Key: 11263

Town of Provincetown - Fiscal Year 2026

9/18/2025 7:56 pm SEQ #: 462

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EVANS WILLIE 1431 BRUSH HILL RD MILTON, MA 02186	8-2-19-B-404	44 WINSLOW ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EVANS WILLIE	05/04/2018	QS	1,250,000	31247-213
WINSLOW FARM CONDOMINIUM	01/07/2016	CC		29381-109
WINSLOW TRADING CO LLC	08/16/2013	V	500,000	(201186/1228709)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

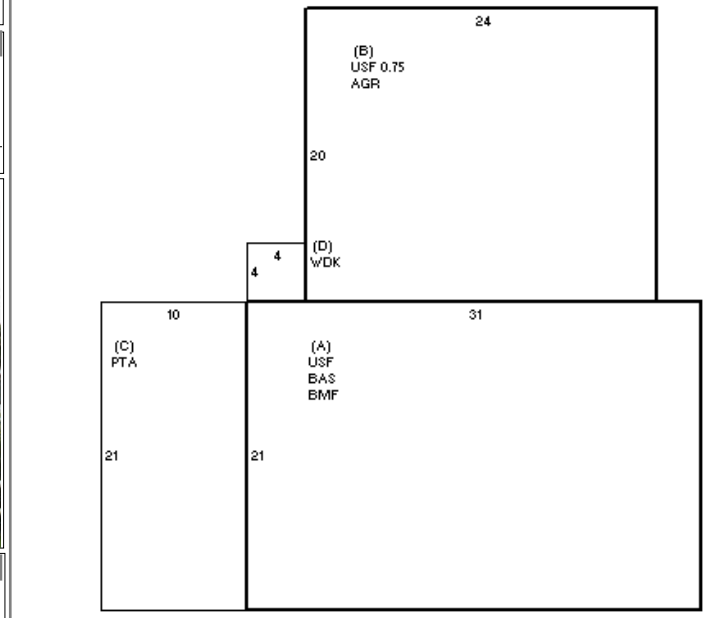
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-BP-1010	04/07/2020	3	RENOVATIONS	64,300	09/24/2020	CB	100	100
19-SD-004	01/08/2018	9	SPLIT/SUBS/L		01/08/2018	SF	100	100
		70	RESIDENT		10/30/2017	CAM	0	0
17-BP-580		1	NEW CONST			CB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Use	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	32,861 SF	ZONING	R3	FRNT	61
Nbhd		NOTE			
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	1,988,100	1,859,400
DETACHED	0	0
OTHER	0	0
TOTAL	**1,988,100**	**1,859,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/24/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	1	1.00	CONDO [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/24/2020	CB
LIST	9/24/2020	NOH
REVIEW	9/25/2020	CB

YEAR BLT	2017	SIZE ADJ	1.000
NET AREA	1,662	DETAIL ADJ	4.142
$NLA(RCN)	$1,196	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	3	$13,568
HALF BATHS	1	$4,550
TOT FIXTURES	11	1.00
# OF UNITS	1	1.00
KITCHENS	1	1.00
AFFORD.HSG UN	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	494	WINSLOW FARM	1.95
CONDO STYLE	6	HOUSE	1.25
EXT. COVER	1	WOOD SHINGLE	1.00
NBHD	14	NORTH CENTRAL	1.70
VIEW\LOC	1	NONE	1.00
NET ADJ(MKT)	100	100	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
BEACH RIGHTS	1	NO	0.00
FIREPLACE	99	0 FPL	0.00
BASEMENT	4	FULL	1.00
SEPTIC FIELD	2	TITLE V	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FIN-SEP	651		36.20	23,568
A	BAS	L	BAS CONDO AREA	651	2017	1,084.72	706,152
+	USF	L	UP-STRY FIN	1,011	2017	1,084.72	1,096,651
B	AGR	N	ATTACHED GARAGE	480		62.40	29,952
C	PTA	N	PATIO	210		11.00	2,310
D	WDK	N	ATT WOOD DECK	16		35.63	570
	PSP	O	PARKING SPACE	2		52,555.00	105,110
	YRD	O	YARD	805		7.07	5,690

TOTAL RCN	1,988,121

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2024 / 0	
COND	0	0 %
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$1,988,100