

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT											
MARCHESE, MICHAEL J & KATHLEE												Description		Code	Assessed		Assessed		801 FY2025 BARNSTABLE, MA				
												RESIDENTL	1090	4,756,300		4,756,300							
										7		RES LAND	1090	2,222,100		2,222,100							
PO BOX 15				SUPPLEMENTAL DATA								Total		6,978,400		6,978,400		VISION					
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 232 #DL 2 GIS ID F_952000_2686111						Plan Ref. Land Ct# 15354-132 #SR Life Estate PP STATU Assoc Pid#													
BOCA GRANDE FL 33921																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
MARCHESE, MICHAEL J & KATHLEEN J MMC LLC GRAND ISLAND INC CONATHAN, JOHN II TR CARRIAGE OYSTER HARBORS LLC				C217695	0	10-29-2018	Q	I	4,200,000		00	2025	1090	4,756,300	2,222,100	2024	1090	4,670,600	2,222,100	2023	1090	3,766,000	
				C204905	0	11-06-2014	Q	I	3,800,000		00												
				C194930	0	08-09-2011	U	I	1		1F												
				C191843	0	07-01-2010	Q	I	3,750,000		00												
				C183135	0	05-21-2007	U	V	1		1A												
												Total		6,978,400		Total		6,892,700		Total		5,787,700	
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															
0118								OSTVIL															
NOTES												Total Appraised Parcel Value Valuation Method C											
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						
SM-24-71	07-01-2024	834		17,000		0		Duct system and InstallationW				06-12-2020	WD			25	NO TRESPASSING						
BLDR-24-46	05-20-2024	880	Alt-Int work-Res	80,000		0		Repairs to Pool House due to				09-24-2019	CK	03		16	In Office Review						
18-4072	12-28-2018	880	Alt-Int work-Res	60,000	05-06-2019	100	06-30-2019	REPLACE KITCHEN COUNT				06-04-2019	SR	02		02	Bldg Permit Completed						
201107064	12-14-2011	OT	Other		04-18-2013	100	06-30-2013	GAS GENERATOR,POOL HT				05-02-2016	SR	02		03	Cycl Insp Comp						
201005422	11-17-2010	AD	Addition	150,000	04-18-2013	100	06-30-2013	ADD NW MSTRBDRM,CONV				05-20-2013	RB	03		02	Bldg Permit Completed						
200802641	05-28-2008	RE	Remodel	25,000	08-10-2009	100	06-30-2009	BLA1 {2000}				08-24-2012	JR	03		20	Sale Review						
200704161	11-07-2007	SP	Swimming Pool	50,000	08-10-2009	100	06-30-2009					08-03-2011	NF	03		16	In Office Review						
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	1090	Multi Hses M-01	RF-1	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0118	12.500				1.0000	2,204,300	2,204,300				
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.10	Total Land Value					2,204,300					

Property Location 440 GRAND ISLAND DRIVE
Vision ID 3394 Account # 410184

Map ID 051/ 014/ 002/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

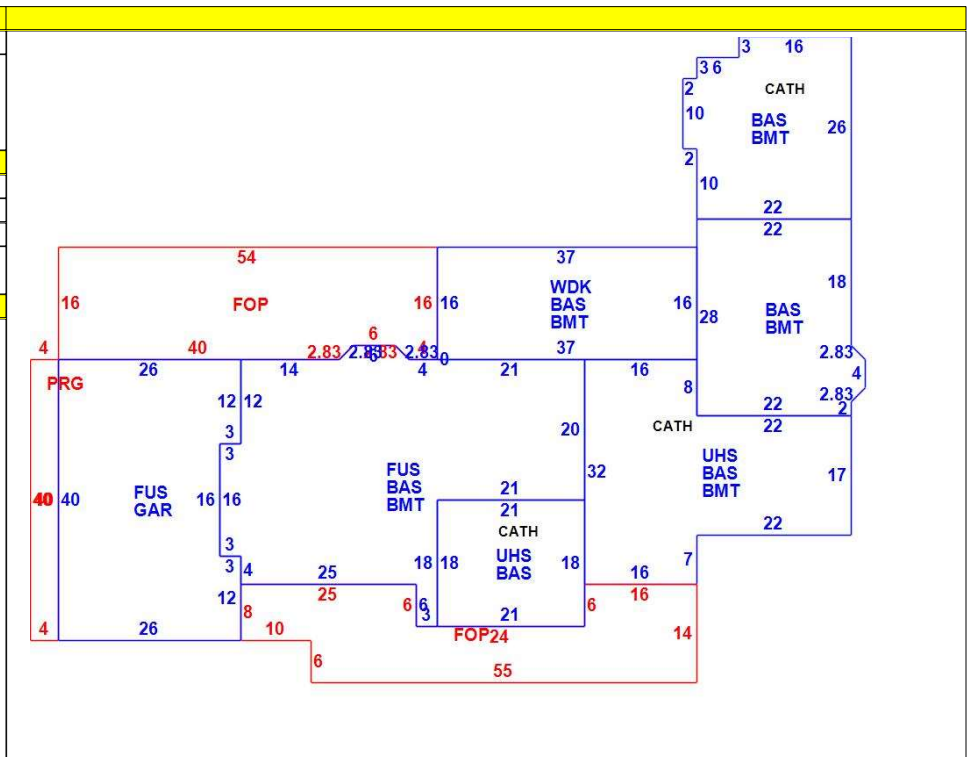
Card # 1 of 3

State Use 1090
Print Date 12/18/2024 11:49:14

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	X+	Exceptional PI			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	08	Propane			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	06	6 Bedrooms			
Full Baths	6				
Half Baths	0				
Extra Fixtures					
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	60	6 Full-0 Half			

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
FPL3	Fireplace 2 sto	B	2	7000.00	2011		91		0.00	12,700
BFA3	Bsmt Fin-Exc-	B	2,000	63.36	2011		91		0.00	115,300
SPL3	Pool Gunite	L	720	75.00	2007		66	00	1.00	36,500
FPLG	Gas Fireplace-	B	2	2500.00	2011		91		0.00	4,600
PRG1	Pergola-Avg	L	160	18.00	2007		66	X+	2.50	4,800
WDC	Wood Decking	L	592	20.00	2009		80		0.00	8,800
FOP	Open Porch-ro	B	1,554	55.00	2011		91		0.00	50,900
GAR	Attached Gara	B	992	40.00	2011		91		0.00	28,000
BMT	Basement-Unfi	B	4,078	26.01	2011		91		0.00	75,900
GEN1	Large Generat	L	1	29300.00	2010		82		0.00	24,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,456	4,456	4,456	507.81	2,262,784
BMT	Basement Area	0	4,078	0	0.00	0
FOP	Open Porch	0	1,554	0	0.00	0
FUS	Upper Story	2,390	2,390	2,390	507.81	1,213,656
GAR	Attached Garage	0	992	0	0.00	0
PRG	Pergola	0	160	0	0.00	0
UHS	Half Story, Unfinished	0	1,264	379	152.26	192,458
WDK	Wood Deck	0	592	0	0.00	0
Ttl Gross Liv / Lease Area		6,846	15,486	7,225		3,668,898



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION							
MARCHESE, MICHAEL J & KATHLEE PO BOX 15 BOCA GRANDE FL 33921										Description	Code	Assessed		Assessed											
										RESIDNTL	1090	4,756,300		4,756,300											
										RES LAND	1090	2,222,100		2,222,100											
SUPPLEMENTAL DATA																									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 232 #DL 2 GIS ID F_952000_2686111						Plan Ref. Land Ct# 15354-132 #SR Life Estate PP STATU Assoc Pid#																			
										Total		6,978,400		6,978,400											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)											
														Year	Code	Assessed		Year	Code	Assessed V		Year	Code	Assessed	
														2025	1090	4,756,300		2024	1090	4,670,600		2023	1090	3,766,000	
														1090	2,222,100		1090	2,222,100		1090	2,021,700				
												Total		6,978,400		Total		6,892,700		Total		5,787,700			
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																									
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 4,163,400 Appraised Xf (B) Value (Bldg) 492,000 Appraised Ob (B) Value (Bldg) 100,900 Appraised Land Value (Bldg) 2,222,100 Special Land Value 0 Total Appraised Parcel Value 6,978,400 Valuation Method C Total Appraised Parcel Value 6,978,400													
Nbhd		Nbhd Name		B		Tracing		Batch																	
0118								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								
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							
Total Card Land Units					Parcel Total Land Area										Total Land Value										

State Use 1090
Print Date 12/18/2024 11:49:14

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION							
MARCHESE, MICHAEL J & KATHLEE PO BOX 15 BOCA GRANDE FL 33921											Description RESIDENTL RES LAND	Code 1090 1090	Assessed 4,756,300 2,222,100		Assessed 4,756,300 2,222,100												
									7																		
				SUPPLEMENTAL DATA																							
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 232 #DL 2 GIS ID F_952000_2686111				Plan Ref. Land Ct# 15354-132 #SR Life Estate PP STATU Assoc Pid#				Total		6,978,400		6,978,400											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)														
MARCHESE, MICHAEL J & KATHLEEN J MMC LLC GRAND ISLAND INC CONATHAN, JOHN II TR CARRIAGE OYSTER HARBORS LLC				C217695 0		10-29-2018		Q	I	4,200,000		00	Year 2025	Code 1090 1090	Assessed 4,756,300 2,222,100	Year 2024	Code 1090 1090	Assessed V 4,670,600 2,222,100	Year 2023	Code 1090 1090	Assessed 3,766,000 2,021,700						
				C204905 0		11-06-2014		Q	I	3,800,000		00															
				C194930 0		08-09-2011		U	I	1		1F															
				C191843 0		07-01-2010		Q	I	3,750,000		00															
				C183135 0		05-21-2007		U	V	1		1A	Total		6,978,400		Total		6,892,700		Total		5,787,700				
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 Appraised Bldg. Value (Card) 4,163,400 Appraised Xf (B) Value (Bldg) 492,000 Appraised Ob (B) Value (Bldg) 100,900 Appraised Land Value (Bldg) 2,222,100 Special Land Value 0 Total Appraised Parcel Value 6,978,400 Valuation Method C Total Appraised Parcel Value 6,978,400													
Nbhd		Nbhd Name			B			Tracing			Batch																
0118											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								
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							
2	1090	Multi Hses M-01		RF-1	3	0.100	AC	14,250.00	1.00000	1.0000	0	1.00	0118	12.500						1.0000	178,125	17,800					
Total Card Land Units						0.10	AC	Parcel Total Land Area				1.10		Total Land Value								17,800					

Property Location 440 GRAND ISLAND DRIVE
Vision ID 3394 Account # 410184

Map ID 051/ 014/ 002/ /
Bldg # 2

Bldg Name
Sec # 1 of 1

Card # 3 of 3

State Use 1090
Print Date 12/18/2024 11:49:14

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	08	Propane			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	4				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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	Wood Decking	L	12	20.00	2009		80		0.00	900
FOP	Open Porch-ro	B	192	55.00	2011		91		0.00	7,900
BMT	Basement-Unfi	B	768	26.01	2011		91		0.00	20,200
FPLG	Gas Fireplace-	B	1	2500.00	2011		91		0.00	2,300
FPL3	Fireplace 2 sto	B	1	7000.00	2011		91		0.00	6,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	780	780	780	585.44	456,642	
BMT	Basement Area	0	768	0	0.00	0	
FOP	Open Porch	0	192	0	0.00	0	
FUS	Upper Story	768	768	768	585.44	449,617	
WDK	Wood Deck	0	12	0	0.00	0	
Ttl Gross Liv / Lease Area		1,548	2,520	1,548		906,259	

