

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TENAGLIA FRANK P & SHEILA R			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
146 BAY RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	841,900	841,900
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1090	532,300	532,300
Alt Prcl ID		Cyclical 7			RESIDNTL	1090	700	700	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 4194		District							
Total Acres 1.258		Res Exem							
Chapter Lan		Assc Pid#							
GIS ID F_876320_2833437					Total 1,374,900 1,374,900				

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TENAGLIA FRANK P & SHEILA R		9290 0226	08-09-1989	Q	I	0	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1090	661,800	2022	1090	555,400	2021	1090	535,100
									1090	571,300		1090	363,000		1090	350,200
									1090	500		1090	500		1090	500
								Total		1,233,600	Total		918,900	Total		885,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	841,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	532,300
Special Land Value	0
Total Appraised Parcel Value	1,374,900
Valuation Method	C
Total Appraised Parcel Value	1,374,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES												

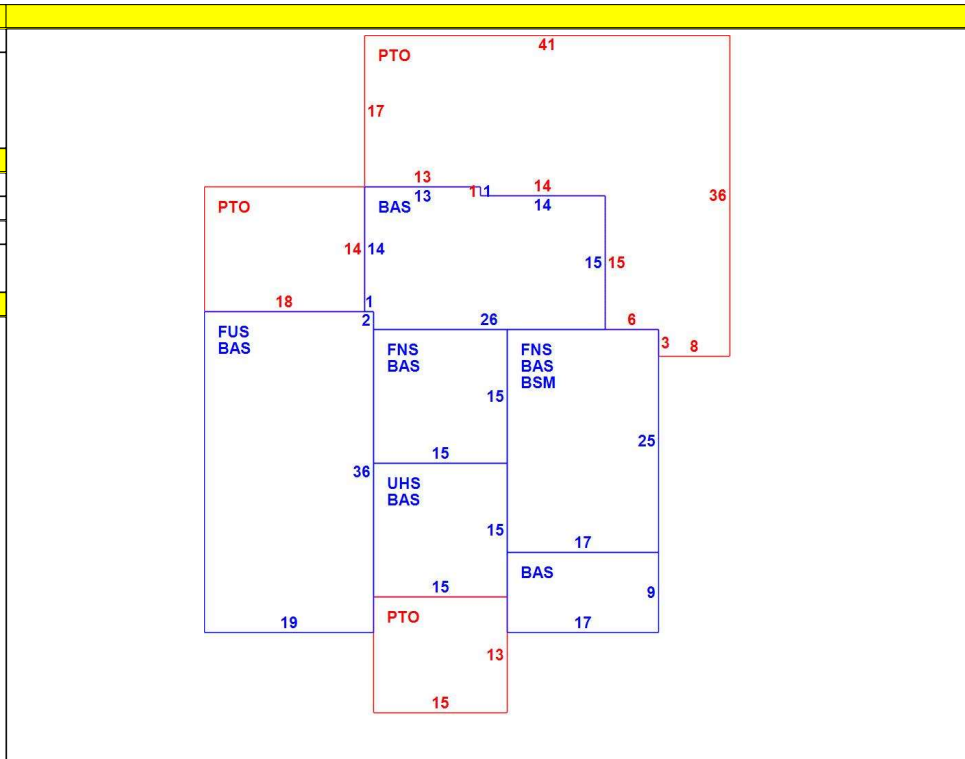
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpose/Result
QP-19-201	08-29-2019	MN		6,247		100	09-26-2019	Strip & ReRoof			04-12-2013	VGS			20	Field Review
377	09-06-2002	AD	Addition	50,000	05-03-2003	100		DORMER/RMDL BATHRM			09-02-2008	BSB			01	Measure - No Entry
14723	11-04-1997	AD	Addition	68,000	01-25-1999	100		18X36 2STRY ADDITION								
10661		AD	Addition	15,000		100										

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value
1	1090	Multi Houses	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341			V110	1.1000	12.91	516,300
1	1090	Multi Houses	RC	Residual	0.340 AC	35,000.00	1.00000	5	1.00	0060	1.341				1.0000	1.08	16,000
Total Card Land Units					1.26 AC	Parcel Total Land Area					1.26	Total Land Value					532,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	425	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	112.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	425				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	857,089
Replace Cost	32,160
Year Built	1939
Effective Year Built	2004
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	83
Cns Sect Rcnd	738,100
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)**

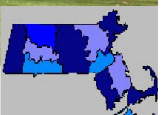
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	48	21.00	2000	A	70	C	1.00	700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,128	2,128	2,128	237.55	505,511
BSM	Basement	0	425	85	47.51	20,192
FNS	Finished 90% Story	585	650	585	213.80	138,968
FUS	Finished Upper Story	684	684	684	237.55	162,486
PTO	Patio	0	1,406	70	11.83	16,629
UHS	Unfinished Half Story	0	225	56	59.12	13,303
Ttl Gross Liv / Lease Area		3,397	5,518	3,608		857,089

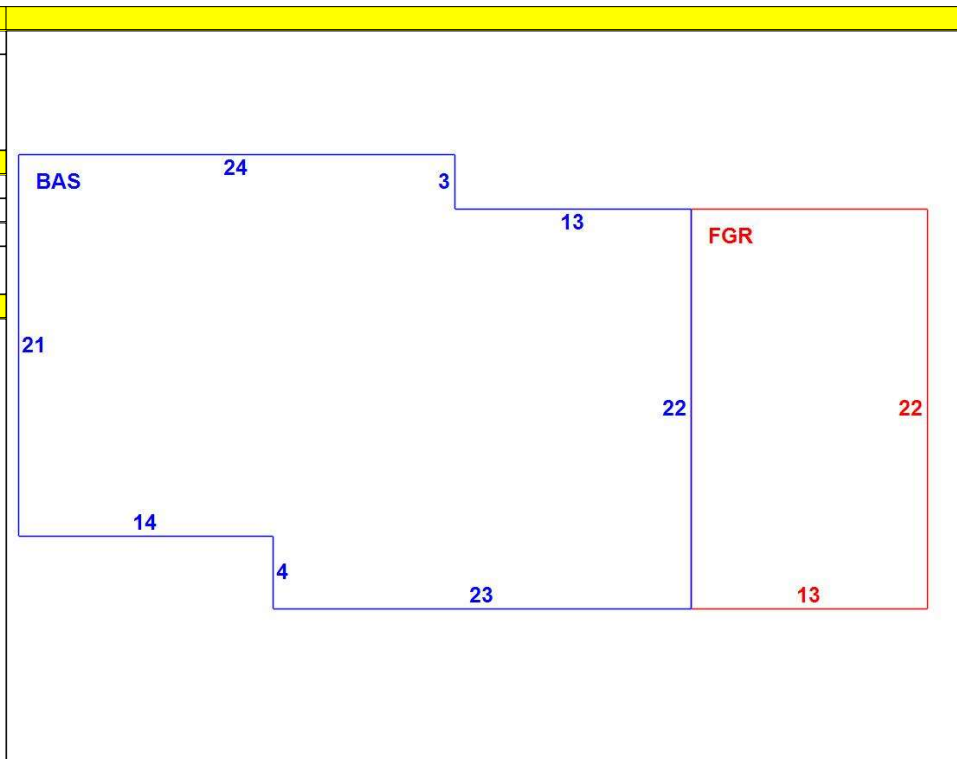


146 BAY RD



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
TENAGLIA FRANK P & SHEILA R  146 BAY RD  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	841,900	841,900								
		0		0	Heavy			RES LAND	1090	532,300	532,300								
<b>SUPPLEMENTAL DATA</b>										RESIDNTL	1090	700	700						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4194 Total Acres 1.258 Chapter Lan GIS ID F_876320_2833437				Cyclical 7 Exemption W District Res Exem Assoc Pid#						Total		1,374,900	1,374,900						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
TENAGLIA FRANK P & SHEILA R			9290	0226	08-09-1989	Q	I	0		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	1090	661,800	2022	1090	555,400	2021	1090	535,100
												1090	571,300		1090	363,000		1090	350,200
												1090	500		1090	500		1090	500
											Total		1,233,600	Total		918,900	Total		885,800
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int										
				Total	0.00														
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name			B		Tracing			Batch			Appraised Bldg. Value (Card)				841,900		
												Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				700			
												Appraised Land Value (Bldg)				532,300			
												Special Land Value				0			
												Total Appraised Parcel Value				1,374,900			
												Valuation Method				C			
												Total Appraised Parcel Value				1,374,900			
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		
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value		
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0060	1.341			0.0000		0.00	0		
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.26	Total Land Value					0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	03	Average	Unfin Area	0.00	None
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			147,670
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		152,670
Heat Type	04	Forced Air-Duc	Year Built		1939
AC Type	01	None	Effective Year Built		1989
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		32
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		68
Gas Fireplaces	0		Cns Sect Rcnld		103,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	830	830	830	156.43	129,837	
FGR	Garage	0	286	114	62.35	17,833	
Ttl Gross Liv / Lease Area		830	1,116	944		147,670	

