

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	Descp	%	Item	Code	Descp
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	9.5	1.000	R3									760,000						760,000	
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	986,400	4,400	3.020	791,400	1,782,200
Total Card	986,400	4,400	3.020	791,400	1,782,200
Total Parcel	986,400	4,400	3.020	791,400	1,782,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		300.73	/Parcel: 300.73

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
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 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

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	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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



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:	

