	Total Card /	Total Parcel
APPRAISED:	1,752,100 /	1,752,100
USE VALUE:	1,752,100 /	1,752,100
ASSESSED:	1,752,100 /	1,752,100

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.685	731,300	4,300	1,016,500	1,752,100
Total Card	1.685	731,300	4,300	1,016,500	1,752,100
Total Parcel	1.685	731,300	4,300	1,016,500	1,752,100

Source: Market Adj Cost Total Value per SQ unit /Card: 484.27 /Parcel: 484.27

OWNERSHIP

Unit #:

Owner 1:	OGDEN LYDIA
Owner 2:	CARLSON THADDEUS
Owner 3:	
Street 1:	37 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773	Type:	

Legal Description

Entered Lot Size	
Total Land:	1.69
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	12/07/21

PREVIOUS OWNER

Owner 1:	NARDI - EDWARD G
Owner 2:	NARDI - JEAN B
Street 1:	29 ACADEMY LANE
Twn/City:	CONCORD
St/Prov:	MA	Cntry	
Postal:	01742

PREVIOUS ASSESSMENT

Parcel ID: 134 27 0

!1320!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	688,000	4100	1.685	986,900	1,679,000		Year End Roll	12/2/2024
2024	101	FV	675,300	4100	1.685	967,400	1,646,800		Year end	11/9/2023
2023	101	FV	565,200	4100	1.685	819,100	1,388,400	1,388,400	Year end	11/3/2022
2022	101	FV	475,100	4100	1.685	748,900	1,228,100	1,228,100	Year End Roll	10/19/2021
2021	101	FV	478,700	4100	1.685	780,100	1,262,900	1,262,900	Year End Roll	10/15/2020
2020	101	FV	486,700	4100	1.685	780,100	1,270,900	1,270,900	Year End Roll	9/26/2019
2019	101	FV	464,500	4100	1.685	777,000	1,245,600	1,245,600	Create Final va	6/4/2019
2018	101	FV	464,500	4100	1.685	777,000	1,245,600	1,245,600	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	16:11:01

LAST REV

Date	Time
07/05/22	11:19:16

blakeley

PAT ACCT.
1320

USER DEFINED

Prior Id # 1:	B
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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NARDI,EDWARD G	71876-114		11/13/2018		1,412,500	No	No		
SARAH KINDLEBER	20138-40		10/13/1989		463,500	No	No		

NARRATIVE DESCRIPTION

This parcel contains 1.685 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1840, having primarily CLAPBOARD Exterior and 3618 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2022	MEC-22-0008	MANUAL	7,000	C				Replace AC system
12/4/2000	2142	ADDITION	160,000	C	6/28/2001			
5/26/2000	1983	DEMOLITI		C	6/28/2001			
4/21/1998	1388	WDK	13,500	C	6/2/1998			100% 7/1/98
4/21/1998	1387	ROOF		C	6/2/1998			100% 7/1/98

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2021	INSPECTED	5	TB
2/16/2017	MEAS/EXT INS	4	JG
7/16/2008	MEAS/EXT INS	25	D ERSKINE
6/28/2001	MEAS/EXT INS	613	
1/13/2001	M&L COMPLETE	613	
6/2/1998	MEAS/EXT INS	602	
5/21/1996	MEAS+INSPCTD	606	
10/13/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA   __/___/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		73378		SQUARE FE	PRIME SITE		0	13.03	1.06	R5									1,016,513						1,016,500	

Total AC/HA:	1.68453	Total SF/SM:	73378	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,016,513	Spl Credit	Total:	1,016,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.   Database: AssessPro - Lincoln   meadorse   2026

EXTERIOR INFORMATION

Field	Value
Type:	1 - ANTIQUE
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B - GOOD
Year Blt:	1840 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Feature	Rating
Full Bath 3	AVERAGE
A Bath:	
3/4 Bath:	
A 3QBth:	
1/2 Bath: 1	AVERAGE
A HBth:	
OthrFix: 1	AVERAGE

OTHER FEATURES

Feature	Rating
Kits: 1	AVERAGE
A Kits:	
Frpl: 4	AVERAGE
WSFlue: 1	AVERAGE

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	153.00
Size Adj.:	0.91583747
Const Adj.:	1.00979996
Adj $ / SQ:	141.496
Other Features:	63383
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	968625
Depreciation:	237313
Depreciated Total:	731312

COMMENTS

Also includes 53-12-3 (1.03 ac) see Plan 02005-683. 11/13/2018 BOOK 71876, PAGE 114. SOLD TO LYDIA ODGEN 69% INTEREST. AND THADDEUS CARLSON 31% INTEREST.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4			Baths: 3		HB 1			

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1999

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:	AvRate:	Ind.Val 1109690.361

Field	Value
Juris. Factor:	
Special Features:	0
Final Total:	731300
Before Depr:	205.17
Val/Su Net:	119.65
Val/Su SzAd	202.13

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,822	141.500	257,806
SFL	2ND FLOOR	1,796	141.500	254,127
BMT	BASEMENT	1,208	35.370	42,732
FBM	FIN BMT	588	63.670	37,440
OFP	OPEN PORCH	450	16.050	7,222
WDK	WOOD DECK	248	21.400	5,306

Net Sketched Area:	6,112	Total:	604,633
Size Ad	3618	Gross Area	6112	FinArea	3618

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID

134 27 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	580	F	FR	1840	34.67	T	80	101			4,000			4,000
2	SHED/FR	D	Y	1	56	A	AV	1840	16.05	T	70	101			300			300

More: N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300