



**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(n) CONTEMPORARY Building Built about 1986, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		1.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									30,390						30,400	
101	ONE FAM		0.17		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,020						1,000	Paper Street - Blu

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	600,700	4,400	3.020	573,800	1,178,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 198.93						/Parcel: 198.93	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	600,700	4400	3.02	573,800	1,178,900	1,178,900	Year End Roll	9/28/2017
2017	101	FV	590,000	4400	2.85	542,400	1,136,800	1,136,800	Year End Roll	9/29/2016
2016	101	FV	576,200	4400	2.85	527,200	1,107,800	1,107,800	Year End Roll	1/14/2016
2015	101	FV	560,400	4400	2.85	490,400	1,055,200	1,055,200	Year End	10/2/2014
2014	101	FV	506,300	4400	2.85	442,400	953,100	953,100	Year End Roll	1/23/2014
2013	101	FV	496,100	4400	2.85	430,400	930,900	930,900	Year End Roll	10/25/2012
2012	101	FV	496,100	4400	2.85	570,400	1,070,900	1,070,900	Year End	1/26/2012
2011	101	FV	506,300	4400	2.85	588,800	1,099,500	1,099,500	Year End	2/10/2011

**SALES INFORMATION**

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

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
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	PA
9/9/1998	MEAS/EXT INS	602	D TUCKER
1/19/1996	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

