet any of the requirements under subsection (a) and represent a majority of the geographical area; or 2. Properties representing a majority of the geographical area meet one or more of the conditions set forth in subsection (a) (1) through (11) or satisfy the conditions of subsection (a) (12) that are necessary for a declaration of blight under subsection (a) and at least one-third of the units of property meet two or more of the requirements under subsection (a) (1) through (11) or satisfy the conditions of subsection (a) (12) and one or more of the requirements under subsections (a)(1) through (11).

Compliance Date: 04/25/2025**Violation: PR-301.3 - VACANT STRUCTURES AND LAND**

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Compliance Date: 04/26/2025**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: Failure to maintain vacant lot free from weeds or plant growth and secured. public nuisance.

Compliance Date: 04/26/2025

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2504-01636**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 04/25/2025****Compliance Deadline: 04/25/2025**

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,

Devon M Rivera
Property Maint. Inspector

Case: 202778

City of Reading Property Maintenance Division Inspection Report

Inspection: 372645

Insp Type: N.O.V.

Date: 05/13/2013

Address: 714 CHESTNUT ST, READING 19602-

Owner Information:

Name: MILLER DEXTER & MILLER GARY

Address: 202 SPOHN RD

SINKING SPRING PA 19608

Property Information:

# of Commercial Units:	0
# of Units:	0
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	all windows must be in good repair, weather tight, function properly, and have approved locks.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.15	all exterior door must function properly, be weather tight, and have approved hardware. plywood needs to be removed from rear door.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-305.4	repair all floors to an approved condition. all flooring must be installed in an approved workman like manner free of trip hazards.	PERMIT
60	APT# FLOOR 0 ENTBLD RM#0	PR-504.1	all plumbing lines and fixtures need to be inspected and approved by city of reading building and trades. documentaion required.	PERMIT
3	APT# FLOOR 0 ENTBLD RM#0	PR-604.3	all electrical work needs to be inspected and approved by city of reading builing and trades. documentation required.	PERMIT
3	APT# FLOOR 0 ENTBLD RM#0	PR-704.2	approved working smoke alarmd required one on every level and on in each bedroom.	
3	APT# FLOOR 0 KIT RM#2	PR-702.1	remove plywood from exterior window and door.	
3	APT# FLOOR 0 KIT RM#2	PR-704.7	approved 3lb abc fire extinguisher required.	

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 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: 202778

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

Inspection: 372645

Insp Type: N.O.V.

Date: 05/13/2013

Address: 714 CHESTNUT ST, READING 19602-

Owner Information:

Name: MILLER DEXTER & MILLER GARY
Address: 202 SPOHN RD
SINKING SPRING PA 19608

Property Information:

# of Commercial Units:	0
# of Units:	0
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 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: 202778

City of Reading

Property Maintenance Division

Inspection Report

Inspection: 383884

Insp Type: N.O.V.

Date: 09/20/2013

Address: 714 CHESTNUT ST, READING 19602-

Owner Information:

Name: MILLER DEXTER & MILLER GARY
 Address: 202 SPOHN RD
 SINKING SPRING PA 19608

Property Information:

# of Commercial Units:	0
# of Units:	0
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	all windows must be in good repair, weather tight, function properly, and have approved locks.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.15	all exterior door must function properly, be weather tight, and have approved hardware. plywood needs to be removed from rear door.	COMPLIED
120	APT# FLOOR 0 ENTBLD RM#0	PR-305.3	finish repair of wall at window and reseal to an approved condition. seal wall at second floor top of stairs.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-305.4	repair all floors to an approved condition. all flooring must be installed in an approved workman like manner free of trip hazards.	COMPLIED
60	APT# FLOOR 0 ENTBLD RM#0	PR-504.1	all plumbing lines and fixtures need to be inspected and approved by city of reading building and trades. documentaion required.	PERMIT
3	APT# FLOOR 0 ENTBLD RM#0	PR-604.3	all electrical work needs to be inspected and approved by city of reading builing and trades. documentation required.	PERMIT
3	APT# FLOOR 0 ENTBLD RM#0	PR-704.2	approved working smoke alarmd required one on every level and on in each bedroom.	

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 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: 202778

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

Inspection: 383884

Insp Type: N.O.V.

Date: 09/20/2013

Address: 714 CHESTNUT ST, READING 19602-

Owner Information:

Name: MILLER DEXTER & MILLER GARY
Address: 202 SPOHN RD
SINKING SPRING PA 19608

Property Information:

of Commercial Units: 0
of Units: 0
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

3	APT# FLOOR 0 KIT RM#2	PR-702.1	remove plywood from exterior window and door.	COMPLIED
3	APT# FLOOR 0 KIT RM#2	PR-704.7	approved 3lb abc fire extinguisher required.	COMPLIED

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 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:

Page 2 of 2

FCE067

Case: 202778

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

Inspection: 392041

Insp Type: N.O.V.

Date: 01/07/2014

Address: 714 CHESTNUT ST, READING 19602-

Owner Information:

Name: MILLER DEXTER & MILLER GARY

Address: 202 SPOHN RD

SINKING SPRING PA 19608

Property Information:

# of Commercial Units:	0
# of Units:	0
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	all windows must be in good repair, weather tight, function properly, and have approved locks.	COMPLIED
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.15	all exterior door must function properly, be weather tight, and have approved hardware. plywood needs to be removed from rear door.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-305.3	finish repair of wall at window and reseal to an approved condition. seal wall at second floor top of stairs.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-305.4	repair all floors to an approved condition. all flooring must be installed in an approved workman like manner free of trip hazards.	COMPLIED
60	APT# FLOOR 0 ENTBLD RM#0	PR-504.1	all plumbing lines and fixtures need to be inspected and approved by city of reading building and trades. documentaion required.	PERMIT
3	APT# FLOOR 0 ENTBLD RM#0	PR-604.3	all electrical work needs to be inspected and approved by city of reading builing and trades. documentation required.	PERMIT
3	APT# FLOOR 0 ENTBLD RM#0	PR-704.2	approved working smoke alarmd required one on every level and on in each bedroom.	CITED

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 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: 202778

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

Inspection: 392041

Insp Type: N.O.V.

Date: 01/07/2014

Address: 714 CHESTNUT ST, READING 19602-

Owner Information:

Name: MILLER DEXTER & MILLER GARY

Address: 202 SPOHN RD

SINKING SPRING PA 19608

Property Information:

of Commercial Units: 0

of Units: 0

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

3	APT# FLOOR 0 KIT RM#2	PR-702.1	remove plywood from exterior window and door.	COMPLIED
3	APT# FLOOR 0 KIT RM#2	PR-704.7	approved 3lb abc fire extinguisher required.	COMPLIED

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 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:

Page 2 of 2

FCE067

Case: 202778

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 411290

Insp Type: N.O.V.

Date: 08/25/2014

Address: 714 CHESTNUT ST, READING 19602-

Owner Information:

Name: MILLER DEXTER & MILLER GARY
 Address: 202 SPOHN RD
 SINKING SPRING PA 19608

Property Information:

of Commercial Units: 0
 # of Units: 0
 # of Rooms: 0
 Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	all windows must be in good repair, weather tight, function properly, and have approved locks.	COMPLIED
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.15	all exterior door must function properly, be weather tight, and have approved hardware. plywood needs to be removed from rear door.	COMPLIED
60	APT# FLOOR 0 ENTBLD RM#0	PR-305.3	finish repair of wall at window and reseal to an approved condition. seal wall at second floor top of stairs.	COMPLIED
60	APT# FLOOR 0 ENTBLD RM#0	PR-305.4	repair all floors to an approved condition. all flooring must be installed in an approved workman like manner free of trip hazards.	COMPLIED
60	APT# FLOOR 0 ENTBLD RM#0	PR-504.1	all plumbing lines and fixtures need to be inspected and approved by city of reading building and trades. documentaion required. 08/25/2014 no documentation at inspection.	PERMIT
3	APT# FLOOR 0 ENTBLD RM#0	PR-604.3	all electrical work needs to be inspected and approved by city of reading builing and trades. documentation required. 08/25/2014 no documentation at inspection.	PERMIT

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 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:

Page 1 of 2

FCE067

Case: 202778

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

Inspection: 411290

Insp Type: N.O.V.

Date: 08/25/2014

Address: 714 CHESTNUT ST, READING 19602-

Owner Information:

Name: MILLER DEXTER & MILLER GARY
Address: 202 SPOHN RD
SINKING SPRING PA 19608

Property Information:

of Commercial Units: 0
of Units: 0
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

3	APT# FLOOR 0 ENTBLD RM#0	PR-704.2	approved working smoke alarmd required one on every level and on in each bedroom.	CITED
3	APT# FLOOR 0 KIT RM#2	PR-702.1	remove plywood from exterior window and door.	COMPLIED
3	APT# FLOOR 0 KIT RM#2	PR-704.7	approved 3lb abc fire extinguisher required.	COMPLIED

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 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: 202778

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 498158

Insp Type: N.O.V.

Date: 07/13/2017

Address: 714 CHESTNUT ST, READING 19602-

Owner Information:

Name: MILLER DEXTER & MILLER GARY
Address: 202 SPOHN RD
SINKING SPRING PA 19608

Property Information:

of Commercial Units: 0
of Units: 0
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	PR-304.13.1	Repair all broken/missing windows to approved condition.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	Remove all peeling paint from property.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	Roof must be maintained structurally sound and in good repair.	

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

Inspector: SCHEURING, HEATHER

Phone: (610)655-6311 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:

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2505-01754**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 05/06/2025****Compliance Deadline: 05/01/2025****Owner: MILLER DEXTER & MILLER GARY****Mailing Address**

MILLER DEXTER & MILLER GARY
202 SPOHN RD
SINKING SPRING, PA 19608

Notice of Violation for the following location:**Address**

714 CHESTNUT ST
READING, PA 19602

Parcel

02530628980988

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: 106.6 - EXTENSIONS.

Upon application, an extension of time beyond that given on the correction order to bring the violations set forth on the inspection into compliance with this code may be granted for a reasonable cause. An application for extension shall include:

- (a) Name, address and phone number of applicant;
- (b) Address of property referenced on correction order; and
- (c) Violation(s) referenced on correction order for which an extension is being requested.

Compliance Date: 05/01/2025**Violation: PR-106.3 - PROSECUTION OF VIOLATION**

Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a summary offense and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Compliance Date: 05/01/2025**Violation: PR-106.5 - ABATEMENT OF VIOLATION**

The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

Compliance Date: 05/01/2025**Violation: PR-107.6 - TRANSFER OF OWNERSHIP**

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation. Failure to do so will be considered an offense of this code.

Compliance Date: 05/01/2025**Violation: PR-108.1.3.1 - BLIGHTED PROPERTY AND PUBLIC N**

Definitions: For the purpose of this Part, all words used in present tense include the future tense. All words in the plural number include the singular number and all words in the singular number include the plural number, unless the natural

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2505-01754**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 05/06/2025****Compliance Deadline: 05/01/2025**

construction of the word clearly indicates otherwise. The word "shall" is mandatory and not discretionary. The word "used" includes designated, intended, built, or arranged to be used. A. Single Property. Blighted property shall include: (1) Any premises which because of physical condition or use is regarded as a public nuisance at common law, or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes. (2) Any premises which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures. (3) Any dwelling which because of its dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing or building codes of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation. (4) Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property. (5) Any structure from which utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use. (6) Any vacant or unimproved lot or parcel of ground in a predominantly built-up neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin. (7) Any unoccupied property which has been tax delinquent for a period of 2 years prior to the effective date of this act, and those in the future having a 2-year tax delinquency. (8) Any property which is vacant, but not tax delinquent, and which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency. (9) Any abandoned property. A property shall be considered abandoned if: (a) It is a vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of 6 months; (b) It is a vacant property or vacant or unimproved lot or parcel of ground on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by any body with legal authority to determine the taxable value of the property; or (c) The property has been declared abandoned by the owner, including, an estate that is in possession of the property. (10) A property which has defective or unusual conditions of title or no known owners, rendering title unmarketable. (11) A property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which poses a direct and immediate threat to the health, safety and welfare of the community. (12) A property having three or more of the following characteristics: (a) has unsafe or hazardous conditions that do not meet current use, occupancy or fire codes; (b) has unsafe external and internal accessways; (c) is being served by an unsafe public street or right-of-way; (d) violates the applicable property maintenance code adopted by a municipality and is an immediate threat to public health and safety; (e) is vacant; (f) is located in a redevelopment area with a density of at least 1,000 people per square mile or a redevelopment area with more than 90% of the units of property being nonresidential or a municipality with a density of at least 2,500 people per square mile. B. Multiple Properties. Blighted Property shall include: 1. A majority of the units of property meet any of the requirements under subsection (a) and represent a majority of the geographical area; or 2. Properties representing a majority of the geographical area meet one or more of the conditions set forth in subsection (a) (1) through (11) or satisfy the conditions of subsection (a) (12) that are necessary for a declaration of blight under subsection (a) and at least one-third of the units of property meet two or more of the requirements under subsection (a) (1) through (11) or satisfy the conditions of subsection (a) (12) and one or more of the requirements under subsections (a)(1) through (11).

Compliance Date: 05/01/2025**Violation: PR-301.3 - VACANT STRUCTURES AND LAND**

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Corrective Action: Failure to secure premises by approved methods to prevent blight conditions to public health and safety**Compliance Date: 05/06/2025****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: Failure to maintain premises free from weeds/high grass or plant growth and solid waste.**Compliance Date: 05/06/2025**

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2505-01754**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 05/06/2025****Compliance Deadline: 05/01/2025**

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Thank you for your cooperation.

Sincerely,

Rashida Suber
Property Maint. Inspector