

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		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: N
Postal:	01773		Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.5 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		80000		SQUARE FEET	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
130	LAND		1.543		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									54,005						54,000	
130	LAND		0.12		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									840						800	Wetland
Total AC/HA:	3.49955			Total SF/SM:	152440		Parcel LUC:	130	LAND		Prime NB Desc	RES CAT 5								Total:	1,097,245		Spl Credit			Total:	1,097,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	3.500			1,097,200	1,097,200
Total Card	3.500			1,097,200	1,097,200
Total Parcel	3.500			1,097,200	1,097,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	3.5	1,066,800	1,066,800		Year End Roll	12/2/2024
2024	130	FV		0	3.5	1,039,000	1,039,000		Year end	11/9/2023
2023	130	FV		0	3.5	887,000	887,000	887,000	Year end	11/3/2022
2022	130	FV		0	3.5	815,000	815,000	815,000	Year End Roll	10/19/2021
2021	130	FV		0	3.5	847,000	847,000	847,000	Year End Roll	10/15/2020
2020	130	FV		0	3.5	847,000	847,000	847,000	Year End Roll	9/26/2019
2019	130	FV		0	3.5	843,800	843,800	843,800	Create Final va	6/4/2019
2018	130	FV		0	3.5	843,800	843,800	843,800	Year End Roll	9/28/2017

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

134 11 0

!1216!

PRINT

Date	Time
09/26/25	16:01:19

LAST REV

	Date	Time
	12/28/16	10:21:06

blakeley

1216

USER DEFINED

Prior Id # 1:	36 12 7
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:	



Patriot
Properties Inc.

APPRAISED:

1,097,200 /

1,097,200

USE VALUE:

1,097,200 /

1,097,200

ASSESSED:

1,097,200 /

1,097,200

