

38 BRADFORD ROAD



Year Built: 1912

Area of Lot: 33,810 sq. ft.

<u>List of Owners (with dates)</u>		<u>Book/Page</u>
06/15/1981	Charles P. Kerber & Barbara M. Kerber to Dennis A. Ausiello & Susan J. Ausiello	5887/451
05/27/1963	George E. Akerson Jr. & Anne Abbott Akerson to Charles P. Kerber & Barbara M. Kerber	4074/171
06/09/1959	J. Englebert Dunphy & Nancy S. Dunphy to George E. Akerson Jr. & Anne Abbott Akerson	3735/129
01/11/1955	Lena J. Mitchell to J. Englebert Dunphy & Nancy S. Dunphy	3334/475
06/01/1951	Nancy B. Johnson to Lena J. Mitchell	3006/508

Includes 38 Bradford Road and site of 29 Sawyer Road on 46,001 sq. ft. lot

05/03/1951	Paul V. Bacon & George C. Bacon (heirs of Elizabeth K. Bacon) to Nancy B. Johnson (heir of Elizabeth K. Bacon) (their interest only)	2999/303
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Note: The remainder of 29 Sawyer Road was added to the property in 1933.

Includes 38 Bradford Road and part of site of 29 Sawyer Road on 41,605 sq. ft. lot

10/13/1928	Josiah H. Goddard to Elizabeth K. Bacon (15,315 sq. ft. + 2039 sq. ft.)	1821/379
10/13/1928	Ella Holmes Goddard to Elizabeth K. Bacon (24,251 sq. ft.)	1821/378

Note: A 28,447 sq. ft. parcel of land was added to the property in January 1917. Two months later, a part of that parcel (13,132 sq. ft. of it) was sold off. In 1920, a 2039 sq. ft. parcel was added to the property.

Includes site of 38 Bradford Road as 24,251 sq. ft. lot

11/12/1906	Mabel Goodnow Goddard to Ella Holmes Goddard	1042/462
08/01/1905	Albion Billings Clapp to Mabel Goodnow Goddard	1005/452

Additional Information:

- 1912 Annual Town Report: Ella W. Goddard owns 24,251 sq. ft. of land on Bradford Road (\$1700).
- 1913 Annual Town Report: Ella W. Goddard owns a dwelling on Bradford Road (\$20,000) and 24,276 sq. ft. of land on Bradford Road (\$2425).
- "TO RENT -- House at 526 Washington Street, on unexpired lease to June with probable privilege of continuing or of purchasing of owner. Address J.H. Goddard, Bradford Road." – Wellesley Townsman: January 31, 1913 [*This suggests that 38 Bradford Road completed at the end of 1912*]