

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
178		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	BOCKOVEN JR TR JOHN
Owner 2:	BOCKOVEN FAMILY TRUST
Owner 3:	
Street 1:	178 SOUTH GREAT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BOCKOVEN JR - JOHN
Owner 2:	-
Street 1:	178 SOUTH GREAT ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.197 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1953, having primarily CLAPBOARD Exterior and 2106 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 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

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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.36		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									2,520						2,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.197	305,400	600	703,300	1,009,300
Total Card 2.197 305,400 600 703,300 1,009,300					
Total Parcel 2.197 305,400 600 703,300 1,009,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 479.25		/Parcel: 479.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	286,100	600	2.197	696,100	982,800		Year End Roll	12/2/2024
2024	101	FV	284,500	600	2.197	682,200	967,300		Year end	11/9/2023
2023	101	FV	248,600	600	2.197	642,200	891,400	891,400	Year end	11/3/2022
2022	101	FV	225,100	700	2.197	582,200	808,000	808,000	Year End Roll	10/19/2021
2021	101	FV	215,300	700	2.197	502,200	718,200	718,200	Year End Roll	10/15/2020
2020	101	FV	192,600	700	2.197	510,200	703,500	703,500	Year End Roll	9/26/2019
2019	101	FV	187,400	700	2.197	493,400	681,500	681,500	Create Final va	6/4/2019
2018	101	FV	187,400	700	2.197	493,400	681,500	681,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOCKOVEN JR,JOH	1594-109		9/27/2022	CONVENIENC		1	No	No	
IDE,KENTON J	1497-105		9/29/2016		700,000	No	No		
COWEN RODNEY	724-186		9/19/1965		25,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2007	3681	ROOF		C				re-roof
5/22/1995	719-95	RENOVATI	9,000	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
4/12/1996	MEAS+INSPCTD	606	
8/30/1995	PERMIT VISIT	606	
12/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	96 19 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:	

PRINT

Date	Time
09/26/25	18:33:19

LAST REV

Date	Time
10/03/22	14:03:15

blakeley 2408

