	Total Card /	Total Parcel
APPRAISED:	3,460,700 /	3,572,500
USE VALUE:	3,460,700 /	3,572,500
ASSESSED:	3,460,700 /	3,572,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MACKINTOSH LN, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6.160	2,261,200	89,800	1,109,700	3,460,700
Total Card	6.160	2,261,200	89,800	1,109,700	3,460,700
Total Parcel	6.160	2,373,000	89,800	1,109,700	3,572,500

Source: Market Adj Cost   Total Value per SQ unit /Card: 502.67   /Parcel: 391.35

Legal Description 1436

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	02/19/25

Parcel ID 153 7 0

!2045!

OWNERSHIP

Unit #:

Owner 1:	FLINT JONATHAN A
Owner 2:	FLINT ALICE L
Owner 3:	
Street 1:	22 MACKINTOSH LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3204 Type:

PREVIOUS OWNER

Owner 1:	BERGEN KENNETH W TR -
Owner 2:	BERGEN ROGER VD TR -
Street 1:	22 MACKINTOSH LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3204

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,964,100	83800	6.16	1,081,700	3,129,600		Year End Roll	12/2/2024
2024	101	FV	1,801,500	83800	6.16	1,041,700	2,927,000		Year end	11/9/2023
2023	101	FV	1,801,500	83800	6.16	869,700	2,755,000	2,755,000	Year end	11/3/2022
2022	101	FV	1,693,500	106900	6.16	814,500	2,614,900	2,614,900	Year End Roll	10/19/2021
2021	101	FV	1,822,900	106900	6.16	769,700	2,699,500	2,699,500	Year End Roll	10/15/2020
2020	101	FV	1,902,200	106900	6.16	793,700	2,802,800	2,802,800	Year End Roll	9/26/2019
2019	101	FV	2,016,400	106900	6.16	776,100	2,899,400	2,899,400	Create Final va	6/4/2019
2018	101	FV	2,016,400	106900	19.21	854,400	2,977,700	2,977,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:41:30

LAST REV

Date	Time
07/28/25	09:36:31

apro

USER DEFINED

Prior Id # 1:	75 1 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:	
CivilDistrict:	
Ratio:	

NARRATIVE DESCRIPTION

This parcel contains 6.16 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1807, having primarily CLAPBOARD Exterior and 6885 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 6 Bdrms.

SALES INFORMATION

TAX DISTRICT   **PAT ACCT.** 2045

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERGEN KENNETH	30735-142		8/20/1999	CHD>SALE	3,050,000	No	No		
BERGEN, KENNETH	27097-591		2/28/1997	CONVENIENC	10	No	No		
KENNETH BERGEN	18313-392		7/14/1987	FAMILY		No	No		

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:			Topo		
D				Street	1	PAVED
s				Gas:	4	MEDIUM
t						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2025	E-25-137	MANUAL	8,000	O				
12/30/2024	R-24-247	POOL HOU		O				
9/20/2024	R-24-0176	SOLAR PA	17,366	C				21 panels roof mou
7/11/2024	MEC-24-0014	MECHANIC	9,500	C				Replace air handle
6/12/2024	R-24-0115	SOLAR PA	31,986	C				Install roof mount
6/19/2017	6780	ROOF	55,000	C				Strip & re-roof wi
3/13/2012	4998	TEMPORAR		C				2 tents from 5/10
6/24/2010	4492	ADDITION	143,829	C	6/27/2012			construct addition
5/2/2001	2215	POOL HOU	50,000	C	5/19/2001			
8/23/2000	2060	POOL	38,000	C	5/19/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2025	INFO FM PRMT	7	SB
2/19/2025	MEAS/EXT INS	6	JN
6/27/2012	MEAS/EXT INS	25	D ERSKINE
6/25/2008	MEAS/EXT INS	25	D ERSKINE
12/8/2001	M&L COMPLETE	615	
5/19/2001	MEAS/EXT INS	614	
6/20/2000	MEAS/EXT INS	611	
3/29/1996	MEAS+INSPCTD	606	
3/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA   __/___/__

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 Influ	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		11.98	1.00	R4									958,400						958,400	
101	ONE FAM		4.323		ACRES	EXCESS ACRE	0		35,000.	1.00	R4									151,305						151,300	

Total AC/HA: 6.15955	Total SF/SM: 268310	Parcel LUC: 101	ONE FAM	Prime NB Desc RES CAT 4	Total: 1,109,705	Spl Credit	Total: 1,109,700

EXTERIOR INFORMATION

Field	Value
Type:	10 - ECLECTIC
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	1 - WOOD SHI 50 %
Roof Struct:	3 - GAMBREL
Roof Cover:	6 - WOODSHINGL
Color:	
View / Desir:	V - VERY GOOD

GENERAL INFORMATION

Field	Value
Grade:	AA - SUPERB
Year Blt:	1807	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	2 - SOFTWOOD
Sec Floors:	3 - HARDWOO 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	1 - EXTENSIVE
Insulation:	3 - EXTENSIVE
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	14 - HVAC
# Heat Sys:	1
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal	0	% Sprinkled 0

BATH FEATURES

Feature	Value	Rating
Full Bath	4	GOOD
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:	2	GOOD
A HBth:		
OthrFix:	4	GOOD

OTHER FEATURES

Feature	Value	Rating
Kits:	1	EXCELLENT
A Kits:		
Frpl:	8	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	EX - Excellent	14. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		14 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	111.00
Size Adj.:	0.84844941
Const Adj.:	1.05049479
Adj $ / SQ:	98.933
Other Features:	148910
Grade Factor:	3.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2629341
Depreciation:	368108
Depreciated Total:	2261233

COMMENTS

PLAN APPROVED 10-6-93
CODMAN-BEMIS-WARNER HSE. 12/2017 See
CR parcel 153 7 1.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1							# Units	1			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 6		Baths: 4			HB 2				

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	14	6	1
Totals			
1	14	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 3516178.120
Juris. Factor:		Before Depr:	296.80
Special Features:	0	Val/Su Net:	229.40
Final Total:	2261200	Val/Su SzAd	371.02

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,814	98.930	278,399
SFL	2ND FLOOR	2,694	98.930	266,527
BMT	BASEMENT	2,634	32.150	84,692
GAR	GARAGE	782	38.520	30,123
TQS	3/4 STORY	587	98.930	58,024
OSP	SCRN PORCH	252	24.070	6,067
EFP	ENCL PORCH	54	38.520	2,080
WDK	WOOD DECK	40	40.660	1,626
Net Sketched Area:	9,857		Total:	727,538
Size Ad	6094.5	Gross Area	10052	FinArea 6885

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro   Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID   153 7 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	900	F	AV	1910	34.67	T	60	101			12,500			12,500
11	POOL I-V	D	Y	1	1240	V	AV	2001	28.89	T	50	101			17,900			17,900
27	TENNIS C	D	Y	1	100x55	V	AV	1980	6.57	T	70	101			10,800			10,800
23	BATH HSE	D	Y	1	16x24	E	AV	2001	177.01	T	31.5	101			46,600			46,600
93	HOT TUB	D	Y	1	1	V	VG	2001	3,300.00	T	40	101			2,000			2,000

More: N		Total Yard Items:	89,800	Total Special Featues:		Total:	89,800