



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	102 9 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:	

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KOTONI ARDIT
Owner 2:	KEEFE CAROLINE
Owner 3:	
Street 1:	179 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BOCKOVEN TR - DOROTHY R
Owner 2:	-
Street 1:	179 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1908, having primarily WOOD SHING Exterior and 2418 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 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

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		78408		SQUARE FE	PRIME SITE		0	8.76	1.01	R2									696,614						696,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.800	270,400	3,200	696,600	970,200
Total Card	1.800	270,400	3,200	696,600	970,200
Total Parcel	1.800	270,400	3,200	696,600	970,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		401.22	/Parcel: 401.22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	255,100	3000	1.8	689,500	947,600		Year End Roll	12/2/2024
2024	101	FV	251,300	3000	1.8	675,900	930,200		Year end	11/9/2023
2023	101	FV	249,400	3000	1.8	636,200	888,600	888,600	Year end	11/3/2022
2022	101	FV	363,500	3000	1.8	576,500	943,000	943,000	Year End Roll	10/19/2021
2021	101	FV	326,900	3000	1.8	497,000	826,900	826,900	Year End Roll	10/15/2020
2020	101	FV	323,900	3000	1.8	505,000	831,900	831,900	Year End Roll	9/26/2019
2019	101	FV	299,200	3000	1.8	488,300	790,500	790,500	Create Final va	6/4/2019
2018	101	FV	299,200	3000	1.8	488,300	790,500	790,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOCKOVEN TR,DOR	78224-598		7/12/2021		830,000	No	No		
BOCKOVEN JOHN S	19211-513		7/22/1988	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2022	INFO FR MLS	625	J Frank
11/20/2018	MEAS/EXT INS	622	K Cuoco
12/14/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	
4/11/1996	MEAS/EXT INS	606	
5/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.80000 Total SF/SM: 78408 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 2 Total: 696,614 Spl Credit Total: 696,600

