

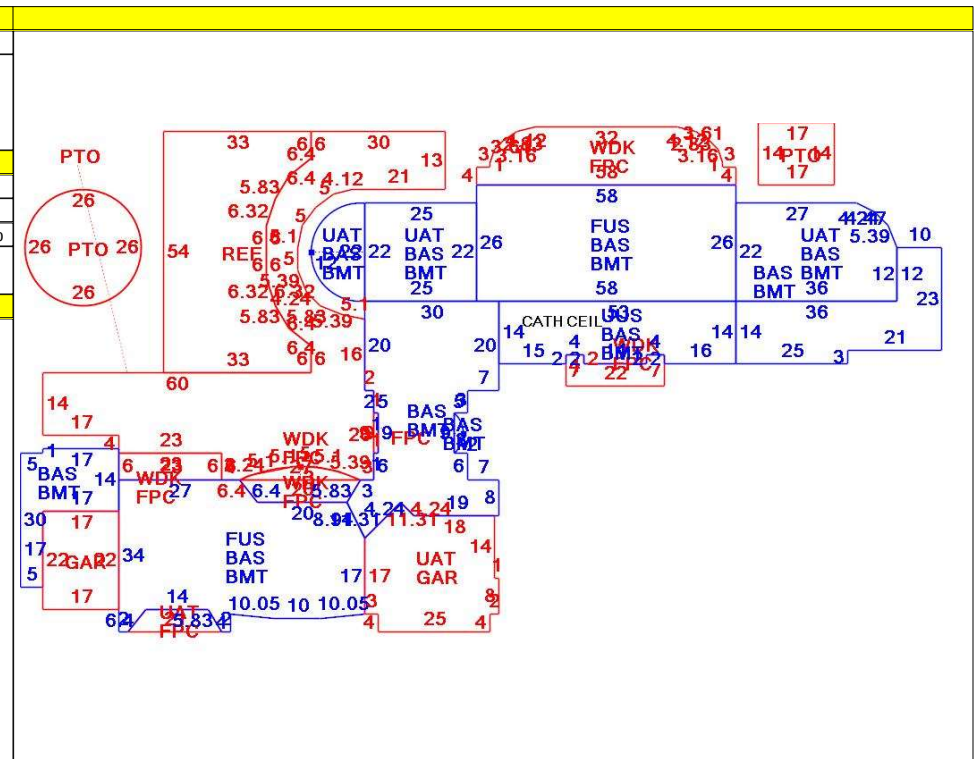
CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION			
LANGWAY, JAMES F 285 E MAIN ROAD MIDDLETOWN RI 02842				1	Level	2	Public Water	1	Paved	7	Waterfront	Description		Code	Assessed		Assessed				
						4	Gas			1	Excel View	RESIDENTL	1010	11,222,200		11,222,200					
						6	Septic			7		RES LAND	1010	8,699,700		8,699,700					
SUPPLEMENTAL DATA												Total		19,921,900		19,921,900					
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 254 & BEACH #DL 2 GIS ID F_958752_2684172						Plan Ref. Land Ct# 2664-123 #SR Life Estate PP STATU Assoc Pid#															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
LANGWAY, JAMES F KHOURY, AMIN J TR COFFIN, WILLIAM A COFFIN, WILLIAM A				C236315	0	06-25-2024	Q	I	20,000,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
				C195322	0	09-30-2011	Q	I	4,500,000		00	2025	1010	11,222,200	2024	1010	11,591,500	2023	1010	9,033,800	
				C174776	0	10-21-2004	U	I	1		1A		1010	8,699,700		1010	8,699,700		1010	7,978,300	
				C81748	0	05-16-1980	U		0				Total		19,921,900	Total		20,291,200	Total		17,012,100
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description			Amount		Code	Description			Number	Amount	Comm Int			APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 10,498,900 Appraised Xf (B) Value (Bldg) 500,800 Appraised Ob (B) Value (Bldg) 222,500 Appraised Land Value (Bldg) 8,699,700 Special Land Value 0 Total Appraised Parcel Value 19,921,900 Valuation Method C Total Appraised Parcel Value 19,921,900					
Total					0.00																
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name			B			Tracing			Batch										
WF13											OSTVIL										
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	Purpost/Result				
201302774	04-30-2013	OT	Other		11-19-2013	100	06-30-2014	FIREPIT				10-11-2024	AG	03		16	In Office Review				
201207666	12-11-2012	GN	Generator		11-19-2013	100	06-30-2014	BOILER(30),COOK STOVE(2)				09-23-2024	AG	22		22	Change of Address				
201206548	11-06-2012	SP	Swimming Pool	112,000	11-19-2013	100	06-30-2014	POOL 33X53 W STONE WAL				10-18-2021	BM	22		22	Change of Address				
201106941	12-29-2011	DE	Demolish	35,000	01-24-2012	100	06-30-2012	DEMO 1 FAM HOME				05-28-2020	WD			FR	Field Review				
201106942	12-08-2011	DW	Dwelling	6,000,000	11-19-2013	100	06-30-2014	7BD 9BTH W/ATT GAR				07-30-2018	KM	22		22	Change of Address				
												12-03-2013	MW	01		02	Bldg Permit Completed				
												06-17-2013	RB	03		13	CALL BACK				
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	1010	Single Fam M-O	RF-1	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	WF13	45.000	WETLAND		1.0000	7,935,480	7,935,500			
1	1010	Single Fam M-O	RF-1	3	1.190	AC	14,250.00	1.00000	1.0000	0	1.00	WF13	45.000			1.0000	641,250	763,100			
1	1010	Single Fam M-O	RF-1	3	0.470	AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000			1.0000	2,375	1,100			
Total Card Land Units					2.66	AC	Parcel Total Land Area					2.66	Total Land Value					8,699,700			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	S+	Superior Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2	06	Cust Wd Panel			
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	06	6 Bedrooms			
Full Baths	12				
Half Baths	3				
Extra Fixtures					
Total Rooms	18	18 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	C3	12 Full-3 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New			11,289,106
Year Built		2011	
Effective Year Built		2015	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		7	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		93	
RCNLD			10,498,900
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
BMT	Basement-Unfi	B	7,652	26.01	2013		93		0.00	139,200
GAR	Attached Gara	B	1,116	40.00	2013		93		0.00	31,600
WDC	Wood Decking	L	1,092	20.00	2012		86		0.00	16,700
SPL3	Pool Gunite	L	1,469	75.00	2012		76	00	1.00	76,100
FPLG	Gas Fireplace-	B	6	2500.00	2013		93		0.00	14,000
ELV1	Elevator-Res-	B	2	33159.00	2013		93		0.00	61,700
FPL3	Fireplace 2 sto	B	3	7000.00	2013		93		0.00	19,500
PATF	Flagstone Pav	L	3,019	30.00	2012		93		0.00	67,300
FOPC	Open Prch-roo	B	1,189	55.00	2013		93		0.00	39,300
GEN2	Commercial G	L	1	61500.00	2012		86		0.00	52,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	7,654	7,654	7,654	976.55	7,474,514
BMT	Basement Area	0	7,654	0	0.00	0
FPC	Open Porch Conc. Floor	0	1,189	0	0.00	0
FUS	Upper Story	3,045	3,045	3,045	976.55	2,973,595
GAR	Attached Garage	0	1,117	0	0.00	0
PTO	Patio	0	3,019	0	0.00	0
REF	Reference Only	0	1,469	0	0.00	0
UAT	Attic, Unfinished	0	2,357	236	97.78	230,466
UUS	Upper Story, Unfinished	0	726	617	829.93	602,531
WDK	Wood Deck	0	1,092	0	0.00	0
Ttl Gross Liv / Lease Area		10,699	29,322	11,552		11,281,106



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State Use 1010
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