



**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:				Topo		
D				Street	1	PAVED
s				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	7.91	1.000	R3									632,800						632,800	
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
101	709,000	4,400	3.020	664,200	1,377,600
Total Card	709,000	4,400	3.020	664,200	1,377,600
Total Parcel	709,000	4,400	3.020	664,200	1,377,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		232.46	/Parcel: 232.46

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	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
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

**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	
9/9/1998	MEAS/EXT INS	602	
1/19/1996	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

