Key: 11424

Town of Provincetown - Fiscal Year 2026

9/18/2025 7:56 pm SEQ #: 529

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BAZARIAN KEVIN ET AL JOSE PEREZ PO BOX 5 PROVINCETOWN, MA 02657	8-2-19-B-606	44-UB WINSLOW ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BAZARIAN KEVIN ET AL	12/19/2019	B	200,000	32562-75
WINSLOW FARM CONDOMINIUM	01/07/2016	CC		()
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	%
22-BP-836	03/26/2023	2	ADDITIONS	8,000	02/27/2024	CB	0	100
21-BP-436	09/22/2021	1	NEW CONST	450,000	07/11/2023	CB	100	100
		70	RESIDENT		04/09/2021	CAM	0	0
		10	REVIEW		11/17/2020	CB	100	100
19-CC-01		9	SPLIT/SUBS/L		10/22/2018	SF	10	10

LAND

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

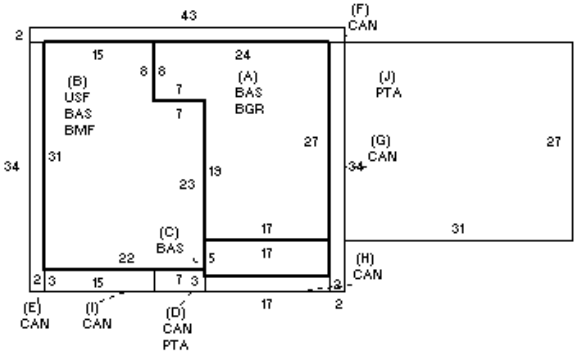
TOTAL	32,861 SF	ZONING	R3	FRNT	61
Nbhd		NOTE			
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	2,218,300	2,005,500
DETACHED	0	0
OTHER	0	0
TOTAL	**2,218,300**	**2,005,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/28/2024



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	1	1.00	CONDO [100%]
QUALITY	V	1.45	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/5/2022	CB
LIST	2/27/2024	CB
REVIEW	2/27/2024	CB

BLDG COMMENTS

fFY' 2026- REMOVED 3% UC

YEAR BLT	2021	SIZE ADJ	1.000
NET AREA	1,852	DETAIL ADJ	4.142
$NLA(RCN)	$1,198	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	3	$13,568
HALF BATHS	1	$4,550
TOT FIXTURES	16	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	2	2 FPLS	$3,600
BASEMENT	3	PART	1.00
SEPTIC FIELD	2	TITLE V	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BGR	N	SF BSMT GARAGE	515		48.90	25,184
B	BMF	N	BSMT FIN-SEP	626		54.98	34,419
B	USF	L	UP-STRY FIN	626	2021	1,144.16	716,245
+	BAS	L	BAS CONDO AREA	1,226	2021	1,144.16	1,402,741
+	PTA	N	PATIO	858		11.00	9,438
+	CAN	N	CANOPY	322		26.50	8,533

TOTAL RCN 2,218,278

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

EFF.YR/AGE 2024 / 0

COND	0	0 %	
FUNC	0		
ECON	0		
DEPR	0	% GD	100

RCNLD $2,218,300