

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PAHARIK, BENJAMIN W TR & SARAH BENJAMIN W & SARAH H PAHARIK R 6 PIKE STREET  HOPKINTON MA 01748		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1040	1,025,800	1,025,800
			2 Public Water			RES LAND	1040	806,600	806,600
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID		Split Zonin		Plan Ref. 192/145					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 2		#DL 2		#SR					
GIS ID F_959286_2690157		Assoc Pid#		Life Estate					
				PP STATU					
						Total		1,832,400	1,832,400

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
PAHARIK, BENJAMIN W TR & SARAH H	32382	0098	10-16-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
PAHARIK, BENJAMIN W & SARAH H	30063	0300	11-04-2016	U	I	214,400	1J	2023	1040	910,300	2022	1040	751,700	2021	1040	636,200		
PAHARIK, BENJAMIN W & SARAH H & ALBERTINI, PETER C	29495	0345	03-07-2016	U	I	100	1A		1040	666,600		1040	434,600		1040	395,000		
ALBERTINI, PETER & GAIL TRS	11862	0183	11-23-1998	U	I	1	1A					1040		6,400				
	9419	0024	10-26-1994	U	I	1	A					Total			1,037,600			
										Total		1,576,900	Total		1,186,300	Total		1,037,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
								This signature acknowledges a visit by a Data Collector or Assessor
Total			0.00					

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY	
Nbhd	Nbhd Name	B	Tracing	Batch	
0112				OSTVIL	
<b>NOTES</b>					
Appraised Bldg. Value (Card) 986,100					
Appraised Xf (B) Value (Bldg) 33,300					
Appraised Ob (B) Value (Bldg) 6,400					
Appraised Land Value (Bldg) 806,600					
Special Land Value 0					
Total Appraised Parcel Value 1,832,400					
Valuation Method C					
Total Appraised Parcel Value					1,832,400

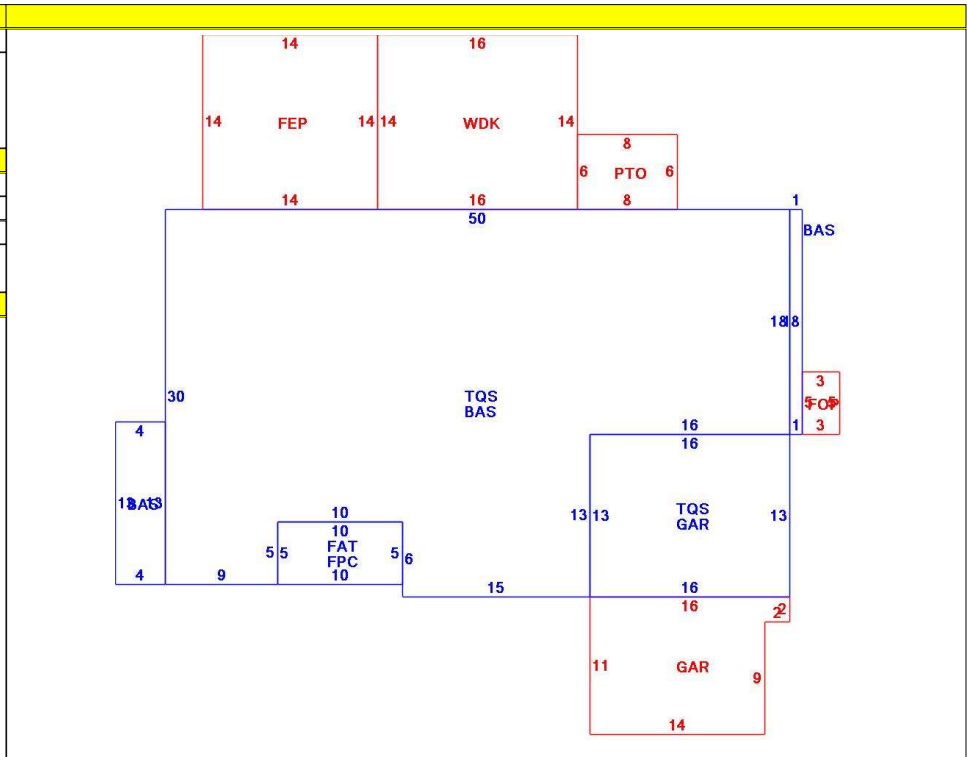
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-3079	10-10-2017	827	New Const-De	490,000	03-13-2019	100	06-30-2019	Construct new 3 bedroom hou	05-29-2020	WD			FR	Field Review
17-3078	10-10-2017	810	Demolition	0	05-23-2018	100	06-30-2018	Demo existing home	04-18-2019	SR	02		02	Bldg Permit Completed
60301	04-05-2002	NR	New Roof	9,000	12-03-2002	100	01-01-2003	RE-SIDE	08-06-2018	SR	01		13	CALL BACK
									04-19-2017	KM	02		03	Cycl Insp Comp
									10-27-2006	PT	02		14	Cyclical Inspection
									12-03-2002	MF	04		44	Drive by inspection only
									05-10-2001	SM	01		00	Meas/Listed-Interior Acces

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1040	Two Family	RC	3	0.230 AC	176,344.00	3.61599	1.0000	5	1.00	0112	5.500		1.0000	3,507,111	806,600
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			806,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	12	Cedar or Redwd			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		1,016,600
Year Built		2017
Effective Year Built		2015
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		3
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		97
RCNLD		986,100
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
WDC	Deck composit	L	224	24.00	2017		96		0.00	5,800
FOPC	Open Prch-ro	B	50	55.00	2019		97		0.00	2,800
GAR	Attached Gara	B	366	40.00	2019		97		0.00	14,700
FOP	Open Porch-ro	B	15	55.00	2019		97		0.00	1,400
FPLG	Gas Fireplace	B	1	2500.00	2019		97		0.00	2,400
FEP	Enclosed porc	B	196	70.00	2019		97		0.00	12,000
PAT2	Patio-Good	L	48	9.94	2018		99		0.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,343	1,343	1,343	439.33	590,015
FAT	Attic, Finished	8	50	8	70.29	3,515
FEP	Enclosed Porch	0	196	0	0.00	0
FOP	Open Porch	0	15	0	0.00	0
FPC	Open Porch Conc. Floor	0	50	0	0.00	0
GAR	Attached Garage	0	366	0	0.00	0
PTO	Patio	0	48	0	0.00	0
TQS	Three Quarter Story	963	1,481	963	285.67	423,071
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		2,314	3,773	2,314		1,016,601

