

Key: 11831

Town of Provincetown - Fiscal Year 2026

9/18/2025 7:56 pm SEQ #: 624

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | PARCEL ID | | | LOCATION | | |
|---|--|--|---------------|----|------------|-----------------|--|--|
| LOMBARDO GINA LAURA A NEWPORT 320 SHAWMUT AVE APT 2 BOSTON, MA 02118 | | | 13-2-20-B-203 | | | 13-U3 WILLOW DR | | |
| TRANSFER HISTORY | | | DOS | T | SALE PRICE | BK-PG (Cert) | | |
| LOMBARDO GINA | | | 08/28/2020 | QS | 885,000 | 33213-25 | | |
| LIMARINO ANDRE | | | 08/26/2019 | P | 275,000 | 32246-234 | | |
| WILLOWOOD CONDO | | | 03/26/2018 | CC | | 31159-86 | | |

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

| TOTAL | 11,892 SF | ZONING | RB | FRNT | 68 | ASSESSED | CURRENT | PREVIOUS |
|-------|-----------|--------|--------------|------------------|------------------|----------|---------|----------|
| Nbhd | | NOTE | LAND | 0 | 0 | | | |
| Infl1 | | | BUILDING | 1,142,700 | 1,079,700 | | | |
| Infl2 | | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 1,142,700 | 1,079,700 | | | |

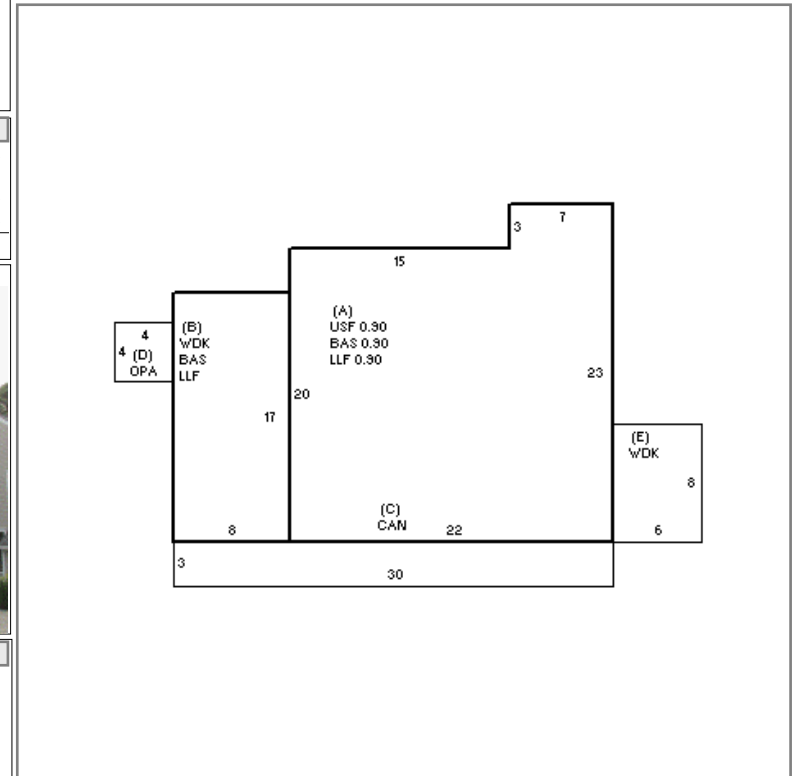
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/5/2019 | CB |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 10 | | CONDO | LIST | 9/14/2020 | NOH |
| STYLE | 1 | 1.00 | CONDO [100%] | REVIEW | 9/15/2020 | CB |
| QUALITY | A+ | 1.05 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2019 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|---------------|-----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,517 | DETAIL ADJ | 3.750 | COMPLEX | 519 | WILLOW WOOD | 1.50 | + | LLF | L | LOWER LEVEL FIN | 551 | 2019 | 622.80 | 343,165 |
| \$NLA(RCN) | \$769 | OVERALL | 1.000 | CONDO STYLE | 6 | HOUSE | 1.25 | + | BAS | L | BAS CONDO AREA | 551 | 2019 | 830.14 | 457,407 |
| | | | | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | USF | L | UP-STRY FIN | 415 | 2019 | 830.14 | 344,508 |
| | | | | NBHD | 11 | HOWLAND/WILLOW | 2.00 | C | CAN | N | CANOPY | 90 | | 26.50 | 2,385 |
| | | | | VIEWLOC | 1 | NONE | 1.00 | D | OPA | N | OPEN PORCH | 16 | | 44.81 | 717 |
| | | | | NET ADJ(MKT) | 100 | 100 | 1.00 | + | WDK | N | ATT WOOD DECK | 184 | | 35.60 | 6,550 |
| | | | | HEATING/COOL | 1 | FORCED AIR | 1.00 | | DSF | O | DEEDED SF | 1,526 | | 0.00 | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| | | | | BEACH RIGHTS | 1 | NO | 0.00 | | | | | | | | |
| | | | | FIREPLACE | | | 1.00 | | | | | | | | |
| | | | | BASEMENT | 4 | FULL | 1.00 | | | | | | | | |
| | | | | SEPTIC FIELD | 2 | TITLE V | 1.00 | | | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|------------|------------|-------------|--------------|---------|------------|-----|--------|-----|
| 1020 | 100 | CONDOMINIUM | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 21-CC-11 | | 70 | RESIDENT | | 09/01/2020 | CAM | 0 | 0 |
| 18-BP-1097 | 10/21/2019 | 9 | SPLIT/SUBS/L | | 06/02/2020 | SF | 100 | 100 |
| | | 1 | NEW CONST | 200,000 | 09/14/2020 | CB | 100 | 100 |



| BLDG COMMENTS | |
|---------------|--|
|---------------|--|

| TOTAL RCN | 1,166.032 |
|----------------|-------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2019 / 5 |
| COND | 2 2 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 2 % GD 98 |
| RCNLD | \$1,142,700 |