

Key: 16137

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.041

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
FALCON LUIS M & KATHERINE L TUCKER 12 CASTLE RD WESTFORD, MA 01886		1.0-12-0		14 RIDGEHILL LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FALCON LUIS M & LADD HOMES LLC		02/07/2022	QS	784,180	34886-322
ANGUS DONALD H & RALPH G		03/22/2021	P	175,000	33920-45
		04/15/1998	L	225	11358-22

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-24	01/22/2021	1	NEW CONSTRUC	250,000	03/08/2022	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,282	1	1.00	100	1.00	100	1.00	259,270	2.15	A	1.00	R04	1.10			195,360

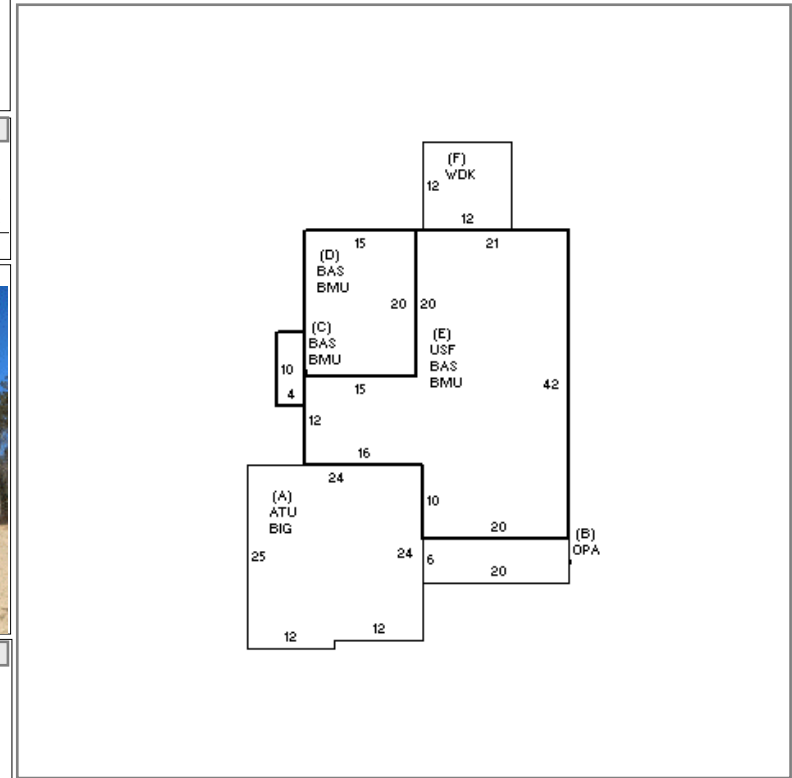
TOTAL	15,282 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	195,400	172,900			
Infl1	AVG		BUILDING	686,300	607,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	881,700	780,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/8/2021	TL
MODEL	1		RESIDENTIAL	LIST	3/8/2022	ST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	3/8/2022	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	686,320
NET AREA	2,444	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	588		103.15	60,649		
\$NLA(RCN)	\$281	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	A	ATU	N	ATTIC UNF	588		55.60	32,694		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	120		90.27	10,832		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	N	BSMT UNFINISHED	1,392		42.03	58,502		
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,392	2021	247.30	344,240		
				INT. FINISH	1	PLASTER	1.00	E	USF	L	UPPER STORY FIN	1,052	2021	136.77	143,886		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F	WDK	N	WOOD DECK	144		51.98	7,486		
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	7		2,801.54	19,611			
				USE	0		1.00	GFP	O	GAS FIREPLACE	1		8,419.50	8,420			



CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		12	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$686,300
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