



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 6.16 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1807, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 14 Rooms, and 6 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		4.323		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									129,690						129,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,902,200	106,900	6.160	793,700	2,802,800	1436	0				
							GIS Ref				
							GIS Ref				
Total Card					1,902,200	106,900	6.160	793,700	2,802,800	Entered Lot Size	
Total Parcel					1,902,200	106,900	6.160	793,700	2,802,800	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			407.11	/Parcel:	407.11	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	2,016,400	106900	6.16	776,100	2,899,400	2,899,400	Create Final value 2019	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
2017	101	FV	1,924,700	106900	19.21	848,000	2,879,600	2,879,600	Year End Roll	9/29/2016
2016	101	FV	1,906,600	106900	19.21	829,600	2,843,100	2,843,100	Year End Roll	1/14/2016
2015	101	FV	1,888,400	106900	19.21	783,200	2,778,500	2,778,500	Year End	10/2/2014
2014	101	FV	1,852,100	106900	19.21	744,000	2,703,000	2,703,000	Year End Roll	1/23/2014
2013	101	FV	1,815,800	106900	19.21	728,000	2,650,700	2,650,700	Year End Roll	10/25/2012
2012	101	FV	1,663,300	106900	19.21	1,456,000	3,226,200	3,226,200	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BERGEN KENNETH	30735-142		8/20/1999	CHD>SALE	3050000	No	No			
BERGEN, KENNETH	27097-591		2/28/1997	CONVENIENC	10	No	No			
KENNETH BERGEN	18313-392		7/14/1987	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
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	12/2/2010			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			
11/29/1999	1852	RENOVATI	400,000	C	6/20/2000			also garage 6/20/0

**ACTIVITY INFORMATION**

Date	Result	By	Name
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	
4/25/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

