



PROPERTY LOCATION

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

OWNERSHIP

Unit #: _____

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: _____ Type: _____

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	Descp	%	Item	Code	Descp
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	8.75	1.000	R3									700,000						700,000	
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	848,600	4,400	3.020	731,400	1,584,400
Total Card	848,600	4,400	3.020	731,400	1,584,400
Total Parcel	848,600	4,400	3.020	731,400	1,584,400
Source: Market Adj Cost	Total Value per SQ unit /Card: 267.35		/Parcel: 267.35		

Legal Description

Entered Lot Size _____
 Total Land: _____
 Land Unit Type: _____

User Acct

GIS Ref _____
 GIS Ref _____
 Insp Date 08/28/13

PREVIOUS ASSESSMENT

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

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			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
10/18/22	19:24:09

LAST REV

Date	Time
10/26/17	11:09:41
blakeley	
1369	

USER DEFINED

Prior Id # 1: 47 5 0
 Prior Id # 2: _____
 Prior Id # 3: _____
 Prior Id # 1: _____
 Prior Id # 2: _____
 Prior Id # 3: _____
 Prior Id # 1: _____
 Prior Id # 2: _____
 Prior Id # 3: _____
 ASR Map: _____
 Fact Dist: _____
 Reval Dist: _____
 Year: _____
 LandReason: _____
 BldReason: _____

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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 _____/_____/_____

