



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

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(n) COLONIAL Building Built about 1991, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.753		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									22,590						22,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	954,800	47,000	2.590	669,000	1,670,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 466.66						/Parcel: 466.66	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	954,800	47000	3.11	672,100	1,673,900	1,673,900	Year End Roll	9/28/2017
2017	101	FV	842,400	47000	3.11	665,700	1,555,100	1,555,100	Year End Roll	9/29/2016
2016	101	FV	806,600	47000	3.11	647,300	1,500,900	1,500,900	Year End Roll	1/14/2016
2015	101	FV	799,000	47000	3.11	600,900	1,446,900	1,446,900	Year End	10/2/2014
2014	101	FV	745,600	47000	3.11	561,700	1,354,300	1,354,300	Year End Roll	1/23/2014
2013	101	FV	730,400	47000	3.11	545,700	1,323,100	1,323,100	Year End Roll	10/25/2012
2012	101	FV	694,400	47000	3.11	705,700	1,447,100	1,447,100	Year End	1/26/2012
2011	101	FV	708,800	47000	3.11	752,100	1,507,900	1,507,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BERGEN ROGER VD	49886-456		8/2/2007		2025000	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		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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	D VELUTTI
4/2/1996	MEAS+INSPCTD	606	J SMITH
8/25/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA: 2.58955 Total SF/SM: 112800.80 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 668,990 Spl Credit Total: 669,000

### EXTERIOR INFORMATION

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

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

### INTERIOR INFORMATION

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:			
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

### 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
4	GARAGE/L	D	Y	1	1347	V	GD	1992	42.00	T	17	101			47,000			47,000

More: N Total Yard Items: 47,000 Total Special Features: Total: 47,000

### BATH FEATURES

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

### OTHER FEATURES

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

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	VG - Very Good	6.2%
Functional:		
Economic:		
Special:		
Override:		
Total:		6.2%

### CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.96899807
Const Adj.:	1.02399993
Adj \$ / SQ:	87.318
Other Features:	83000
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1017861
Depreciation:	63107
Depreciated Total:	954753

### 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	RM:s: 12	BR:s: 5
	Baths: 3	HB 1

### REMODELING

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

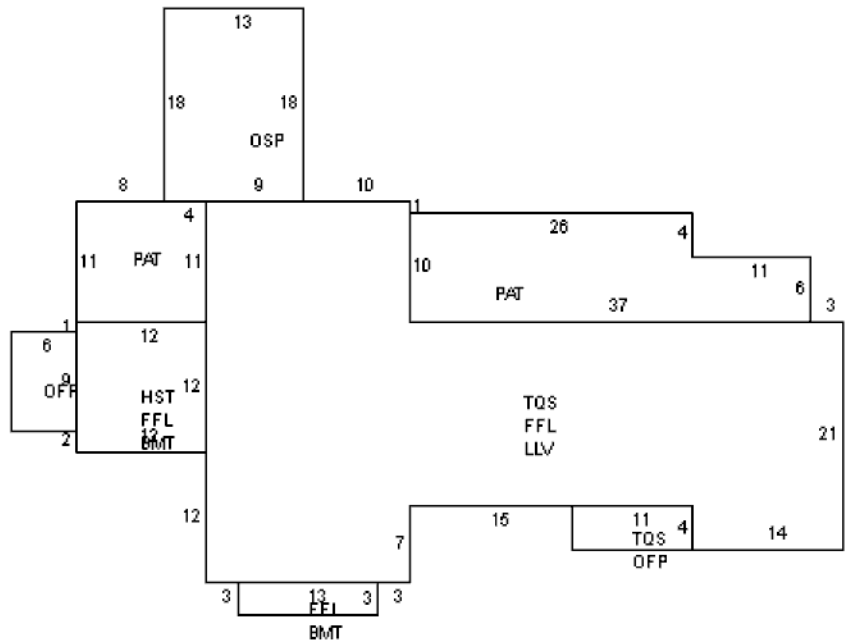
### RES BREAKDOWN

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

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1629901.948
Juris. Factor:		Val/Su Fin:	266.70	
Special Features:	0	Val/Su Net:	186.70	
Final Total:	954800	Val/Su SzAd:	348.50	

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,584	87.320	138,312	
LLV	LOWR LEVEL	1,401	82.950	116,216	
TQS	3/4 STORY	1,084	87.320	94,631	
PAT	PATIO	458	7.000	3,206	
OSP	SCRN PORCH	234	22.500	5,265	
BMT	BASEMENT	183	21.830	3,995	
OFP	OPEN PORCH	98	15.000	1,470	
HST	HALF STORY	72	87.320	6,287	
Net Sketched Area: 5,114			Total:	369,382	
Size Ad	2739.75	Gross Area	5547	FinArea	3580

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL		1ST FLOOR			
LLV	100	FLA	60	A	0

### IMAGE

AssessPro Patriot Properties, Inc



### PARCEL ID 153 6 0