City of Pittston Blighted Property Board
FACT EVALUATION

PROPERTY ADDRESS: 134 REAR PARSONAGE STREET  NUMBER OF UNITS: 1

PROPERTY OWNER’S NAME: TRUONG THUONG
PROPERTY OWNER’S ADDRESS: 134 R PARSONAGE STREET
PITTSTON PA 18640

DATE LAST OCCUPIED: VACANT        CURRENT CODE STATUS: CONDEMNED

UTILITY STATUS: NONE        DELINQUENT LIENS: $79.20
(including wtr&swr)

COMMONWEALTH OF PENNSYLVANIA CRITERIA FOR BLIGHTED PROPERTIES
(For each of the following criteria, check yes or no for the property being evaluated)

CRITERIA: (Check as many as apply)

1. A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION OR USE IS
REGARDED AS A PUBLIC NUISANCE AT COMMON LAW OR HAS BEEN
DECLARED PUBLIC NUISANCE IN ACCORDANCE WITH THE MUNICIPALITY
HOUSING, BUILDING, PLUMBING, FIRE AND RELATED CODES.
Evidence: VIOLATION NOTICE ATTACHED

2. A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION USE OR
OCCUPANCY IS CONSIDERED AN ATTRACTIVE NUISANCE TO CHILDREN.
THIS INCLUDES AN ABANDONED WELL, SHAFT, BASEMENT, EXCAVATIONS
UNSAFE FENCE OR STRUCTURE.
Evidence: VIOLATION NOTICE ATTACHED

3. A DWELLING WHICH BECAUSE IT IS DILAPIDATED, UNSANITARY, UNSAFE,
VERMINT-INFESTED OR LACKING IN THE FACILITIES AND EQUIPMENT
REQUIRED BY THE STATUTE OR AN APPLICABLE MUNICIPAL CODE, HAS
BEEN DESIGNATED BY THE AGENCY RESPONSIBLE FOR ENFORCEMENT OF
THE STATUTE OR CODE AS UNFIT FOR HUMAN HABITATION.
Evidence: VIOLATION NOTICE ATTACHED

4. A STRUCTURE WHICH IS A FIRE HAZARD, OR IS OTHERWISE DANGEROUS
TO THE SAFETY OF PERSONS OR PROPERTY.

5. A STRUCTURE FROM WHICH THE 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. A 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. AN UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FOR A
PERIOD OF TWO YEARS. TOTAL DELINQUENT AMOUNT

8. ANY PROPERTY WHICH IS VACANT BUT NOT TAX DELINQUENT, WHICH
HAS NOT BEEN REHABILITATED WITHIN ONE YEAR OF THE RECEIPT OF
NOTICE TO REHABILITATE FROM THE APPROPRIATE ENFORCEMENT
AGENT.

9. CRITERIA FOR AN ABANDONED PROPERTY:
   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 SIX MONTHS.
   B. VACANT PROPERTY OR VACANT UNIMPROVED LOT OR PARCEL OF
      GROUND ON WHICH THE TOTAL MUNICIPAL LIENS ON THE
      PROPERTY FOR TAX OR ANY OTHER TYPE OF CLAIM OF WHICH
      CITY ARE IN EXCESS OF 150% OF THE FAIR MARKET VALUE OF
      THE PROPERTY.
   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. VIOLATES THE APPLICABLE PROPERTY MAINTENANCE CODE
      ADOPTED BY A MUNICIPALITY AND IS AN IMMEDIATE THREAT TO
      PUBLIC HEALTH AND SAFETY;
   D. IS VACANT;
   E. IS LOCATED IN A REDEVELOPMENT 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.

CERTIFICATION:

The undersigned Harry Smith, Codes Enforcement Officer for the City of Pittston, after a
thorough review, including an onsite inspection, hereby verify that the above
information concerning the property, 134 R Parsonage St, Pittston, PA. is true
and correct to the best of my knowledge.

Harry Smith 3/11/2020

Date
Luzerne County Tax Claim Bureau

Search Result 1 of 1

Return to Results  Now Search

THIS IS NOT A CERTIFIED SEARCH
Data is current as of 1 AM on (03/11/2020)

PARCEL NUMBER: 72-E11NE2-003-01A-000
Deed Book - Page: 03011-179559

NAME: TRUONG THUONG
ADDRESS: 134 REAR PARSONAGE ST
          PITTSON
          PA 18640
LOCATION: 134 REAR PARSONAGE ST
DISTRICT: 72 (PITTSON CITY WARD 3)
DESCRIPTION: 72-3-04-1-D1-6
ASSESSED VALUE: 55,100

Delinquent Taxes Due

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<td>2014</td>
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<td>Total</td>
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Delinquent Real Estate Taxes of $10,241.50 due as of 03/11/2020

Amount to Pay $9500

CLICK HERE TO PAY ONLINE

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10,241.50
# City of Pittston Notice of Violation

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
<th>Details</th>
</tr>
</thead>
</table>
| Location                  | Rear 141 Parsonage St  
Pittston, PA  18640  
United States  
(41.331066, -75.782707) |                                                                          |
| Date & Time               | 1/6/15  3:11 PM                                                          |                                                                         |
| Type of Inspection        | Follow-up                                                                |                                                                         |
| Genesis                   | Patrol                                                                   |                                                                         |

THIS SHALL SERVE AS YOUR NOTICE. ANY AND ALL VIOLATIONS DISCOVERED ARE REQUIRED TO BE CORRECTED, ABATED, REPAIRED OR OTHERWISE REMOVED WITHIN THE TIME LIMIT INDICATED BELOW FROM THE DATE OF THIS REPORT.

Failure to address these violations may result in the issuance of a non-traffic citation that will require you to appear in court before the District Justice, and if you are convicted, payment of a fine of up to $1,000.00 and all court costs. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate and shall be a lien upon such real estate.

Zoning Violation          | No                                                                       |                                                                         |

Property Maintenance Violation | Yes                                                                      |                                                                         |

§301 - §302 Exterior Property Violations | §302.1 Unsanitary Conditions, §302.4 High Grass/Weeds |                                                                         |

§303 Swimming Pool, Hot Tub &/or Spa Violations | No                                                                       |                                                                         |

§304 Exterior Structure Violations | §304.2 Exterior Paint/Finish, §304.4 Exterior Structural Member,  
§304.6 Exterior Walls, §304.7 Roofs & Drainage, §304.9 Exterior Overhangs, §304.10 Exterior Stairs, Decks, Porches & Balconies,  

Violation
**Appendix 9**

<table>
<thead>
<tr>
<th>§305 Interior Structure Violations</th>
<th>§308.1 Accumulation of Rubbish/Garbage, §309.1 Rodent Infestation</th>
</tr>
</thead>
</table>

![Appendix 10](image1) ![Appendix 11](image2) ![Appendix 12](image3)

<table>
<thead>
<tr>
<th>§401 - §403 Light &amp;/or Ventilation Violations</th>
<th>No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>§404 Occupancy Violations</th>
<th>No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>§501 - §507 Plumbing, Fixtures &amp; Drainage Violations</th>
<th>§502.1 Required Dwelling Unit Facilities, §505.1 Water System</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>§601 - §607 Mechanical &amp;/or Electrical Violations</th>
<th>§602.1/2 Required Heating Facilities, §604.1 Required Electrical Facilities</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>§701 - §704 Fire Safety Violations</th>
<th>§702.1/2/3 Means of Egress</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>§108 Unsafe/Unsanitary Property (Unfit for Occupancy / Condemned)</th>
<th>§108.1.1 Unsafe Structure, §108.1.3 Unfit for Occupancy, §108.1.5 Dangerous Structure or Property</th>
</tr>
</thead>
</table>

Order to Demolish  
Yes

Under §110 of the International Property Maintenance Code, as adopted by the City of Pittston, the code official has ordered the owner of the premises, as indicated on this report, upon which is located a structure or structures to be demolished.

Number of Days to Demolish  
Expired

Additional Comments

Number of Days to Correct Violations  
Expired

<table>
<thead>
<tr>
<th>Officer</th>
<th>Harry Smith</th>
<th>1/6/15 3:11 PM</th>
</tr>
</thead>
</table>

City of Pittston - 35 Broad Street, Pittston, PA 18640 - 570.654.0513

NOTICE: SOME REPAIRS MAY NEED PERMITS. CONTACT THE CITY OF PITTSTON CODE ENFORCEMENT OFFICE TO DETERMINE WHAT REPAIRS REQUIRE PERMITS.

The scope of this report is a limited visual inspection of the general systems and components of the building and property to identify any item listed in the report which may be in need of correction.
This report is not a warranty or guarantee (expressed or implied) that the items are defect free, or that latent or concealed defects do not exist, may have existed in the past, or may exist or become evident in the future, or that the defects we have referenced in this report are the only defects that exist. This report is not a statement of suitability for future expansion or use.

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling.

Appeals of this enforcement action may be filed with the City of Pittston Property Maintenance Code and Building Code Appeals Board within twenty (20) days as set forth in the Property Maintenance Ordinance, Uniform Construction Code Ordinance and applicable city resolutions.
Violation