**Key: 11267**

# Town of Provincetown - Fiscal Year 2026

9/18/2025 7:56 pm SEQ #: 464

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| HOTTLE CHRISTENY A<br>48-UB WINSLOW ST<br>PROVINCETOWN, MA 02657 | 8-2-19-B-30B | 48-UB WINSLOW ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| HOTTLE CHRISTENY A | 02/23/2018 | W | 217,000 | 31101-191 |
| WINSLOW FARM CONDOMINIUM | 01/07/2016 | CC | | 29381-109 |
| WINSLOW TRADING CO LLC | 08/16/2013 | V | 500,000 | (201186/122870 |

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

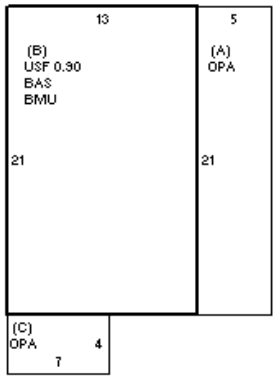
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 70 | RESIDENT | | 03/01/2018 | CAM | 0 | 0 |
| 19-SD-004 | 01/08/2018 | 9 | SPLIT/SUBS/L | | 01/08/2018 | SF | 100 | 100 |
| 17-BP-581 | | 11 | CO | | 12/22/2017 | AH | 100 | 100 |

## 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 | 222,800 | 222,800 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **222,800** | **222,800** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 08/08/2018

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 10 | | CONDO |
| STYLE | 1 | 1.00 | CONDO [100%] |
| QUALITY | A+ | 1.05 | PLUS AVE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 1/8/2018 | SF |
| LIST | 1/8/2018 | SF |
| REVIEW | 1/8/2018 | SF |

| | | | |
|---|---|---|---|
| YEAR BLT | 2015 | SIZE ADJ | 1.000 |
| NET AREA | 519 | DETAIL ADJ | 3.479 |
| $NLA(RCN) | $1,442 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.9 | 1.00 |
| ROOMS | 2 | 1.00 |
| BEDROOMS | 1 | 1.00 |
| FULL BATHS | 1 | .00 |
| HALF BATHS | 0 | .00 |
| TOT FIXTURES | 5 | 1.00 |
| # OF UNITS | 1 | 1.00 |
| KITCHENS | 1 | 1.00 |
| AFFORD.HSG UN | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| COMPLEX | 494 | WINSLOW FARM | 1.95 |
| CONDO STYLE | 4 | DUPLEX | 1.05 |
| 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 | 1 | OIL | 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 |
|---|---|---|---|---|---|---|---|
| + | OPA | N | OPEN PORCH | 133 | | 44.80 | 5,958 |
| B | BMU | N | BASEMENT | 273 | | 8.20 | 2,239 |
| B | BAS | L | BAS CONDO AREA | 273 | 2015 | 1,327.93 | 362,524 |
| B | USF | L | UP-STRY FIN | 246 | 2015 | 1,327.93 | 326,670 |
| | DSF | O | DEEDED SF | 691 | | 0.00 | |
| | PSP | O | PARKING SPACE | 1 | | 44,143.00 | 44,143 |
| | YRD | O | YARD | 805 | | 8.20 | 6,603 |

TOTAL RCN 748,137

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

EFF.YR/AGE 2015 / 9

| | | | |
|---|---|---|---|
| COND | 3 | 3 % | |
| FUNC | 0 | | |
| ECON | 60 | DEED REST | |
| DEPR | 63 | % GD | 37 |

RCNLD $276,800