



114 LODI ROAD, MARLBOROUGH

CONVENIENTLY
LOCATED!



**3
BEDS**



**3.5
BATHS**



**2,288
SQ. FT.**

Welcome to 114 Lodi Road, Marlborough, MA! Welcome home to this 3-4 bedroom, 3.5 bath, Colonial in a wonderful sought after neighborhood minutes to grammar, middle, high school, AMSA Charter School, and NE Innovation Academy! Step into a welcoming foyer that opens to a formal living room with bay window and a cozy family room featuring a fireplace. The 1st floor also offers a convenient half bath and laundry. The kitchen boasts a gas cooktop, wall oven, and a generous eat-in area that opens directly to an oversize composite deck perfect for your outdoor enjoyment. The primary bedroom has a walk-in closet and full bath, which includes an updated walk-in shower. One front bedroom has been combined for added space, but could be converted back into two separate bedrooms if desired. The finished lower level provides versatile space for a playroom/home office complete with a full bath. Additional highlights are new wall-to-wall carpet on 1st and 2nd floor, freshly painted rooms, new hot water heater (2024), and a two car detached garage! Excellent location near Routes 495/290/85/62.



S. ELAINE MCDONALD,
ABR,CNE,CRS,GRI,LMC

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License No. 90417



SCAN FOR MORE INFO



RE/MAX
Executive Realty

4 Mount Royal Avenue, Suite 110H
Marlborough, MA 01752



**MLS # 73441517 - New
Single Family - Detached**

**114 Lodi Rd
Marlborough, MA 01752
Middlesex County**
Style: **Colonial**
Color: **Yellow**
Grade School:
Middle School:
High School:
Approx. Acres: **0.42 (18,436 SqFt)**
Handicap Access/Features:
Directions: **off Stevens St, near Gagas Lane**

List Price: **\$739,000**

Total Rooms: **10**
Bedrooms: **3**
Bathrooms: **3f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Welcome to 114 Lodi Road, Marlborough, MA! Welcome home to this 3-4 bedrm 3.5 bath Col in a wonderful sought after neighborhood mins to Grammer/Middle/High school/AMSA Charter School/NE Innovation Academy! Step into a welcoming foyer that opens to a formal LR w/ bay window & a cozy FR featuring a fireplace. The 1st floor also offers a convenient half bath & laundry. The kitchen boasts a gas cooktop, wall oven, & a generous eat-in area that opens directly to an oversize composite deck perfect for your outdoor enjoyment. The primary bedrm has a walk-in closet & full bath which includes an updated walk-in shower. One front bedrm has been combined for added space but could be converted back into two sep bedrms if desired. The finished LL provides versatile space for a playrm/home office complete w/ a full bath. Additional highlights are new wall-to-wall carpet on 1st & 2nd floor, freshly painted rooms, new HW heater (2024), & a two car det garage! Excellent location near Rt 495/290/85/62.

Property Information

Approx. Living Area Total: **3,016 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**
Approx. Above Grade: **2,288 SqFt** Approx. Below Grade: **728 SqFt**
Living Area Disclosures: **728 SF in finished lower level**

Heat Zones: **1 Forced Air, Gas** Cool Zones: **0 None**
Parking Spaces: **4 Off-Street** Garage Spaces: **2 Attached, Storage, Work Area**
Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review offer instructions attached in MLS before submitting an offer (1 PDF). Seller can accept an offer @ anytime. Courtesy to buyer agents. Lawn sprinklers & ice maker are not working. Kitchen stove in "as is" condition. Original owners.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15X13	Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Dining Room:	1	13X11	Flooring - Hardwood, Chair Rail, Crown Molding
Family Room:	1	17X12	Fireplace, Ceiling Fan(s), Flooring - Hardwood
Kitchen:	1	17X11	Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Gas Stove
Main Bedroom:	2	19X12	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	17X13	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	21X11	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	2	-	-
Bath 2:	2	-	-
Bath 3:	2	-	-
Laundry:	1	-	Dryer Hookup - Electric, Washer Hookup
Play Room:	B	26X12	Flooring - Wall to Wall Carpet
Office:	B	13X12	Flooring - Wall to Wall Carpet
Foyer:	1	13X5	Closet, Flooring - Stone/Ceramic Tile
Kitchen:	1	14X10	Ceiling Fan(s), Window(s) - Bay/Bow/Box, Dining Area, Deck - Exterior, Exterior Access, Slider
Bathroom:	1	5X4	Flooring - Stone/Ceramic Tile
Other:	B	-	Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**
Basement: **Yes Partially Finished, Interior Access, Bulkhead, Exterior Access**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Wood**
Exterior Features: **Deck - Composite, Garden Area**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size: **28x26+28x12+**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Insulation: **Fiberglass**
Interior Features: **Cable Available**
Lot Description: **Paved Drive**
Road Type: **Public, Paved, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions: **Personal Property**
Home Own Assn: **No**
Lead Paint: **None**
UFFI: Warranty Features: **No**
Year Built: **1984** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:031 B:074 L:000**
Assessed: **\$635,800**
Tax: **\$6,269** Tax Year: **2025**
Book: **0** Page: **0**
Cert:
Zoning Code: **Res**
Map: **31** Block: Lot: **74**

Office/Agent Information

Office: RE/MAX Executive Realty (508) 480-8400
Agent: S. Elaine McDonald (978) 838-9444
Team Member(s): Douglas Palino (978) 838-9444

Assessment and Sales Report

Location & Ownership Information

Address: 114 Lodi Rd
Marlborough, MA 01752
Map Ref: M: 031 **B:** 074 **L:** 000
Owner 1: Michael A Moreau
Owner Address: 114 Lodi Rd
Marlborough, MA 01752

Zoning:
Owner 2:

Property Information

Use: 1-Family Residence
Levels: 2
Total Rooms: 7
Full Baths: 3
Year Built: 1984

Total Area: 4,404 SqFt
First Floor Area: 0 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 0 SqFt

Attached Garage: 0
Heat Type: Forced Air
Roof Type: Gable
Air Conditioned: No
Foundation:

Style: Colonial
Lot Size: 0.42 Acres (18,436 SqFt)
Bedrooms: 3
Half Baths: 1
Basement Type:

Total Living Area: 2,288 SqFt
Addl.Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 1,280 SqFt

Other Garage: 0
Fuel Type: Natural Gas
Exterior: Wood Side/Shingles
Fireplaces: 1
Condition: Average

Assessment Information

Last Sale Date:
Last Sale Book:
Land Value: \$227,300
Misc. Improv.: \$0
Fiscal Year: 2025
Map Ref: M: 031 **B:** 074 **L:** 000
Tax Rate (Comm): 16.96

Last Sale Price:
Last Sale Page:
Building Value: \$408,500
Total Value: \$635,800
Estimated Tax: \$6,269
Tax Rate (Res): 9.86
Tax Rate (Ind): 16.96

Mortgage History

Recent Mortgage #1

Buyer Name: Michael A Moreau
Mortgage Amount: \$25,000
Mortgage Book: 1210

Lender Name: Bank Of America Na
Mortgage Date: 10/12/2006
Mortgage Page: 177

Recent Mortgage #2

Buyer Name: Micheal A Moreau
Mortgage Amount: \$405,000
Mortgage Book: 1210

Lender Name: New Century Mtg Corp
Mortgage Date: 07/25/2006
Mortgage Page: 177

Recent Mortgage #3

Buyer Name: Michael A Moreau
Mortgage Amount: \$25,000
Mortgage Book: 1210

Lender Name: N Middlesex Svgs Bk
Mortgage Date: 11/19/2004
Mortgage Page: 177

Recent Mortgage #4

Buyer Name: Michael A Moreau
Mortgage Amount: \$306,500
Mortgage Book: 0

Lender Name: Abn Amro Mtg Group
Mortgage Date: 08/23/2003
Mortgage Page: 0

Recent Mortgage #5

Buyer Name: Michael A Moreau

Mortgage Amount: \$240,000

Mortgage Book: 0

Lender Name: Hunneman Mtg Corp

Mortgage Date: 09/08/1999

Mortgage Page: 0

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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				228 MARLBOROUGH, MA VISION	
MOREAU MICHAELA	4	Rolling	1 All Public	1 Paved	2 Suburban	Description	Code	Assessed	Assessed		
114 LODI RD						RES BLDG	1010	408,500	408,500		
MARLBOROUGH MA 01752						RES LAND	1010	227,300	227,300		
SUPPLEMENTAL DATA						Total				635,800	635,800
Alt Prcl ID 31/74//		Deed Ref 88813-4		PROBATE							
Aff Housin Schedule I		LCD		CERT							
GIS ID M_196781_901571		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MOREAU MICHAELA	1210	0177	09-08-1999	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
								2025	1010	408,500	2024	1010	396,600
									1010	227,300		1010	206,600
								Total		635,800	Total		603,200
								Total			Total		564,700

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 402,700 Appraised Xf (B) Value (Bldg) 5,800 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 227,300 Special Land Value 0 Total Appraised Parcel Value 635,800 Valuation Method C			
Total			0.00									
Total			0.00									

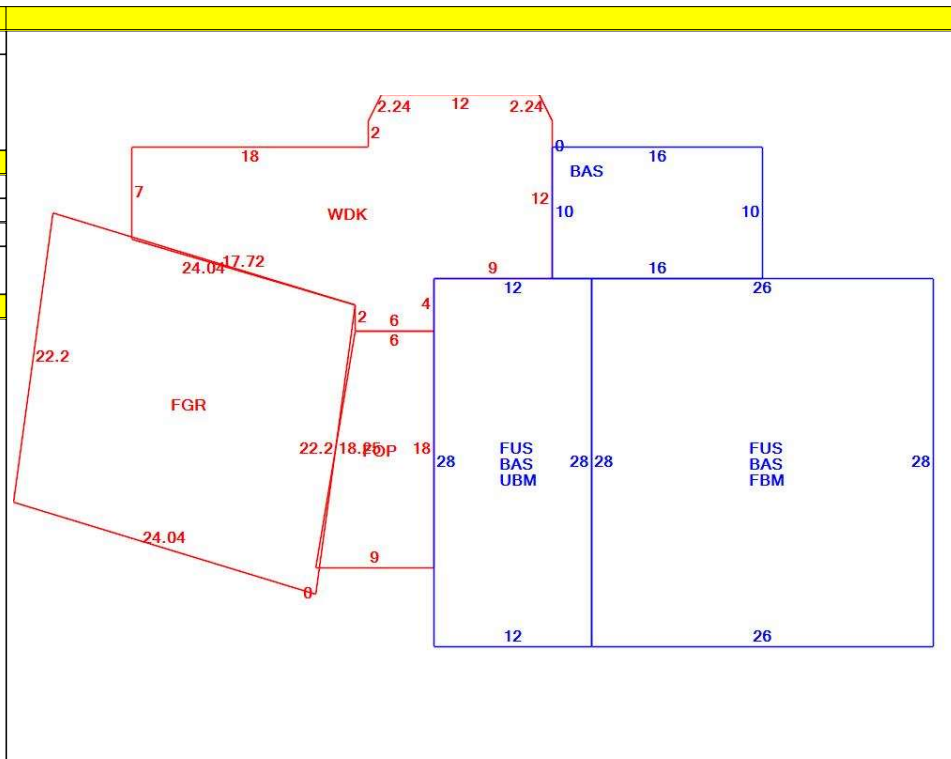
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES											

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
RBP-23-68	03-02-2023	DE	Demolish	14,270		100		DEMO DRYWALL ON 2ND FL	10-01-2024	ME			13	Building Permit
RBP-23-67	03-02-2023	DE	Demolish	14,592		100		Active: DEMO DRYWALL OF	12-18-2013	CH	02		11	Periodic Insp
									12-20-2006	JM			00	Measured & Listed

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Family	A2			18,436 SF	12.33	1.00000	5	1.00	0060	1.000			1.0000	12.33	227,300
Total Card Land Units						0.42	SF	Parcel Total Land Area				0.42	Total Land Value				227,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	04	Average +10			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable or Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Hot Air			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs	7				
Total Rooms:	7				
Bath Style:	02	Average			
Kitchen Style:	02	Standard			
CONDO DATA					
Parcel Id		C		Owne	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		522,958			
Year Built		1984			
Effective Year Built		1994			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		23			
Functional Obsol					
External Obsol					
Trend Factor		1			
Condition					
Condition %					
Percent Good		77			
RCNLD		402,700			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	FIREPLACE 2	B	1	7500.00	1995		77		0.00	5,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,224	1,224	1,224	171.27	209,634
FBM	Finished Basement	0	728	255	59.99	43,674
FGR	Garage, Frame	0	527	184	59.80	31,514
FOP	Open Porch	0	135	27	34.25	4,624
FUS	Finished Upper Story	1,064	1,064	1,064	171.27	182,231
UBM	Unfinished Basement	0	336	67	34.15	11,475
WDK	Wood Deck	0	390	59	25.91	10,105
Ttl Gross Liv / Lease Area		2,288	4,404	2,880		493,257



Property Card: 114 LODI RD

City of Marlborough, MA



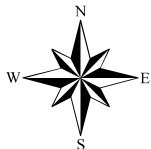
Parcel Information	
Parcel ID: M_196781_901571 Vision ID: 2036 Owner: MOREAU MICHAEL A Co-Owner: Mailing Address: 114 LODI RD MARLBOROUGH, MA 01752	Map: 31 Lot: 74 - Use Description: Single Family Zone: A2 Land Area in Acres: 0.42
Sale History	Assessed Value
Book/Page: Sale Date: 9/8/1999 Sale Price: \$0	Land: \$168,000 Buildings: \$310,600 Extra Bldg Features: Outbuildings: Total: \$482,600

Building Details: Building #		
NO PHOTO AVAILABLE	Model:	Int Wall Desc 1: Drywall
	Living Area: 2288	Int Wall Desc 2:
	Appr. Year Built:	Ext Wall Desc 1: Clapboard
	Style: Colonial	Ext Wall Desc 2:
	Stories: 2	Roof Cover: Asphalt
	Occupancy: 1	Roof Structure: Gable or Hip
	No. Total Rooms: 7	Heat Type: Forced Hot Air
	No. Bedrooms: 03	Heat Fuel: Gas
No. Baths: 3	A/C Type: None	
No. Half Baths: 1		



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This information is believed to be correct but is subject to change and is not warranted.



114 Lodi Road

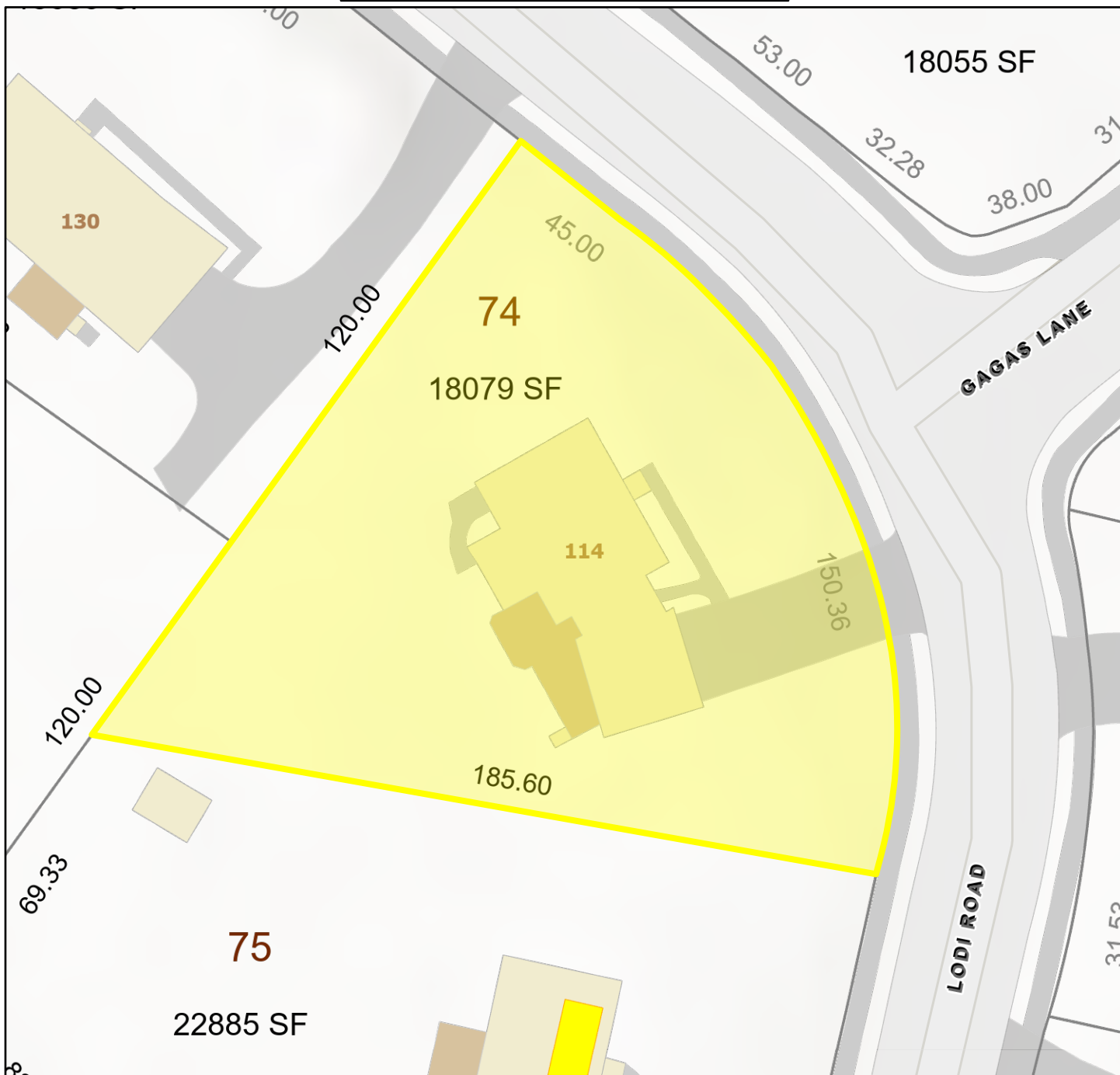
Marlborough, MA

1 inch = 35 Feet



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July 22, 2025



	CAI Town Line		swalk_polygon		DECK
	Parcel Lines - No Ortho		Solar		Roads
	Parcel Addresses		GENERAL		Paved

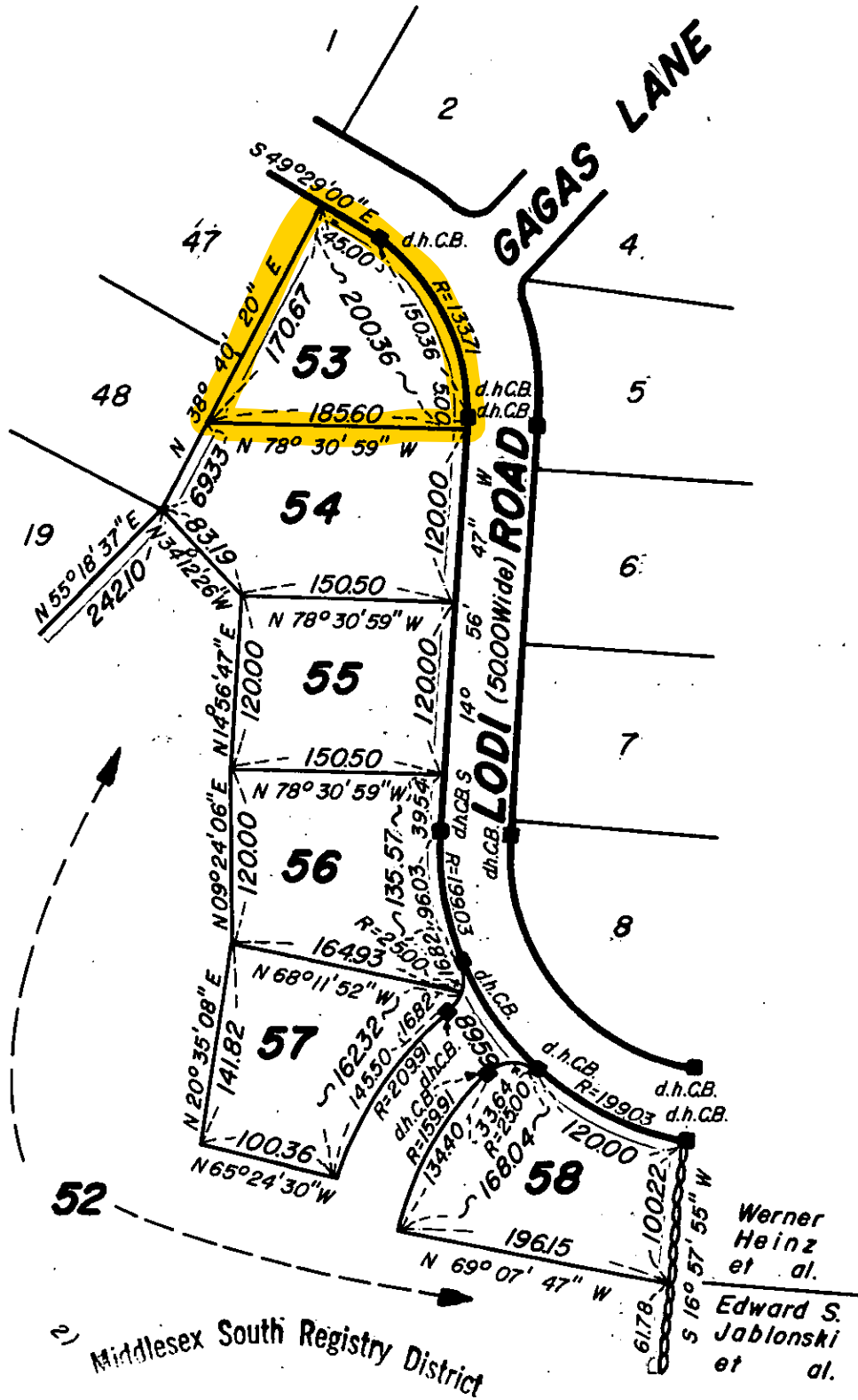
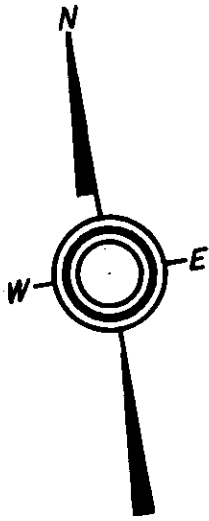
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SUBDIVISION PLAN OF LAND IN MARLBOROUGH

Guerriere & Halnon, Inc., Surveyors

June 6, 1983

32395 D
SHEET 1 of 2



RECEIVED FOR REGISTRATION

9 O'CLOCK P.M. A.M.
Pd \$10.00

Subdivision of Lots 9 thru 18 and 20 thru 24 plus 33 thru 46
Shown on Plan 32395^B sheets 1, 2, 3
Filed with Cert. of Title No. 157339
South Registry District of Middlesex County

Separate certificates of title may be issued for land
shown hereon as lots 52 thru 58.
By the Court.

AUG. 3, 1984

James M. Meloney
Deputy Recorder.

ABH

Abutters are shown as
on original decree plan.

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
AUG. 1, 1984
Scale of this plan 1/20 feet to an inch
Louis A. Moore, Engineer for Court