Total Card / Total Parcel
APPRAISED: 2,177,800 / 2,177,800
USE VALUE: 2,177,800 / 2,177,800
ASSESSED: 2,177,800 / 2,177,800

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	CARSON TR ROBERT L
Owner 2:	
Owner 3:	TWENTY MACKINTOSH LN REALTY TR
Street 1:	NORTHSTAR ADVISORS LLC
Street 2:	880 WINTER ST SUITE 350
Twn/City:	WALTHAM
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02451	Type:	

PREVIOUS OWNER

Owner 1:	BERGEN ROGER VD -
Owner 2:	BERGEN SUSAN J -
Street 1:	20 MACKINTOSH LN
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773-3204

NARRATIVE DESCRIPTION

This parcel contains 2.59 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1991, having primarily SHAKES Exterior and 3580 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.590	1,150,600	42,400	984,800	2,177,800
Total Card	2.590	1,150,600	42,400	984,800	2,177,800
Total Parcel	2.590	1,150,600	42,400	984,800	2,177,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 608.26 | /Parcel: 608.26

Legal Description

User Acct
GIS Ref
GIS Ref
Entered Lot Size
Total Land:
Insp Date: 05/01/17
Land Unit Type:

Parcel ID: 153 6 0

!2047!

PRINT

Date	Time
09/26/25	17:41:45

LAST REV

Date	Time
12/04/17	10:50:01

apro

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,115,900	39600	2.59	956,800	2,112,300		Year End Roll	12/2/2024
2024	101	FV	1,073,600	39600	2.59	934,600	2,047,800		Year end	11/9/2023
2023	101	FV	1,066,100	39600	2.59	762,600	1,868,300	1,868,300	Year end	11/3/2022
2022	101	FV	963,600	47000	2.59	707,400	1,718,000	1,718,000	Year End Roll	10/19/2021
2021	101	FV	947,400	47000	2.59	662,600	1,657,000	1,657,000	Year End Roll	10/15/2020
2020	101	FV	984,100	47000	2.59	686,600	1,717,700	1,717,700	Year End Roll	9/26/2019
2019	101	FV	954,800	47000	2.59	669,000	1,670,800	1,670,800	Create Final va	6/4/2019
2018	101	FV	954,800	47000	3.11	672,100	1,673,900	1,673,900	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 2047

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERGEN ROGER VD	49886-456		8/2/2007		2,025,000	No	No		
BERGEN ROGER VD	41187-162		10/15/2003	CONVENIENC	1	No	No		
BERGEN, ROGER V	27097-584		2/28/1997	CONVENIENC	10	No	No		SMALL ADDS TO 75-1-2
KENNETH BERGEN	20827-439		10/19/1990	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2006	3415	RENOVATI	15,000	C				Construct a wine c
10/14/1994	596-94	RENO-GAR	30,000	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	ENTRY DENIED	615	
4/2/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	

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

USER DEFINED

Prior Id # 1:	75 1 2
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:	

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		0.753		ACRES	EXCESS ACRE	0		35,000.	1.00	R4									26,355						26,400	

Total AC/HA: 2.58955 | Total SF/SM: 112801 | Parcel LUC: 101 | ONE FAM | Prime NB Desc: RES CAT 4 | Total: 984,755 | Spl Credit | Total: 984,800

EXTERIOR INFORMATION

Field	Value
Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	17 - SHAKES
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	G - GOOD

GENERAL INFORMATION

Field	Value
Grade:	A - VERY GOOD
Year Blt:	1991	Eff Yr Blt:	
Alt LUC:	Alt %:	
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	6 - CERAMIC T 20%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

Feature		Rating
Kits:	1	VERY GOOD
A Kits:		
Frpl:	3	AVERAGE
WSFlue:		

CONDO INFORMATION

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

DEPRECIATION

Field	Value	%
Phys Cond:	VG - Very Good	7.8 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7.8 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	129.00
Size Adj.:	0.96899807
Const Adj.:	1.02399993
Adj $ / SQ:	128.001
Other Features:	83000
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1247952
Depreciation:	97340
Depreciated Total:	1150612

COMMENTS

75-1-3 (.17AC) ADDED 5-18-92 FROM 75-1 PLAN APPR 10-6-93 INCLLOTS 1-3,1-4 + 1-5 LOTS 1-4 + 1-5 ADDED 3/94 FROM 75-1 (TOTAL .83AC.). 12/2017 See 153 6 1 for CR parcel..

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: 12		BRs: 5		Baths: 3		HB 1					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	1
Totals			
1	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Field	Value
WtAv$/SQ:	AvRate:	Ind.Val 1629901.948
Juris. Factor:	Before Depr: 256.00
Special Features:	0	Val/Su Net: 224.99
Final Total:	1150600	Val/Su SzAd 419.97

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,584	128.000	202,753
LLV	LOWR LEVEL	1,401	121.600	170,363
TQS	3/4 STORY	1,084	128.000	138,721
PAT	PATIO	458	14.980	6,861
OSP	SCRN PORCH	234	24.070	5,634
BMT	BASEMENT	183	32.000	5,856
OFP	OPEN PORCH	98	16.050	1,573
HST	HALF STORY	72	128.000	9,216
Net Sketched Area:	5,114		Total:	540,977
Size Ad	2739.75	Gross Area	5547 FinArea	3580

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	0

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make: ____ Model: ____ Serial # ____ Year: ____ Color: ____

SPEC FEATURES/YARD ITEMS

PARCEL ID 153 6 0

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
4	GARAGE/L	D	Y	1	1347	V	GD	1992	44.94	T	30	101			42,400			42,400

More: N   Total Yard Items: 42,400   Total Special Featues: ____   Total: 42,400