

JJ Manning

— AUCTIONEERS —

PROPERTY INFORMATION PACKAGE #26-2233

REAL ESTATE AUCTION

3,577+/- SF, 5BR, 3.5BA HOME & ADU ON 1+/- ACRE

7 PAGE RD., BEDFORD, MA

THURSDAY, JUNE 18 AT 11AM ON-SITE

Open House: Wednesday, June 10 (2pm-4pm)

MA Auc. Lic. #111



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JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



JJManning

—AUCTIONEERS—
Marketing | Experience | Integrity | Results
Since 1976



June 2, 2026

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 3,577+/- sf, 5-bedroom, 3.5-bath home and ADU (Accessory Dwelling Unit) on 1+/- acre located at 7 Page Rd., Bedford, MA. Features include an oversized 2-car garage, seamless aluminum gutters, double hung windows, vaulted ceilings, 2 fireplaces, partitioned rooms on lower level allowing for numerous possibilities, a large covered porch and wood deck. It's in a fantastic location close to Old Bedford Reservoir Park, Reeves Road Conservation Area, Wright Farm & Paint Mine Conservation Area, with easy access to Rt. 62, I-3 & I-95.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Thursday, June 18, 2026 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$25,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President

JJ Manning

— AUCTIONEERS —

TERMS & CONDITIONS

REAL ESTATE AUCTION

3,577+/- SF, 5BR, 3.5BA HOME & ADU ON 1+/- AC.

7 PAGE RD., BEDFORD, MA

THURSDAY, JUNE 18 AT 11AM ON-SITE

Open House: Wednesday, June 10 (2pm-4pm)

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Twenty-Five Thousand Dollars (\$25,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, June 19, 2026. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, July 17, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.



BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

	Bid Price:	\$100,000.00
	Add 10% Buyer's Premium:	\$ 10,000.00

	Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

AUCTION PURCHASE AND SALE AGREEMENT
(MA Auctioneer Lic# 111)

This 18th day of June, 2026

1. PARTIES AND MAILING ADDRESSES

The Tremblay Real Estate Trust hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 7 Page Rd., Bedford, MA

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$ _____ have been paid as a deposit this day and

\$ _____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by
4:00 pm ET on June 19, 2026 as the additional deposit

\$ _____ are to be paid at the time of delivery of the deed in cash, or by certified,
cashier's, treasurer's or bank check(s)

\$ _____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, July 17, 2026 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: _____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

The Tremblay Real Estate Trust, Seller

BUYER

By: Gary S. Tremblay

BUYER

By:

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Attorney (Name)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Attorney (Firm)

Buyer's Daytime Phone

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Evening Phone

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

3,577± sf, 5BR Home & ADU On 1± Acre

7 Page Road, Bedford, MA



AUCTION: Thursday, June 18 at 11am On-site

Site: .96± acre (41,665± sf)

Design: 3,577± sf, 5-Bedroom, 3.5-Bath Home and ADU on .96± acre.

Main home: 3-bedroom, 1.5-bath, foyer, living room with brick fireplace, dining room, kitchen & covered patio. Built 1954.

ADU (Accessory Dwelling Unit): 2-bedroom, 2-bath, living room with vaulted ceilings, large stone fireplace & glass doors leading to wood deck, dining room, kitchen, oversized 2-car garage & partitioned rooms on lower level allowing for numerous possibilities. Built in late 1990's.

Parcel ID: 066-0001

Additional Features: Tile & hardwood floors, double hung vinyl windows & seamless aluminum gutters. Beautiful stone walls in front & back plus fencing.

Basement: 816± sf unfinished

Garage: 700± sf, 2-car garage

Driveway: Large paved drive, parking for 6+ vehicles

Heat & Fuel: Forced hot water, oil

Water: Private – Artesian well

Sewer: Private

(Town water & sewer available on street)

County: Middlesex

Close to Old Bedford Reservoir Park, Reeves Road Conservation Area, Wright Farm & Paint Mine Conservation Area.

Easy access to Rt. 62, I-3 & I-95.

Open House: Wednesday, June 10 (2pm-4pm)

Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at this auction & remainder by 4pm ET on Friday, June 19, 2026. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit JJManning.com for mandatory broker pre-registration requirements.

JJManning

— AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850
Bro 1880 • Ref 26-2233

066

0001

1 of 1

RESIDENTIAL

Bedford

APPRAISED: 1,203,500 / 1,203,500
USE VALUE: 1,203,500 / 1,203,500
ASSESSED: 1,203,500 / 1,203,500

Map Lot Sub

Sublot Area

CARD

PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 7, PAGE ROAD, BEDFORD

OWNERSHIP

Table with 2 columns: Owner Name, Unit#. Owners: TREMBLAY, GARY S

PREVIOUS OWNER

Table with 2 columns: Owner Name, Street. Owners: TREMBLAY, THEODORE C TRUSTEE - THE TREMBLAY REAL ESTATE TRUST -

NARRATIVE DESCRIPTION

This parcel contains 41,663 SQ FEET of land mainly classified as SNGL-FAM-RES with a CAPE Building built about 1954, having primarily VINYL Exterior and 3577 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Table with 4 columns: Code, Descrip/No, Amount, Com. Int.

PROPERTY FACTORS

Table with 7 columns: Item, Code, Description, %, Item, Code, Description. Includes Water, Sewer, Utility, Exmpt, Census, Flood Haz, D, s, t

LAND SECTION (First 7 lines only)

Table with 7 columns: Use Code, Description, LUC Fact, No of Units, Depth / PriceUnits, Unit Type, Land Type

IN PROCESS APPRAISAL SUMMARY

Table with 6 columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Includes Total Card, Total Parcel, Source, Market Adj Cost, Total Value per SQ unit /Card, /Parcel

PREVIOUS ASSESSMENT

Table with 11 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Shows assessment history from 2023 to 2026

SALES INFORMATION

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Shows sales for TREMBLAY, THEOD and TREMBLAY

BUILDING PERMITS

Table with 9 columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Shows permits for NEW ROOF and BUILD ADD TO GARAG

ACTIVITY INFORMATION

Table with 4 columns: Date, Result, By, Name. Shows activity history from 2000 to 2023

Sign: VERIFICATION OF VISIT NOT DATA



Table with 2 columns: TAX BILL#, LOT BC-7. Includes fields for Prior Id # 2, 3, Assoc Par 2, LAST REV Date, Time, macaluso, 3710, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio

EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- 1.75 story
(Liv) Units:	2	Total: 2
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT SH
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE
Year Blt:	1954	Eff Yr Blt: 1972
Alt LUC:		Alt %:
Jurisdic:		Fact: .
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:	%		
Partition:			
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:	SAME		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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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
4	GARAGE/L	D	Y	1	17 x 21	A	AV	1976	29.70	T	36.8	101		1.1	7,400			7,400
40	LEAN-TO	D	Y	1	13 x 21	A	AV	1976	4.23	T	46	101		1.1	700			700

More:	N	Total Yard Items:	8,100	Total Special Features:		Total:	8,100
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BATH FEATURES

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

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	6.1%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		6.1%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	0.88978195
Const Adj.:	1.00000000
Adj \$ / SQ:	115.672
Other Features:	137500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668862
Depreciation:	40801
Depreciated Total:	628061

COMMENTS

SUBDIVIDED FOR FY02 NEW PARCEL=66-1-A
42,226 SF.

RESIDENTIAL GRID

1st Res Grid	Desc:	RESIDENCE	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RM:	10	BR:	5
	Bath:	3	HB:	1

REMODELING

Exterior:	1989
Interior:	
Additions:	1989
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

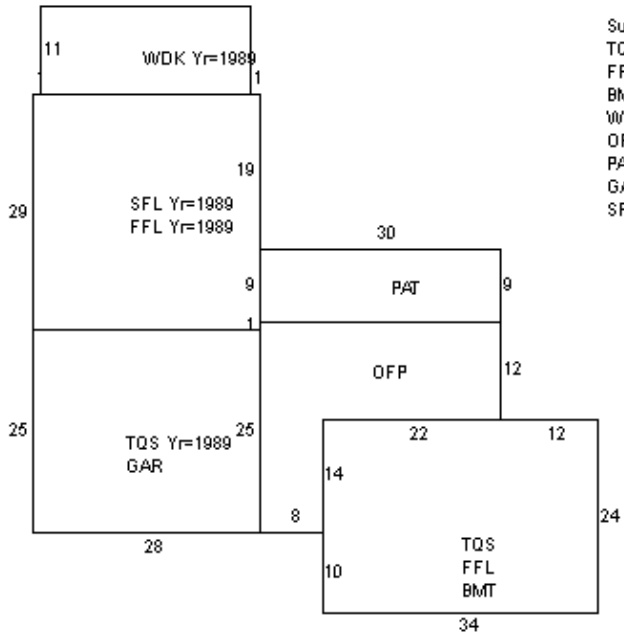
No Unit	RMS	BRS	FL
1	6	3	1
1	4	2	
Totals			
2	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
72.1	018-0033		2/24/2012	767,500
69.4	056-0061		7/9/2012	1,040,000
67.6	018-0037		6/28/2012	451,000

WtAv\$/SQ:		AvRate:	69.7	Ind.Val	731100.0000
Juris. Factor:		Before Depr:	127.24		
Special Features:	0	Val/Su Net:	102.61		
Final Total:	628100	Val/Su SzAd	175.59		

SKETCH



Sum Area By Label :
TQS = 1516
FFL = 1628
BMT = 816
WDK = 286
OFF = 472
PAT = 270
GAR = 700
SFL = 812

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,628	115.670	188,313	
TQS	Thr Qtr Sty	1,137	115.670	131,519	
BMT	Basement	816	26.030	21,237	
SFL	Second Flr	812	115.670	93,925	
GAR	Att Gar	700	23.210	16,250	
OFF	Open Porch	472	28.420	13,412	
WDK	Wood Deck	286	16.620	4,753	
PAT	Patio	270	4.250	1,146	
Net Sketched Area:		6,121	Total:	470,555	
Size Ad	3577	Gross Area	6500	FinArea	3577

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc



Total number of pages: 2

DEED

Gary S. Tremblay, an unmarried individual, of 9 Page Road, Bedford, Massachusetts and **Gary S. Tremblay, Successor Trustee of Tremblay Real Estate Trust** of 7 Page Road, Bedford, Massachusetts 01730 u/d/t dated January 16, 2002 and recorded in the Middlesex County Registry of Deeds in Book 34858 at Page 408

for consideration paid and in full consideration of Five Hundred Twenty-Five Thousand and 00/100 Dollars (\$525,000.00)

grants to **Gary S. Tremblay** of 7 Page Road, Bedford

with quitclaim covenants

Lot 1 and Parcel B as shown on a plan entitled "Approval Not Required Plan, 7 & 9 Page Road & 1 Reeves Road, Bedford, MA 01730" prepared for Gary Tremblay & Nikolaos Stamos, by Meisner Brem Corporation dated June 20, 2017 and endorsed by the Bedford Planning Board on August 8, 2017, recorded in said Deeds as Plan 765 of 2017. Said Parcel is commonly known and numbered as 7 Page Road.

Parcel 1 is a portion of the premises conveyed to Grantor by Theodore C. Tremblay dated January 16, 2002 and recorded in said deeds in Book 34858 at page 412. See Acceptance of Successor Trustee dated July 21, 2017 and recorded in said Deeds in Book 69768 Page 145. Said Parcel 1 comprises 41,663 sf of land according to said Plan.


Parcel B is a portion of the premises conveyed to the Grantor by deed of Ann M. Tremblay and Theodore C. Tremblay dated August 23, 2002 and recorded with the Middlesex County South District Registry of Deeds in Book 36460 at Page 426; See also Death Certificate for Ann M. Tremblay a/k/a Ann Mary Tremblay who died on December 31, 2015 recorded with said Deeds in Book 69713 at Page 120. Said Parcel B comprises 7,135 sf of land according to said plan.

The grantors hereby waive any and all rights of Homestead in the Property herein conveyed and warrant that there are no other persons entitled to any Homestead rights in the property pursuant to M.G.L. c. 188.

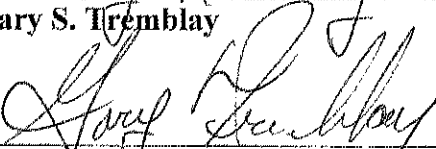
After recording return to:
Brown & Brown, P.C.
110 Great Road
Bedford, MA 01730

Property Address: 7 Page Road, Bedford, Massachusetts

Witness my hand and seal on this 28th day of August, 2018.



Gary S. Tremblay



Gary S. Tremblay, Successor Trustee
Tremblay Real Estate Trust

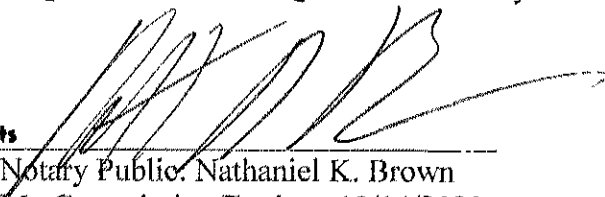
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

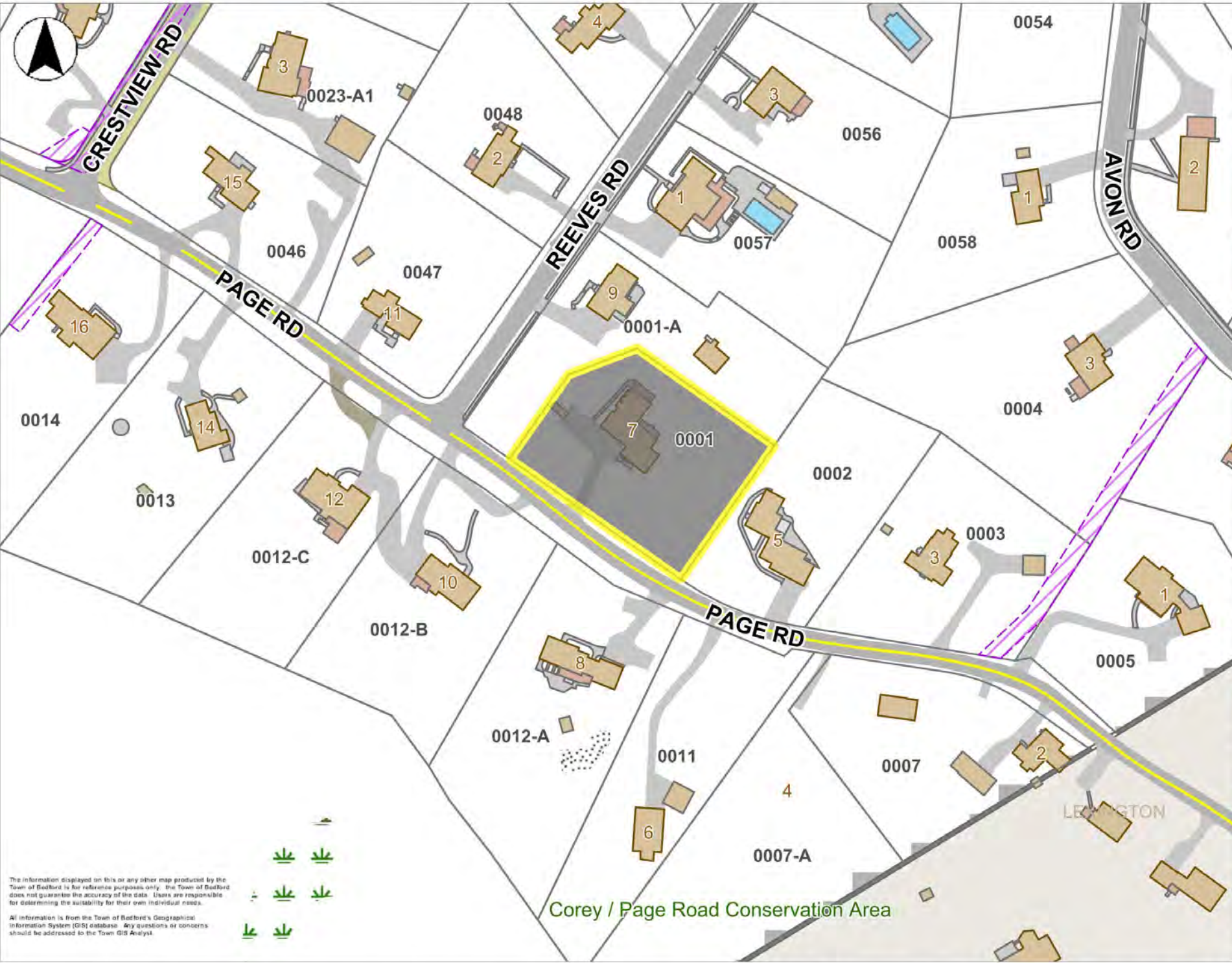
On this 28th day of August, 2018, before me, the undersigned notary public, personally appeared the above-named **Gary S. Tremblay, individually and as Trustee of Tremblay Real Estate Trust** proved to me through satisfactory evidence of identification being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



NATHANIEL K. BROWN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 14, 2023



Notary Public, Nathaniel K. Brown
My Commission Expires: 12/14/2023



- Abutting Town Names - No
- Easements
- Parcels
- Buildings
 - Building
 - Canopy
 - Deck
 - Patio
 - Steps
- Paint Stripes - Sports
- Sports
 - Sports Field, Golf Co
 - Pool
 - Playground
 - Basketball Court, Te
 - Other
- Overpass
- Overpass - Shadow Mask
- Overpass Shadow
- Paint Stripes
 - Road Centerline
 - Other Road
 - Crosswalk
 - Parking
 - Sharrow
 - Other
- Sidewalks
- Other Impervious
- Paths
 - Paved
 - Stone Dust
 - Dirt
- Driveways & Parking Lots
 - Unpaved Dirt Parki
 - Unpaved Gravel Park
 - Asphalt Parking/Driv
 - Concrete Parking/Driv
 - Reinforced Turf Park
- Roads
 - Paved Road
 - Unpaved Road
 - Bridge Polygon
- Rights-of-Way
 - Private ROW
 - Rail Trail
 - ROW
- Abutting Town Names
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Road Centerlines
- AGOL Drain Culverts
- Streams and Ditches
 - Perennial Stream
 - Intermittent Stream
 - Ditch
 - Headwall
 - Dam
- Rivers Streams And Ponds
 - River, Perennial Stre
 - Intermittent Stream
 - Detention Basin
 - Wet Area
 - Forested Wet Area
- Runway
- Surrounding Town Bounda
- MassGIS Neighboring Tow
- MassGIS Building Structur
- MassGIS DOT Roads

The information displayed on this or any other map produced by the Town of Bedford is for reference purposes only. The Town of Bedford does not guarantee the accuracy of the data. Users are responsible for determining the suitability for their own individual needs.

All information is from the Town of Bedford's Geographical Information System (GIS) database. Any questions or concerns should be addressed to the Town GIS Analyst.



0 200 400 ft

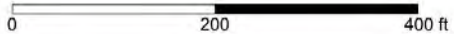
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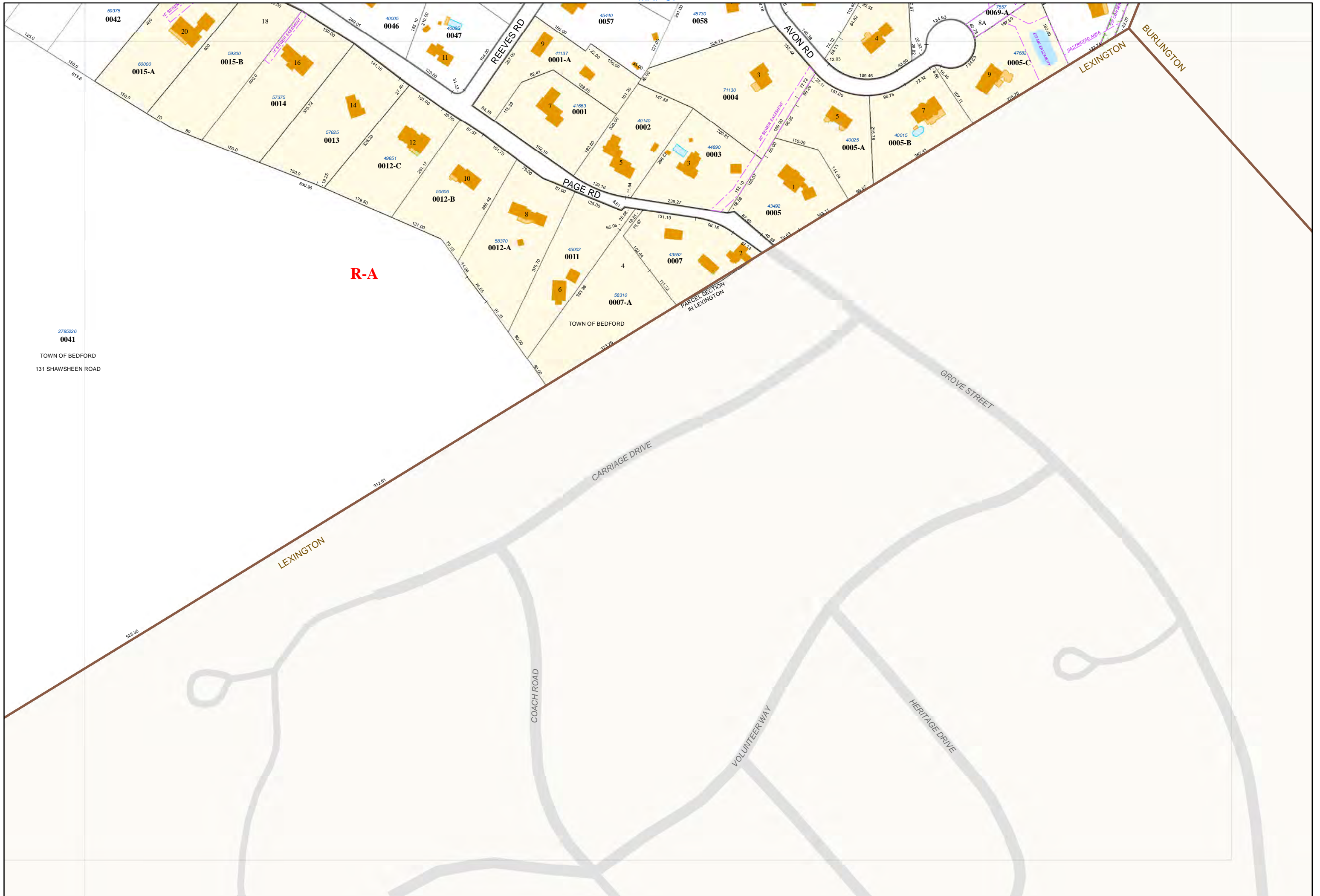
- Abutting Town Names - No
- Easements
- Parcels
- Buildings
 - Building
 - Canopy
 - Deck
 - Patio
 - Steps
- Paint Stripes - Sports
- Sports
 - Sports Field, Golf Co
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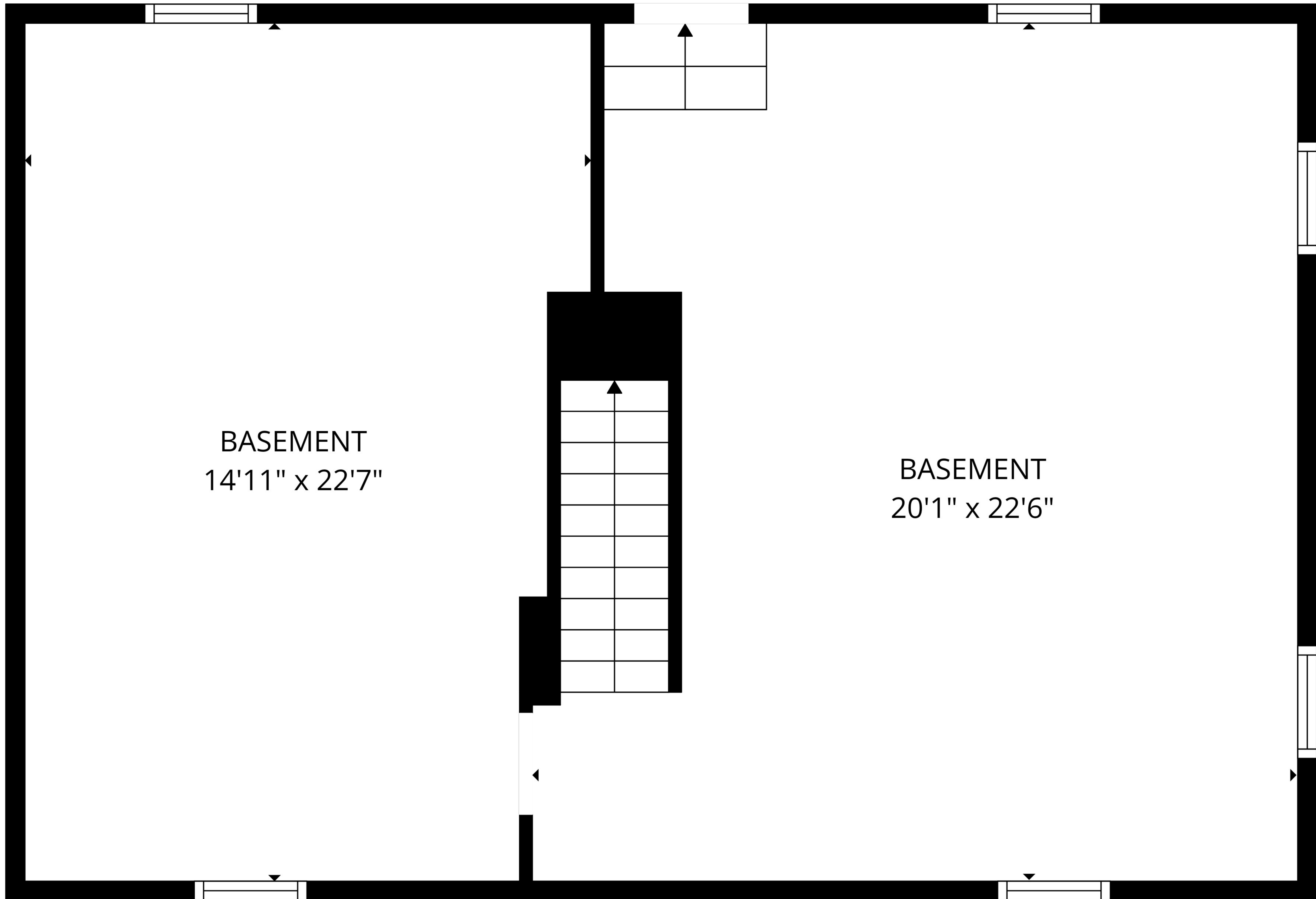
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2785226
0041
TOWN OF BEDFORD
131 SHAWSHEEN ROAD



BASEMENT
14'11" x 22'7"

BASEMENT
20'1" x 22'6"

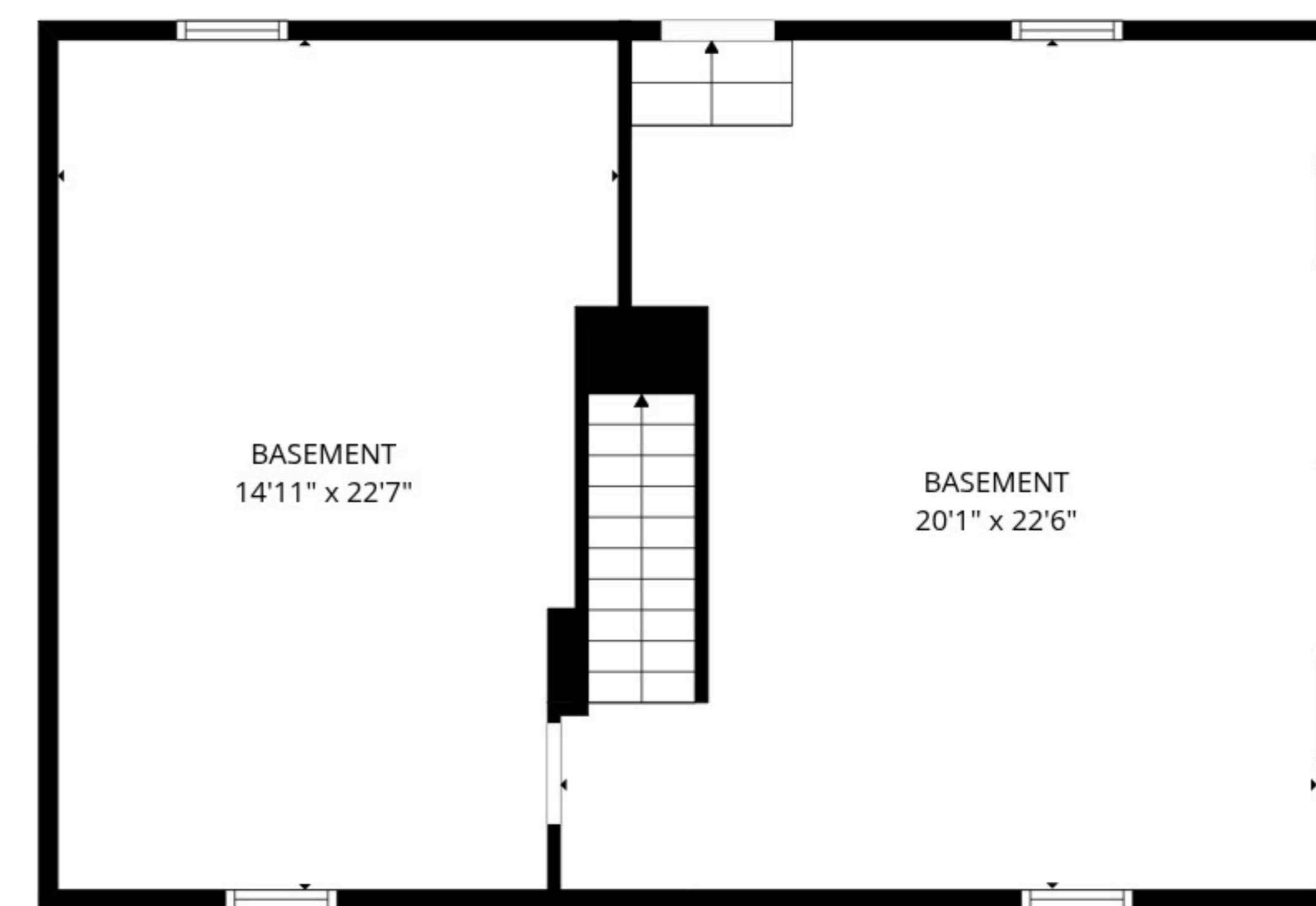
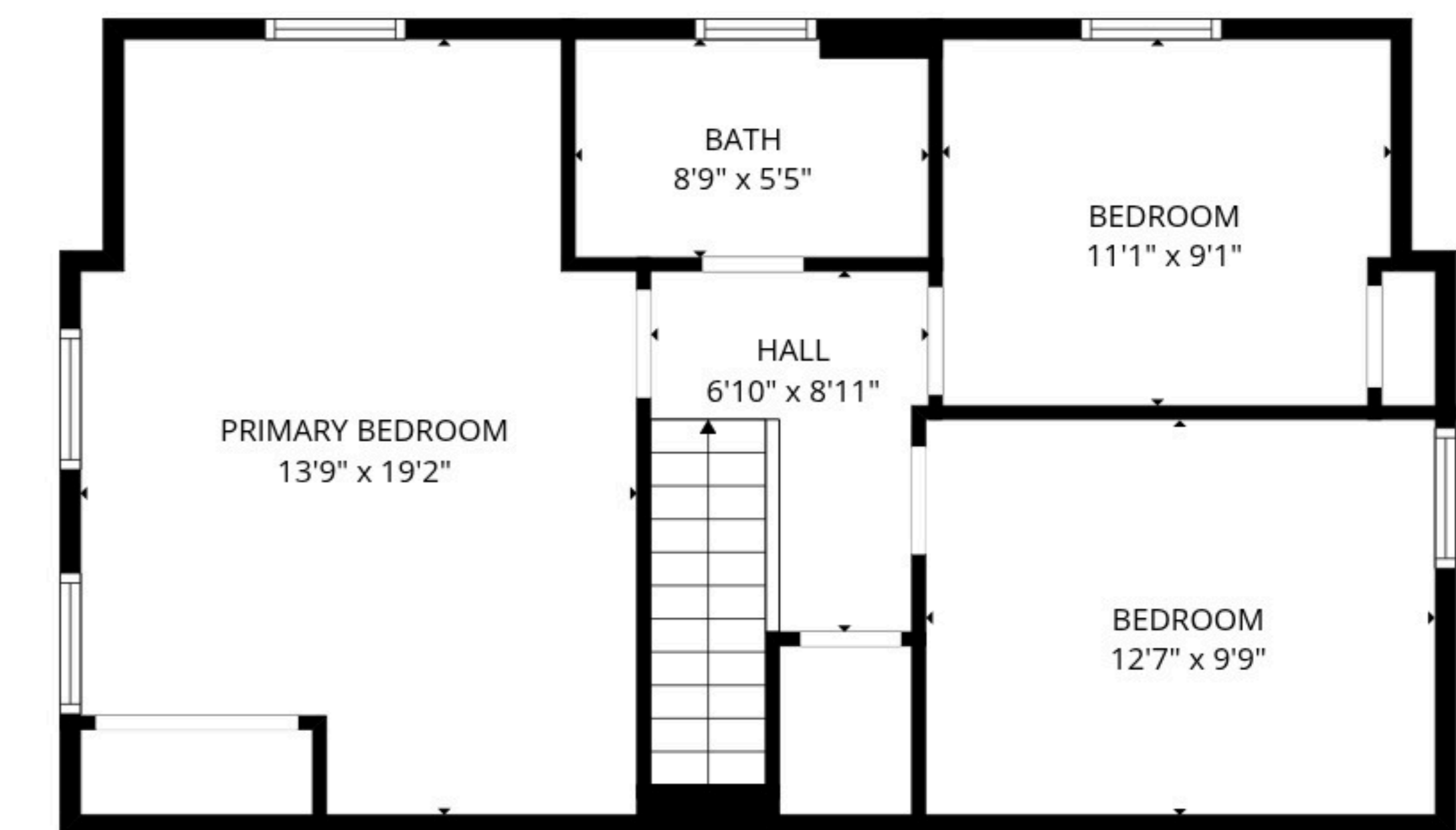
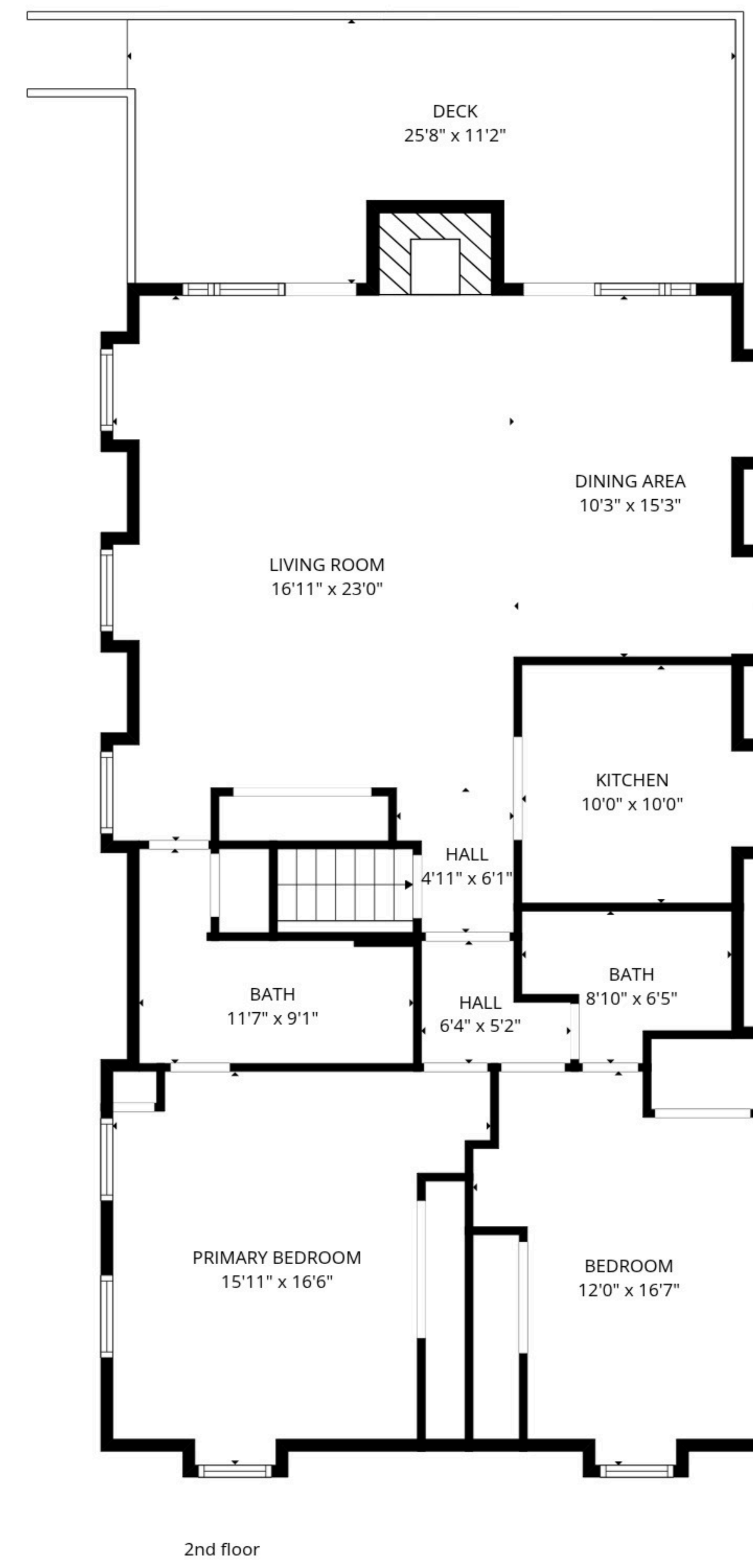
TOTAL: 3136 sq. ft

Basement: 0 sq. ft, 1st floor: 1342 sq. ft, 2nd floor: 1794 sq. ft

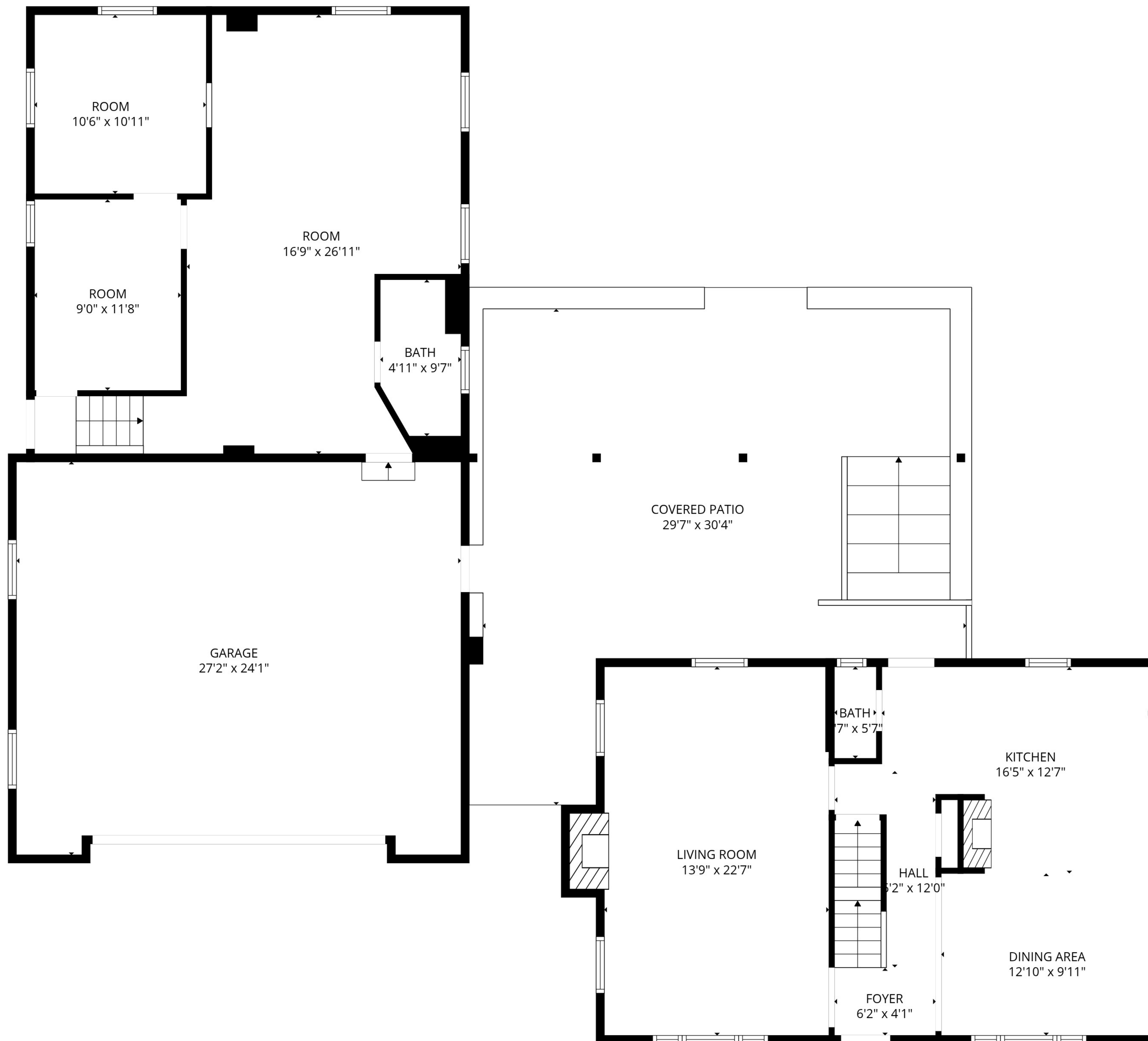
EXCLUDED AREAS: BASEMENT: 754 sq. ft, GARAGE: 633 sq. ft, COVERED PATIO: 693 sq. ft,

ROOM: 116 sq. ft, FIREPLACE: 32 sq. ft, LOW CEILING: 125 sq. ft,

DECK: 262 sq. ft, WALLS: 348 sq. ft



TOTAL: 3136 sq. ft
 Basement: 0 sq. ft, 1st floor: 1342 sq. ft, 2nd floor: 1794 sq. ft
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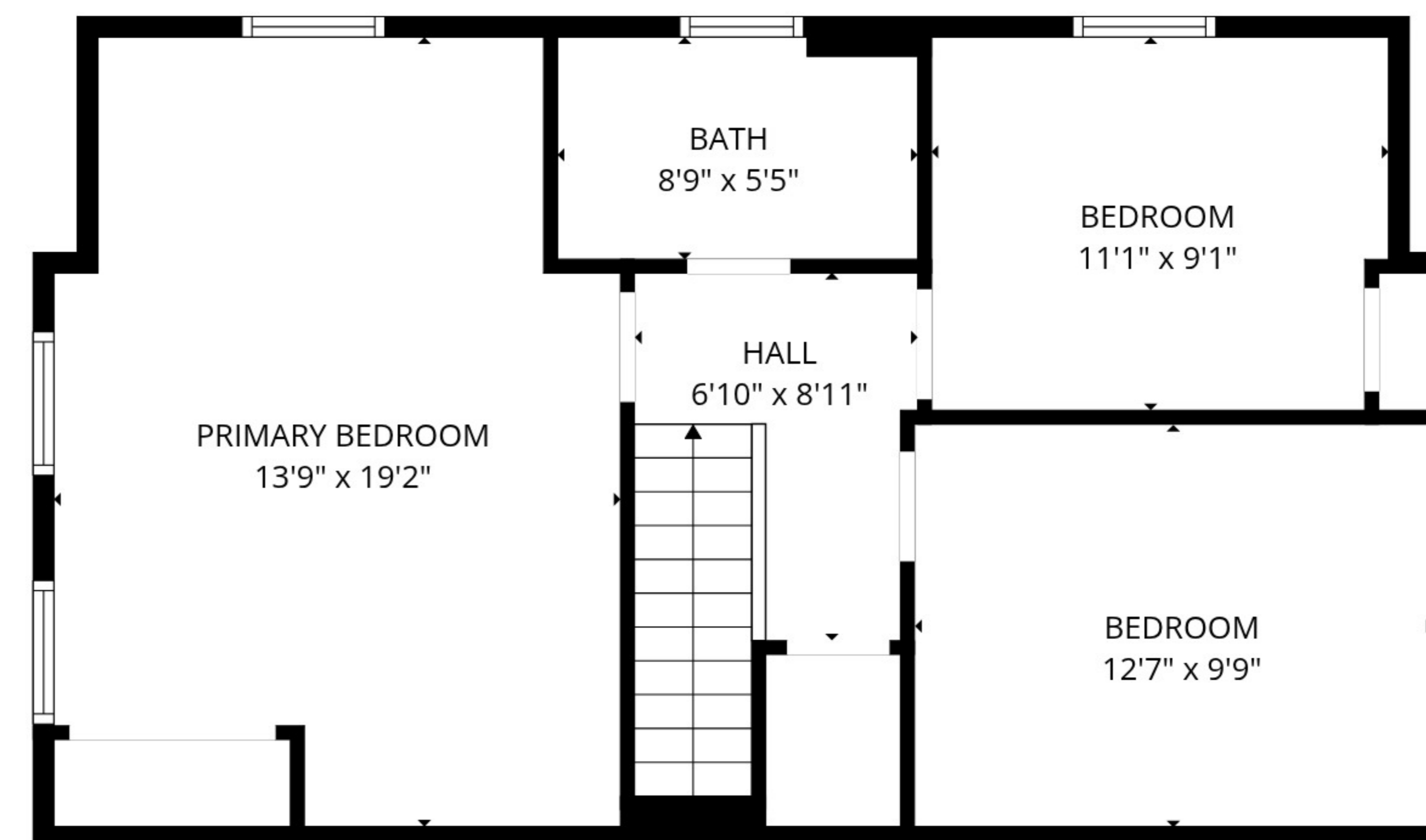
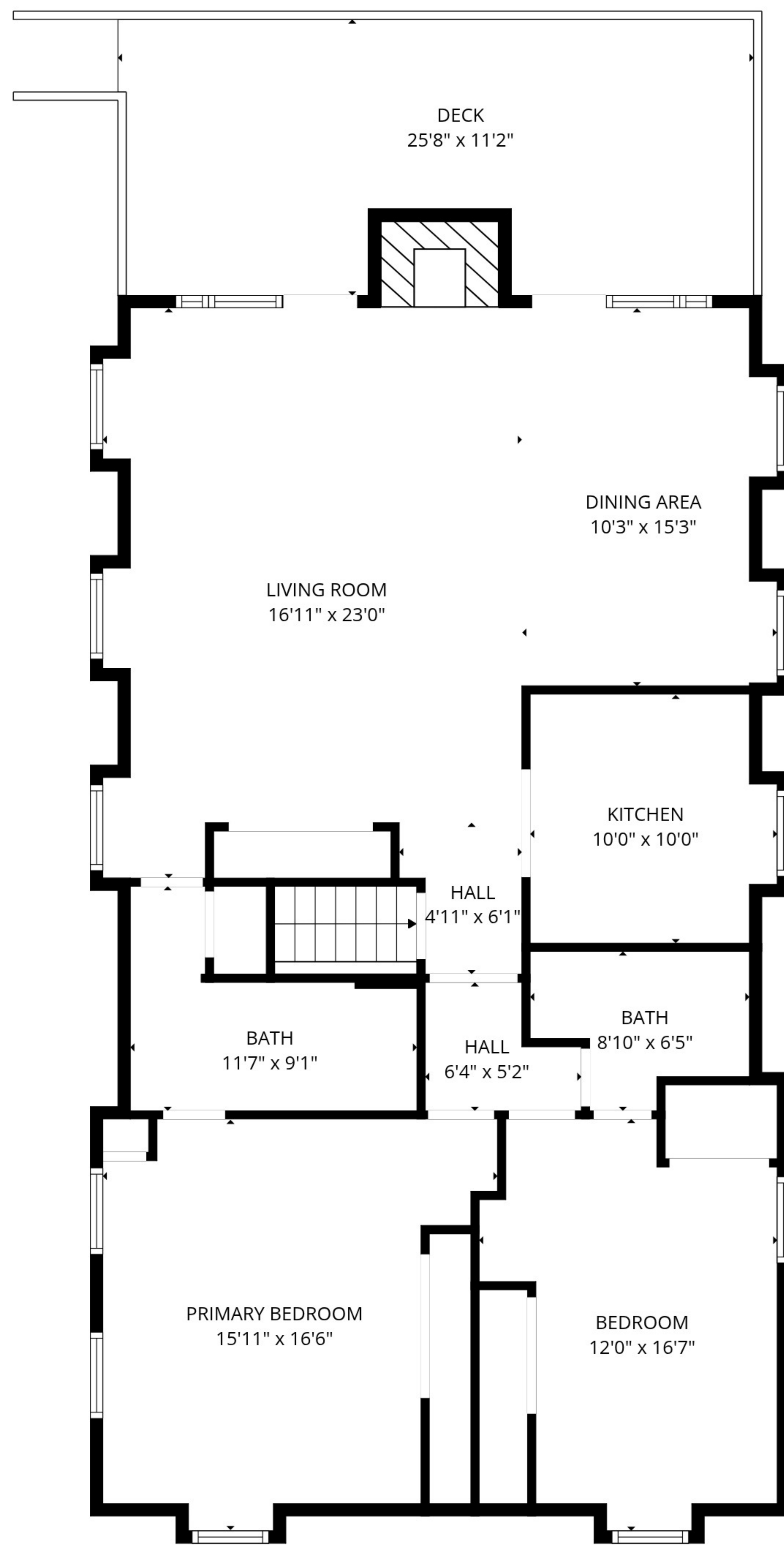
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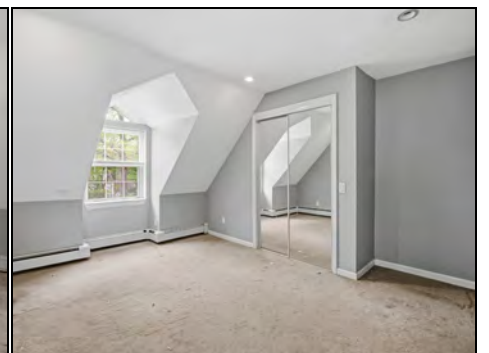
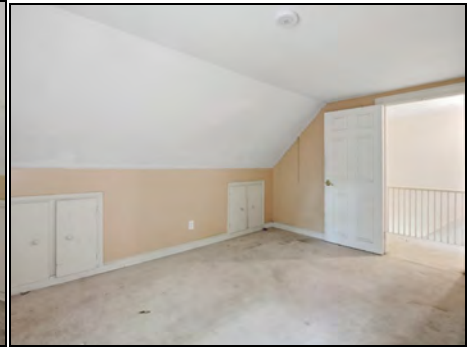
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PHOTO GALLERY

7 PAGE RD., BEDFORD, MA









Legend

- Main trail (blue blaze) 0.9 mi
- Secondary trail (orange blaze)
- Access trail (yellow blaze)
- Other trail (no blaze)
- Private trail
- Bog bridge
- Contour
- Stream
- Property boundary
- Stone wall
- Bridge
- Parking area
- Levine Loop
- In memory of long time Trails Committee Member Mark Levine

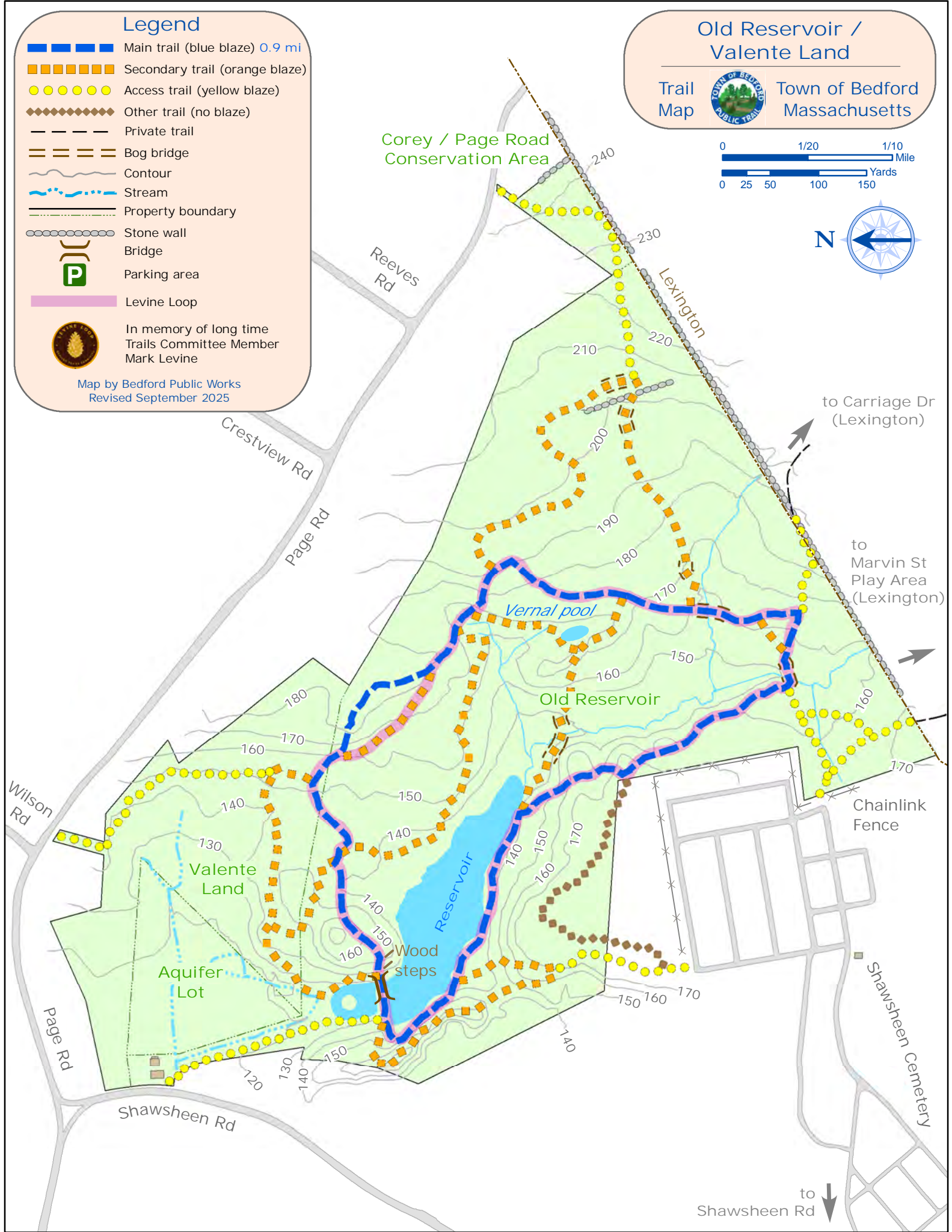
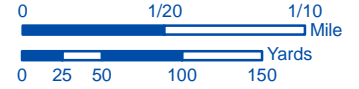
Map by Bedford Public Works
Revised September 2025

Old Reservoir / Valente Land

Trail Map

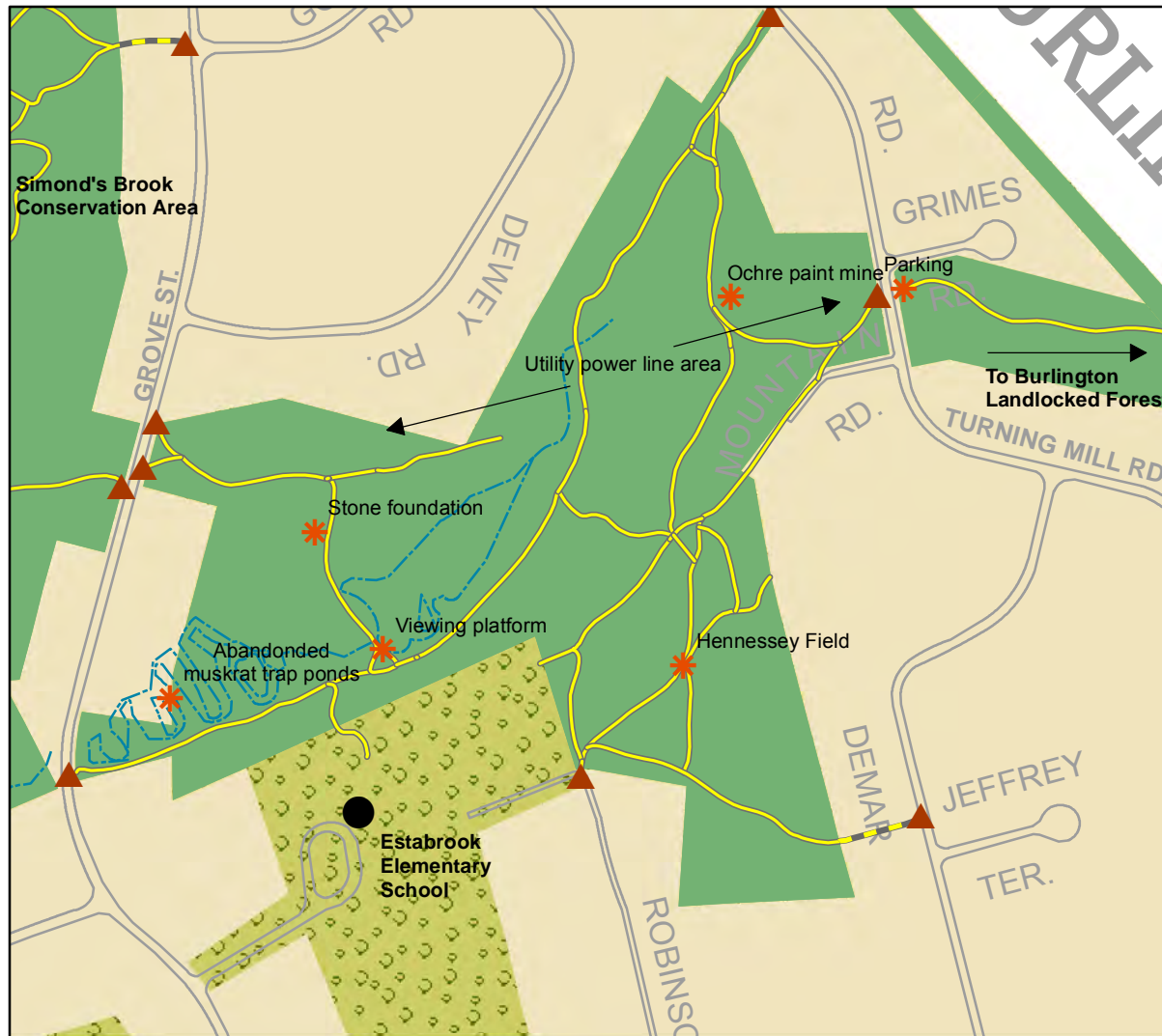


Town of Bedford
Massachusetts

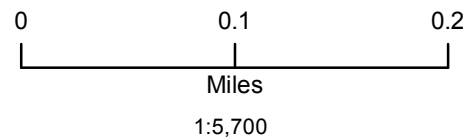


Lexington Conservation Lands

Town of Lexington Conservation Division • 1625 Massachusetts Avenue • Lexington, MA 02420 • 781.862.0500



Data provided by the Town of Lexington and the Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs



Paint Mine

48 acres, 2.3 miles of trails. Paint Mine hosts its namesake feature, a natural ochre deposit that historically provided pigment for paint. Today, the old ochre mine is still visible on the property. Other prominent features include a 10 acre meadow called Hennessey Field, an old stone foundation, and a series of small ponds that were built during the 1930's to trap muskrats. After their abandonment in the 1950's, these ponds have slowly been reverting to the bog-like conditions.

Access is from Grove Street, Turning Mill Road, Estabrook School's parking area, and Robinson Road.

Legend

- Trail
- Trail on private land
- Feature
- Entry point
- Street
- Stream
- Water body
- Conservation land
- Other open space



Lexington Conservation Lands

Town of Lexington Conservation Division • 1625 Massachusetts Avenue • Lexington, MA 02420 • 781.862.0500



Wright Farm

13 acres, 0.61 miles of trails. Acquired by the Town in 2012, Wright Farm has large open fields, wetlands, and forest. It adjoins a narrow strip of Lexington conservation land and the Burlington Landlocked Forest, a large forested open space with an extensive trail system. There is an historic barn on the property, which the Town hopes to renovate into an educational building, and a garage that presently functions as a welcome kiosk. Wright Farm is nearly evenly split between meadows and white pine-mixed oak forest and is a good site for viewing bird species that are drawn to edge habitats. Access via Grove St at Carriage Dr. A loop trail marked with red arrows connects to Landlocked Forest at the back.

Legend

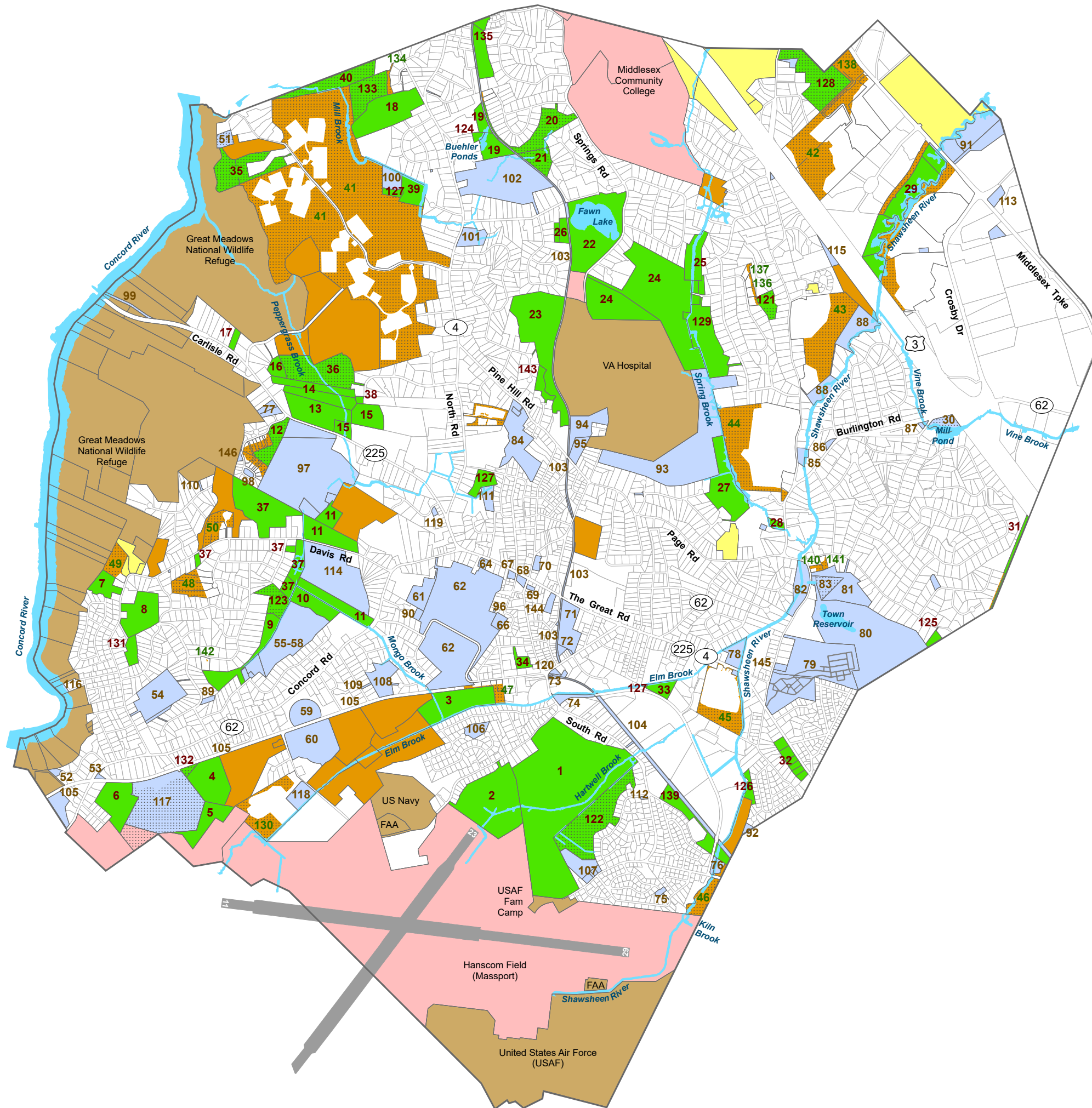
- ▲ Entry point
- * Feature
- Red loop 0.55 mi
- Connector trail
- Street
- - - Stream
- 10 ft contour
- Water body
- Wetland
- Conservation land
- Other open space



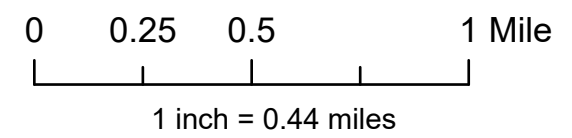
Data provided by the Town of Lexington and the Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

Town of Bedford

Open Space and Recreation Resources



- Conservation or Open Space Restriction
- Federal Land
- State Land
- Chapter 61 Land
- Conservation Land
- Private Land
- Municipal Land



Map by Bedford Public Works
Revised January 2023

Conservation Lands (green)**Private Open Space Lands (orange)**

- 1 Hartwell Town Forest
- 2 George Jordan Conservation Area
- 3 Elm Brook Conservation Area
- 4 Mary Putnam Webber Wildlife Preserve
- 5 Vanderhoof Conservation Area
- 6 Dellovo Conservation Area
- 7 Little Meadow Conservation Area
- 8 Clark Conservation Area
- 9 Papkee Conservation Area
- 10 Louise K. Brown Conservation Area
- 11 White Cedar Swamp Conservation Area
- 12 Langone Conservation Area and Bedford Meadows Conservation Restriction
- 13 Carlson Conservation Area
- 14 Brown/Page Conservation Area
- 15 Comley and Brennan Conservation Areas
- 16 Redmond-Anderson Conservation Area
- 17 Letizi Conservation Area
- 18 Minnie Reid Conservation Area
- 19 Buehler Ponds Conservation Area
- 20 Governor Winthrop Conservation Area and Conservation Restriction
- 21 Hayden Highlands Conservation Area and Conservation Restriction
- 22 Fawn Lake Conservation Area
- 23 Murray York Conservation Area
- 24 Wilderness Park Conservation Area
- 25 Cappadona Conservation Area
- 26 Sheldon Conservation Area
- 27 Springs Brook Conservation Area
- 28 Page School Outdoor Classroom
- 29 Shawsheen River Conservation Areas and Conservation Restrictions
- 30 Wilson Mill Site and Cons. Restriction
- 31 Reeves Road Conservation Area and Conservation Restriction
- 32 Frost Conservation Area
- 33 Poock Conservation Area
- 34 Engelhardt Conservation Area
- 35 Altmann Conservation Area and Conservation Restriction
- 36 Peppergrass Brook Conservation Area and Conservation Restriction
- 37 Pine Grove Farm Conservation Area
- 38 Wellington Conservation Area
- 39 Lillian Carlson Conservation Area
- 40 Coffin Conservation Area and Conservation Restriction
- 41 Huckins Farm Conservation Restriction

Conservation Restrictions**(dot overlay on green, orange or blue)**

- 42 Bedford Woods Conservation Restriction
- 43 Bedfordshire Open Space Restriction
- 44 Carleton-Willard Conservation Restriction
- 45 Great Road Shopping Center Conservation Restriction
- 46 Kiln Brook Conservation Restriction
- 47 Miller-Moore Conservation Restriction
- 48 Revolutionary Ridge Conservation Restriction
- 49 Eleazer Davis Farm Cons. Restriction
- 50 Cormier Conservation Restriction
- 121 Doyle Conservation Area and Conservation Restriction
- 122 Hartwell Brook Conservation Area
- 123 Mongo Brook Conservation Area and Conservation Restriction
- 124 Lane Farm Conservation Area
- 125 Corey/Page Road Conservation Area
- 126 Moore Conservation Area
- 127 Anthony Conservation Area
- 128 O'Connor Conservation Area and Conservation Restriction
- 129 Lantern Lane Conservation Areas
- 130 Hartwell Farms Conservation Restriction
- 131 Wilder Parcel (Clark Conservation Area)
- 132 Kelley Conservation Area and Conservation Restriction
- 133 Daughters of St. Paul Conservation Area and Conservation Restriction
- 134 Willow Lane Conservation Restriction
- 135 Hosmer Way Conservation Area
- 136 21&23 Sweeney Ridge Road Deed Restriction
- 137 25&27 Sweeney Ridge Road Deed Restriction
- 138 174&176 Middlesex Turnpike Conservation Restriction
- 139 Evergreen Meadows Conservation Area
- 140 135 Shawsheen Road Cons. Restriction
- 141 48 Page Road Conservation Restriction
- 142 Revolutionary Ridge VI Conservation Restriction
- 143 Marcus Conservation Area

Municipal Lands (blue)**Recreation Lands (bold)**

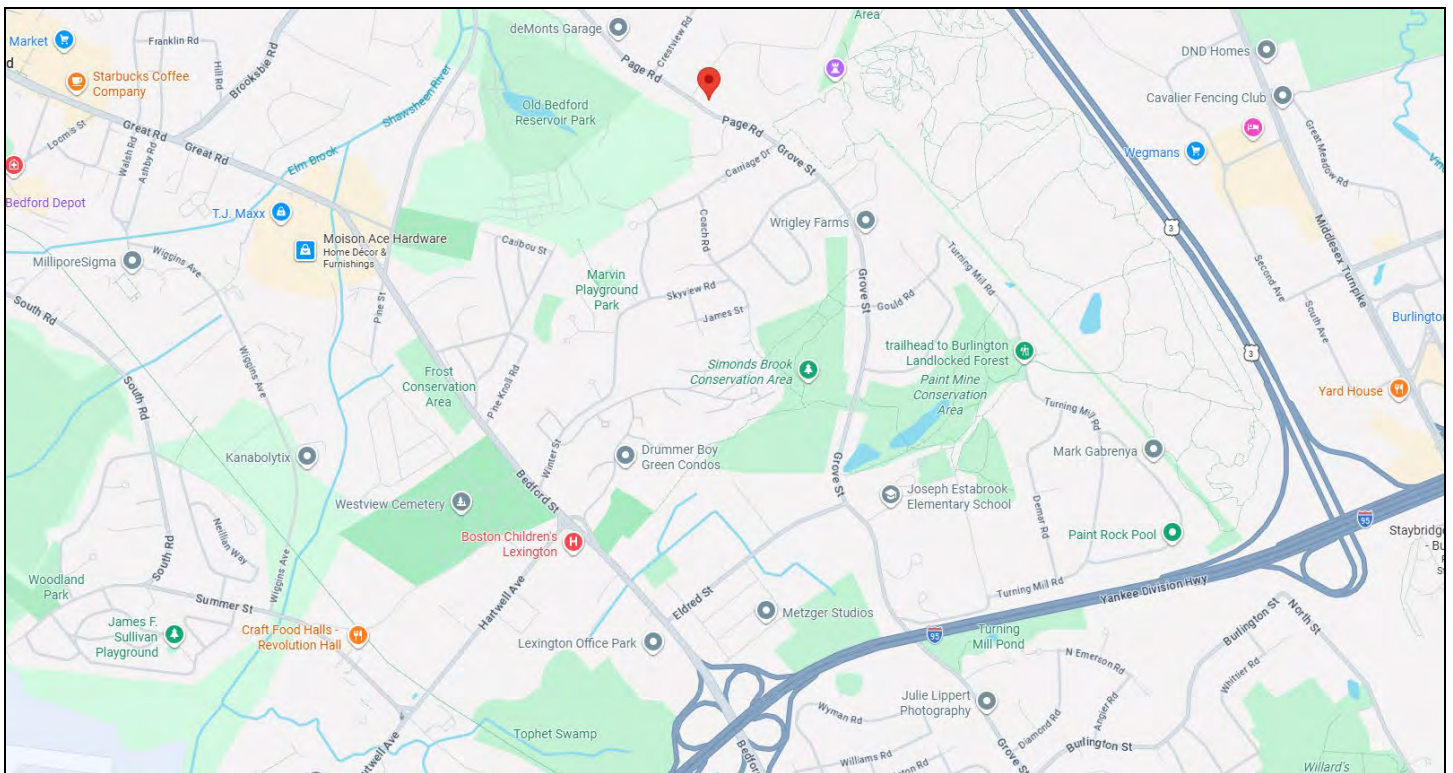
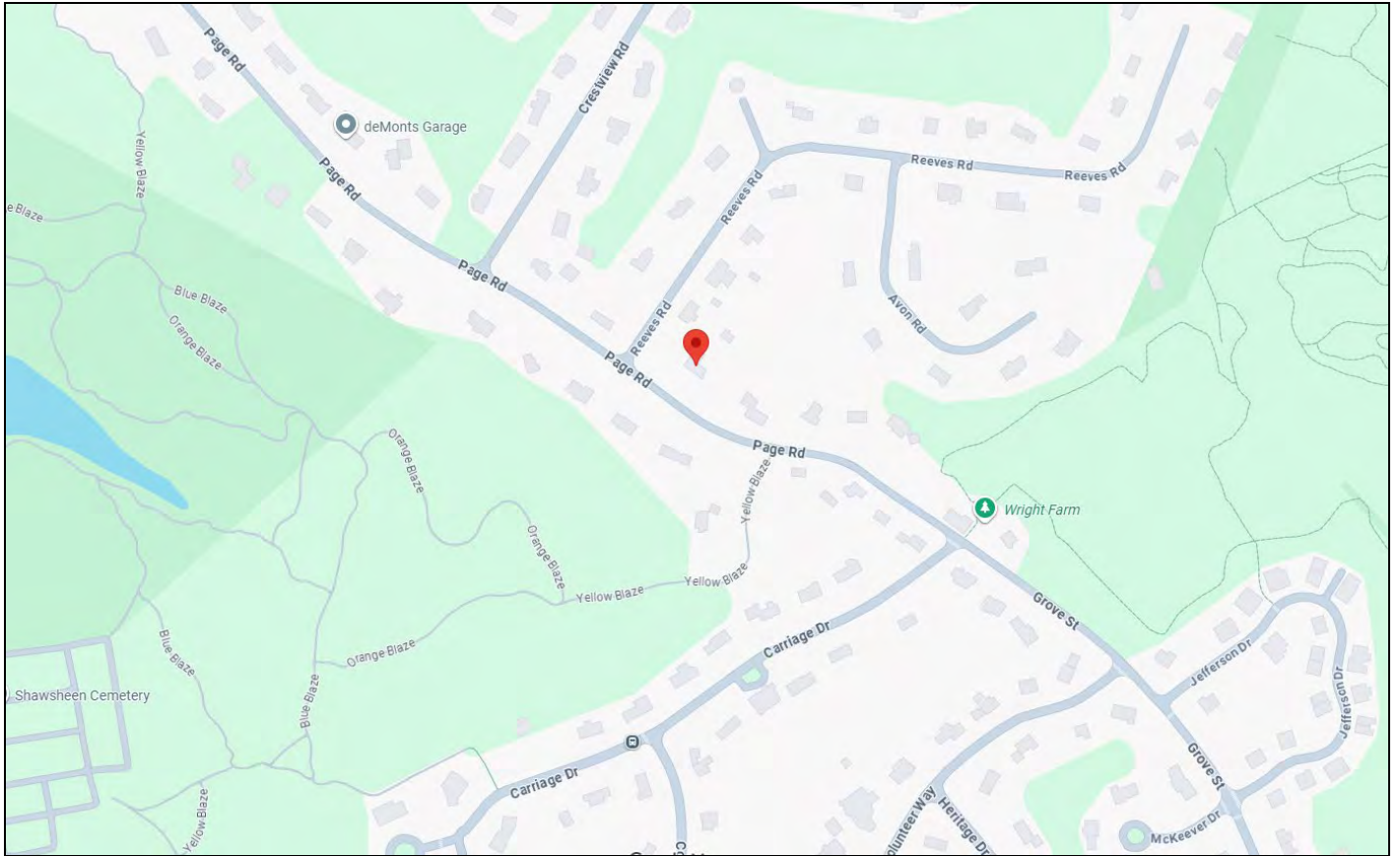
- 51 Pickman Meadow and Conservation Restriction
- 52 Bonnievale Drive Sewer Station
- 53 398 Concord Road
- 54 Davis Elementary School
- 55 1 Norma Road
- 56 Norma Road Sewer Station
- 57 35 Selfridge Road
- 58 37 Selfridge Road
- 59 Hartwell Road Treatment Plant
- 60 Hartwell Road Wellfield
- 61 St. Michael's Land**
- 62 High School & Middle School Complex**
- 63 Bedford Public Library
- 64 Bedford Police Station
- 65 Bedford Town Hall and Town Center
- 66 Elm Street Housing
- 67 Bedford Fire Station
- 68 Town Common
- 69 Old Town Hall
- 70 Old Burying Ground
- 71 Memorial Park
- 72 Page Field**
- 73 Depot Park**
- 74 South Road Detention Basin
- 75 Eliot Park**
- 76 64 Summer Street
- 77 Linehan Parcels
- 78 Bedford Public Works
- 79 Shawsheen Cemetery
- 80 Old Reservoir
- 81 Valente Land
- 82 Shawsheen Wellfield
- 83 Aquifer Lot Conservation Restriction
- 84 Lindau Farmland at Pine Hill
- 85 Bacon-Fitch Mill Site
- 86 38 Burlington Road
- 87 DeVincent Parcel and Historic Mill Site
- 88 Bedfordshire Gift
- 89 30 Glenridge Drive
- 90 200 Railroad Avenue
- 91 Middlesex Turnpike Wellfield
- 92 6A Labo Lane
- 93 Springs Brook Park**
- 94 190 Springs Road
- 95 17 Pine Hill Road
- 96 Rodney Road Right-of-Way
- 97 Carlisle Road Seasonal Storage Facility
- 98 Winterberry Way

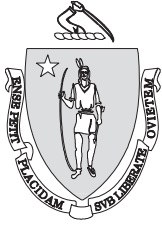
99 Concord River Boat Landing Access

- 100 320B North Road
- 101 Job Lane House
- 102 Job Lane School
- 103 Narrow Gauge Rail Trail**
- 104 Minuteman Bikeway**
- 105 East-west Railroad Bed (portions)**
- 106 Hartwell Acres Detention Basin
- 107 South Road Fields**
- 108 11 Woodmoor Drive
- 109 16A Evans Avenue
- 110 20B Jeffrey Circle
- 111 4A Paul Revere Road
- 112 2 Liberty Road
- 113 75 Middlesex Turnpike
- 114 Blandino Parcel
- 115 301A Old Billerica Road
- 116 40 Riverside Avenue
- 117 350A Concord Road Cons. Restriction
- 118 182 Hartwell Road**
- 119 2A Carlisle Road
- 120 76 Loomis Street
- 144 139 Great Road
- 145 33 Shawsheen Road
- 146 23 Winterberry Way

MAP

7 PAGE RD., BEDFORD, MA





The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Bureau of Environmental Health

250 Washington Street, 7th Floor

Boston, MA 02108

(800) 532-9571 / (617)-624-5757

CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION

Under Massachusetts and federal law, this notification package must be given to prospective purchasers of homes built before 1978. This package must be given in full to meet state and federal requirements. It may be copied, as long as the type size is not made smaller. Every seller and any real estate agent involved in the sale must give this package before the signing of a purchase and sale agreement, a lease with an option to purchase, or, under state law, a memorandum of agreement used in foreclosure sales. Sellers and agents must also tell the prospective purchaser any information they know about lead in the home. They must also give a copy of any lead inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control. **This package is for compliance with both state and federal lead notification requirements.**

Real estate agents must also tell prospective purchasers that under the state Lead Law, a new owner of a home built before 1978 in which a child under six will live or continue to live must have it either delead or brought under interim control within 90 days of taking title. This package includes a check list to certify that the prospective purchaser has been fully notified by the real estate agent. This certification should be filled out and signed by the prospective purchaser before the signing of a purchase and sale agreement, a lease with an option to purchase or a memorandum of agreement used in a foreclosure sale. It should be kept in the real estate agent's files. After getting notice, the prospective purchaser has at least 10 days, or longer if agreed to by the seller and buyer, to have a lead inspection or risk assessment if he or she chooses to have one, except in cases of foreclosure sales. There is no requirement for a lead inspection or risk assessment before a sale. A list of private lead inspectors and risk assessors licensed by the Department of Public Health is attached and can also be found on the Childhood Lead Poisoning Prevention Program's website at www.mass.gov/dph/clppp.

Sellers and real estate agents who do not meet these requirements can face a civil penalty of up to \$1,000 under state law; a civil penalty of up to \$10,000 and possible criminal sanctions under federal law, as well as liability for resulting damages. In addition, a real estate agent who fails to meet these requirements may be liable under the Massachusetts Consumer Protection Act.

The property transfer notification program began in 1988 and has been very successful. It provides information you need to protect your child, or your tenants' child, from lead poisoning. Massachusetts has a tax credit of up to \$1,500 for each unit delead. There are also a number of grants and no-interest or low-interest loans available for deleading. It's up to you to do your part toward ending lead poisoning.

PLEASE TAKE THE TIME TO READ THIS DOCUMENT. LEAD POISONING IS THE NATION'S LEADING ENVIRONMENTAL HAZARD AFFECTING CHILDREN. DON'T GAMBLE WITH YOUR CHILD'S FUTURE.

CLPPP Form 94-2, 6/30/94, Rev. 2/03, Rev. 10/09

**NOTIFICATION PACKAGE WILL BE SUPPLIED
TO THE AUCTION BUYER OF THIS PROPERTY**



**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

**JJManning.com
auctions@JJManning.com**

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Marketing | Experience | Integrity | Results

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