

Key: 11421

Town of Provincetown - Fiscal Year 2026

9/18/2025

7:56 pm

SEQ #: 528

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID		LOCATION			
MOTTA BRADFORD L ET VIR JOHN P O'GRADY 12 MACCULLOCH AVE UNIT 4 MORRISTOWN, NJ 07960						8-2-19-B-202		48-UA WINSLOW ST			
						TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
						MOTTA BRADFORD L ET VIR WINSLOW FARM CONDOMINIUM		11/05/2021 01/07/2016	QS CC	2,220,000 ()	() ()

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	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Infl1						BUILDING	2,515,500	2,352,800
Infl2						DETACHED	0	0
						OTHER	0	0
TOTAL							2,515,500	2,352,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/13/2021	NL
MODEL	10		CONDO			
STYLE	1	1.00	CONDO [100%]	LIST	1/13/2021	NOH
QUALITY	V	1.45	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	5/4/2021	CB

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,566,800
NET AREA	2,624	DETAIL ADJ	4.142	COMPLEX	494	WINSLOW FARM	1.95	A	BMU	N	BASMENT	1,312		7.45	9,770	CONDITION ELEM CD	
\$NLA(RCN)	\$978	OVERALL	1.000	CONDO STYLE	6	HOUSE	1.25	A	BAS	L	BAS CONDO AREA	1,312	2018	958.47	1,257,512		
CAPACITY				EXT. COVER	14	OTHER	1.00	A	USF	L	UP-STRY FIN	1,312	2018	958.47	1,257,512	EXTERIOR	A
				NBHD	14	NORTH CENTRAL	1.70	+	CAN	N	CANOPY	304		26.50	8,056	INTERIOR	A
				VIEWLOC	1	NONE	1.00	+	WDK	N	ATT WOOD DECK	15		35.60	534	KITCHEN	A
				NET ADJ(MKT)	100	100	1.00	+	PTA	N	PATIO	401		11.00	4,411	BATHS	A
				HEATING/COOL	9	WARM/COOL AIR	1.00		BMG	O	BSMT GARAGE	1		4,205.00	4,205	HEAT	A
				FUEL SOURCE	1	OIL	1.00									ELECT	A
				BEACH RIGHTS	1	NO	0.00									EFF.YR/AGE 2018 / 6	
				FIREPLACE	99	0 FPL	0.00										
				BASEMENT	4	FULL	1.00									COND	2 2 %
				SEPTIC FIELD	2	TITLE V	1.00									FUNC	0
																ECON	0
																DEPR	2 % GD 98
																RCNLD	\$2,515,500

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-BP-0455	07/23/2019	70	RESIDENT		11/08/2021	CAM	0	0
19-BP-0455	10/25/2018	42	INSP DATA QU	350,000	01/13/2021	NL	100	100
20-SS	10/11/2018	1	NEW CONST		09/24/2020	CB	100	100
		9	SPLIT/SUBS/L		10/11/2018	SF	5	5

