



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
28		BLUEBERRY LN, LINCOLN

**OWNERSHIP**

Owner 1:	GREENBERGER JOEL S
Owner 2:	GREENBERGER CATHERINE GUYTON
Owner 3:	
Street 1:	749 CHESNUT RD
Street 2:	
Twn/City:	SEWICKLEY
St/Prov:	PA Cntry Own Occ: N
Postal:	15143 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains 3.02 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1986, having primarily WOOD Exterior and 5926 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		1.013		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									35,455						35,500	
101	ONE FAM		0.17		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									5,950						6,000	Paper Street - Blu

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.020	1,087,500	4,700	839,900	1,932,100
<b>Total Card</b> 3.020 1,087,500 4,700 839,900 1,932,100					
<b>Total Parcel</b> 3.020 1,087,500 4,700 839,900 1,932,100					
Source: Market Adj Cost		Total Value per SQ unit /Card:		326.02	/Parcel: 326.02

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	997,900	4400	3.02	811,900	1,814,200		Year End Roll	12/2/2024
2024	101	FV	986,400	4400	3.02	791,400	1,782,200		Year end	11/9/2023
2023	101	FV	848,600	4400	3.02	731,400	1,584,400	1,584,400	Year end	11/3/2022
2022	101	FV	709,000	4400	3.02	664,200	1,377,600	1,377,600	Year End Roll	10/19/2021
2021	101	FV	630,200	4400	3.02	591,400	1,226,000	1,226,000	Year End Roll	10/15/2020
2020	101	FV	619,300	4400	3.02	591,400	1,215,100	1,215,100	Year End Roll	9/26/2019
2019	101	FV	600,700	4400	3.02	573,800	1,178,900	1,178,900	Create Final va	6/4/2019
2018	101	FV	600,700	4400	3.02	573,800	1,178,900	1,178,900	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG, RITA G.	1091-109		2/18/1992	CONVENIENC		100	No	No	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2022	R-22-0271	MANUAL	20,000	C	1/19/2023			Fill in basement e
9/5/2017	6837	WINDOWS	23,594	C				Replace 6 windows
8/10/2009	4243	RENOVATI	4,000	C				repair damage to d

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/28/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
12/21/1998	MEAS+INSPCTD	600	
9/9/1998	MEAS/EXT INS	602	
1/19/1996	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

