

Key: 1575

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.574

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
KRISHNASAMY RAGURAMAN ETUX C/O CLEARY KATHERINE & 6 VINEYARD CIRCLE SAGAMORE BEACH, MA 02562								7.4-22-0				6 VINEYARD CIR			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
CLEARY KATHERINE & KRISHNASAMY RAGURAMAN ETU								09/29/2023	QS	738,000	(234070)				
KRISHNASAMY RAGURAMAN ETU								07/31/2012	F		(197559)				
KRISHNASAMY RAGURAMAN ETU								07/02/2012	QS	328,000	(197559)				

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	%
970090	03/03/1997	4	DETACH.STRUC	1,855	04/06/1998	JS	100	100
940268	06/14/1994	6	FENCE	850	03/28/1995	JS	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,420	1	1.00	100	1.00	1.00					205,960

TOTAL	21,432 SF	ZONING	1	FRNT	67	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E Distant waterview	LAND	206,000	182,300			
Inf1	AVG		BUILDING	389,600	344,800			
N_Index	AVG		DETACHED	2,300	2,200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>597,900</b>	<b>529,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	10 X 16	1997	160	15.95 2,300



BLDG COMMENTS	PHOTO 07/11/2008
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BUILDING	CD	ADJ	DESC	MEASURE	1/19/2022	NMP
MODEL	1		RESIDENTIAL	LIST	4/27/2011	EST
STYLE	17	1.05	RAISED CAPE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,336	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	396		25.02	9,908	
\$NLA(RCN)	\$203	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	PTA	N	PATIO	232		15.93	3,696	
				ROOF SHAPE	1	GABLE	1.00	+	LLU	N	LOWER LEVEL UNF	1,056		37.53	39,630	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	816	1987	224.85	183,481	
				FLOOR COVER	1	HARDWOOD	1.02	+	USF	L	UPPER STORY FIN	672	1987	127.36	85,588	
				INT. FINISH	2	DRYWALL	1.00	+	OVH	L	OVERHANG	128	1987	212.13	27,153	
				HEATING/COOLING	2	HOT WATER	1.02	+	LLF	L	LOWER LEVEL FIN	480	1987	72.28	34,692	
				FUEL SOURCE	1	OIL	1.00	+	F	BAS	L	BASE AREA	240	1987	224.86	53,965
				USE	0		1.00		BMG	O	BSMT GARAGE	2		8,349.20	16,698	
									F21	O	FPL 2S 1OP	1		10,318.20	10,318	
									FIX	O	XTRA FIXTURES	4		2,494.35	9,977	

TOTAL RCN	475,107
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$389,600

