

Key: 16152

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.055

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FALVEY TODD & ELIZABETH FALVEY 23 RIDGEBILL RD SAGAMORE BEACH, MA 02562				3.0-260-0				23 RIDGEBILL LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FALVEY TODD & LAMBALOT CHARLES E & PAUL				09/01/2022	QS	960,000	35341-297				
				12/31/2014	QS	521,689	28607-228				
LADD HOMES LLC				06/24/2014	U	75,000	2822-202				

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 %
EXB-21-352	05/18/2021	3	ALT/RENO	6,000	04/20/2023	TL	100 100
SR-20-32	09/22/2020	4	DETACH.STRUC	10,000	06/07/2021	TL	100 100
18639	08/03/2018	9	DECK	7,209	09/20/2018		100 100
141035	12/02/2014	3	ALT/RENO	4,750	05/22/2015		100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,173 1	1.00	100	1.00	259,270	2.05	A	1.00	R04	1.10	196,900

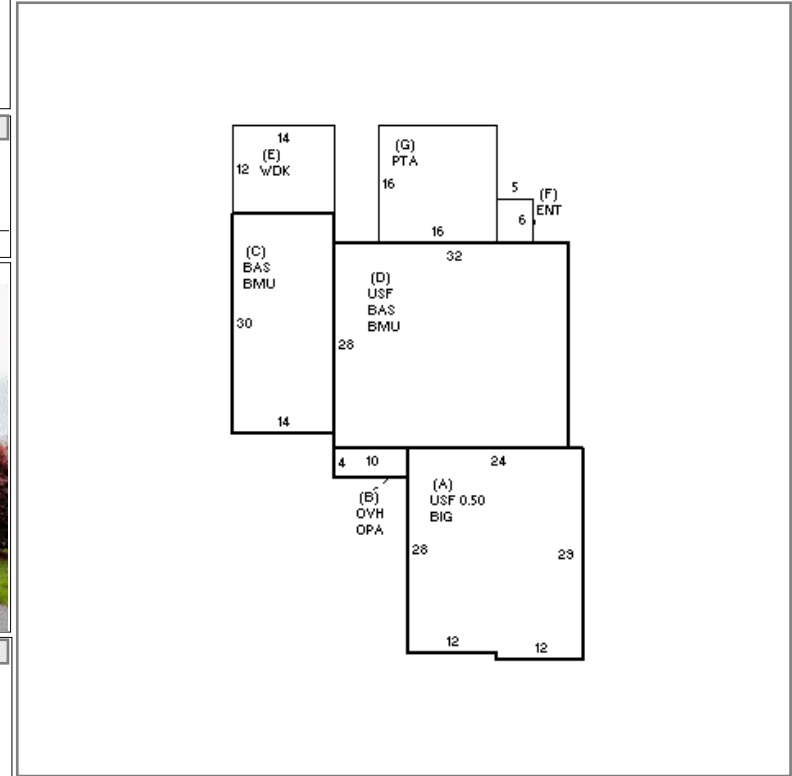
TOTAL	16,173 SF	ZONING	1	FRNT	141	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	196,900	174,300			
Infl1	AVG		BUILDING	666,200	585,700			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
			TOTAL	865,200	762,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	10 X 12	2020	120	19.71	2,100



PHOTO	04/20/2023
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	1/5/2022	NMP
MODEL	1		RESIDENTIAL	LIST	3/18/2015	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/20/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	701,231
NET AREA	2,594	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	684		94.91	64,921		
\$NLA(RCN)	\$270	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,238	2014	133.81	165,652		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	40		104.86	4,194		
				ROOF COVER	3	ASBESTOS SHIN	1.00	B	OVH	L	OVERHANG	40	2014	233.08	9,323		
				FLOOR COVER	1	HARDWOOD	1.02	+	BMU	N	BSMT UNFINISHED	1,316		41.12	54,108		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,316	2014	241.93	318,383		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	E	WDK	N	WOOD DECK	168		45.01	7,562		
				FUEL SOURCE	2	GAS	1.00	F	ENT	N	ENCLOSED ENTRY	30		108.79	3,264		
				USE	0		1.00	G	PTA	N	PATIO	256		17.50	4,480		
									BMF	N	BSMT FINISH	792		56.39	44,660		
									FIX	O	XTRA FIXTURES	6		2,740.88	16,445		
									GFP	O	GAS FIREPLACE	1		8,236.80	8,237		

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

EFF. YR/AGE	2014 / 8
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$666,200