

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		BEDFORD RD, LINCOLN

OWNERSHIP

Owner 1:	PENDERGAST TR EDWARD H
Owner 2:	C/O MICHAEL GERSTEIN
Owner 3:	BENCHMARK TRUST
Street 1:	58 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5.4 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1939, having primarily WOOD Exterior and 7946 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 2 HalfBaths, 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

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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		3.563		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									124,705						124,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.400	1,878,800	30,600	1,167,100	3,076,500
Total Card 5.400 1,878,800 30,600 1,167,100 3,076,500					
Total Parcel 5.400 1,878,800 30,600 1,167,100 3,076,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 387.16		/Parcel: 387.16	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,615,700	28700	5.4	1,136,700	2,781,100		Year End Roll	12/2/2024
2024	101	FV	1,501,800	28700	5.4	1,098,900	2,629,400		Year end	11/9/2023
2023	101	FV	1,501,800	28700	5.4	946,900	2,477,400	2,477,400	Year end	11/3/2022
2022	101	FV	1,266,600	28700	5.4	874,900	2,170,200	2,170,200	Year End Roll	10/19/2021
2021	101	FV	1,290,800	28700	5.4	906,900	2,226,400	2,226,400	Year End Roll	10/15/2020
2020	101	FV	1,358,600	28700	5.4	906,900	2,294,200	2,294,200	Year End Roll	9/26/2019
2019	101	FV	1,379,100	28700	5.4	903,700	2,311,500	2,311,500	Create Final va	6/4/2019
2018	101	FV	1,379,100	28700	5.4	903,700	2,311,500	2,311,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARGILL, ROBERT	26343-594		5/24/1996	OTHER	1,523,650	No	No		36-12-7 ALSO SOLD
MARIAN LYNN GAR	16161-208		5/14/1985	FAMILY		No	No		

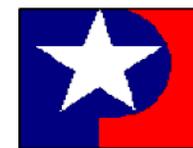
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2022	R-22-0212	BATH	23,300	O				Bathroom remodel
4/12/2021	FS-21-0001	MANUAL	3,600	O				Add a photoelectri
3/9/2021	R-21-0042	RENOVATI	500	O	11/23/2021			Renew permit #6627
11/17/2016	6627	RENOVATI	200,000	O				Remodel garden roo
4/18/2005	3157	MANUAL	9,500	C				2 picture windows
2/4/2005	3120	MANUAL	2,500	C	5/28/2005			skylight
5/20/1993	240	RENOVATI	137,000	C	2/4/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2022	INSPECTED	5	TB
10/25/2011	MEAS/EXT INS	25	D ERSKINE
6/29/2006	MEAS/EXT INS	50	
5/28/2005	MEAS/EXT INS	615	
1/13/2001	M&L EXTERIOR	613	
1/11/1995	MEAS+INSPCTD	606	
2/4/1994	PERMIT VISIT	600	
12/9/1993	PERMIT VISIT	600	
1/11/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	36 12 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:	

!1210!

PRINT

Date	Time
09/26/25	16:00:39

LAST REV

Date	Time
10/31/22	10:11:01

blakeley 1210

