Property Location 4 WYNDMERE DR | Map ID 34/ 01/ 16/ / | Bldg Name | State Use 1010
Vision ID 2600 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/24/2025 1:20:33 P

CURRENT OWNER

COLANGELO JESSICA MARIE
GAGNE GABRIEL A
4 WYNDMERE DR

BOXFORD MA 01921

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	340116-000519	Pond	
Account #		Affordable	
Use Chang		Historic Di	
Lot Split		New Lot	
Sale Quest		In Law	
Cons. Rest			
GIS ID	M_243321_934418	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	757,200	757,200
RES LAND	1010	504,000	504,000
RESIDNTL	1010	23,000	23,000
	Total	1,284,200	1,284,200

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BOXFORD, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
COLANGELO JESSICA MARIE	43011	0221	10-17-2025	U	I	10	1A
GAGNE, GABRIEL A	42284	0098	08-21-2024	U	I	1	1H
GAGNE, GABRIEL A	42284	0061	08-21-2024	U	I	1	1H
GAGNE GABRIEL A	37979	0246	10-29-2019	Q	I	865,000	00
FALLON SUSAN E	37979	0243	10-28-2019	U	I	1	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2026	1010	757,200	2025	1010	723,400	2024	1010	723,400
	1010	504,000		1010	480,000		1010	480,000
	1010	23,000		1010	23,000		1010	23,000
	Total	1,284,200		Total	1,226,400		Total	1,226,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

KIT EXPAN & RENOV EW05 22-407 COMP PER PICTO
FY13 REVAL GRADE CHANGE
8/25/14 INSP - PARTIALLY MEAS. FR LEFT
HO CALLED OFFICE, SEE NOTES ON INSP
2019 SALE NR TO INSP REQ; REV MLS
20-199 COMP PER PICTO

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	740,900
Appraised Xf (B) Value (Bldg)	16,300
Appraised Ob (B) Value (Bldg)	23,000
Appraised Land Value (Bldg)	504,000
Special Land Value	0
Total Appraised Parcel Value	1,284,200
Valuation Method	C
Total Appraised Parcel Value	1,284,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
25-399	10-28-2025	RS	Residential	3,000		0		FOOTING AND FROST WALL
22-407	10-05-2022	RS	Residential	81,659		100		20'X40' INGROUND POOL
20-199	07-20-2020	AD		12,000		100		12'x20' OPEN DECK
04-220	11-04-2004	AD	Addition	3,050	09-28-2006	100		Add 3 bay to fgr w/open top de
04-008	01-16-2004	RE	Remodel	3,000	09-28-2006	100		EX KIT & GARAGE
97169		RS		10,575		100	08-05-1997	RENOVATIO
9168		RS		12,000		100	08-05-1997	RENOVATIO

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-10-2025	SF			61	Cyclical Left Card
07-27-2015	SS			14	Field review
08-25-2014	FR			09	Measu Estmt Owner non
07-26-2012	SS			14	Field review
09-28-2006	EW			60	Reinspect Needed
09-20-2005	EW			00	Measur+Listed
09-12-2005	EW			01	Measur+1Visit

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Units		Unit Price	In Factor	Site Ind	Ac Disc	Cond.	Nbhd.	Nbhd. Adj	Notes	Spec Use	Spec Calc	Location	Adj Unit P	Land Value
1	1010	Single Fam MDL	RA	87,120	SF	4.82	1.100000	6	1.0000	1.00		1.000			0	1.0000	5.3	461,900
1	1010	Single Fam MDL		4.010	AC	10,500	1.000000	0	1.0000	1.00		1.000			0	1.0000	10,500	42,100
		Total Card Land Units		6.01	AC	Parcel Total Land Area	6.01									Total Land Value		504,000

Property Location	4 WYNDMERE DR	Map ID	34/ 01/ 16/ /	Bldg Name	State Use 1010
Vision ID 2600	Account #	Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	Colonial
Model	01	Residential
Grade:	06	ABOVE AVE
Stories:	2	2 Stories
Occupancy	1	
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	11	Ceram Clay Til
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	
Total Half Baths	1	
Total Xtra Fixtrs	1	
Total Rooms:	7	7 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average

CONSTRUCTION DETAIL (CONTINUED)

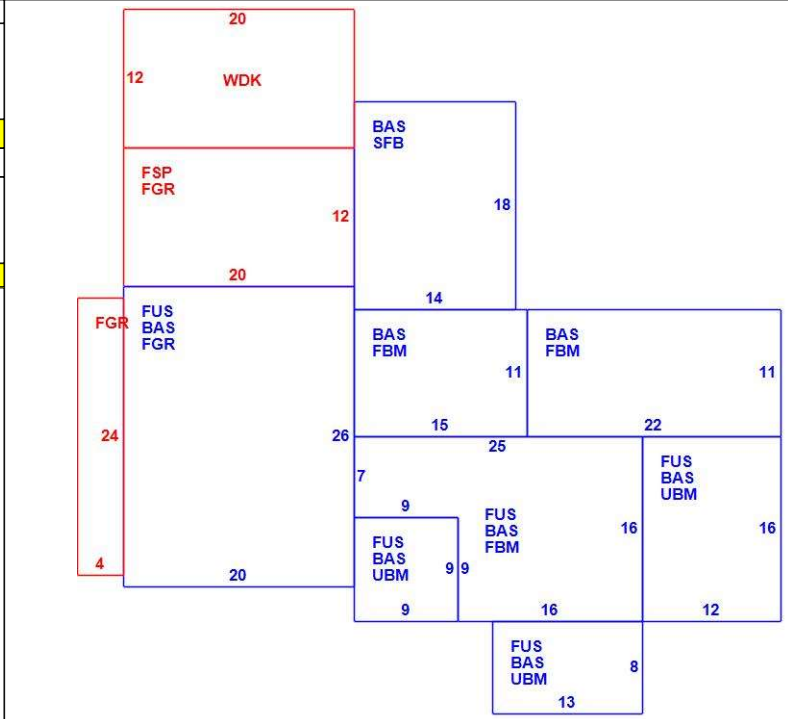
Element	Cd	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100
		0
		0

COST / MARKET VALUATION

Undeprec Value	876,625
Net Other Adj	16,000
RCN	892,626
Year Built	1983
Dep Code	VG
Depreciation %	17
Functional Obsol	0
External Obsol	0
Condition	
Condition %	
Percent Good	83
RCNLD	740,900





OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr	Dp Rt	% Cond	Appr. Value
FPL3	2 STORY CHIM	B	2	7500.00	2000	1.00	83	12,500
FPO	EXTRA FPL OPEN	B	1	2000.00	2000	1.00	83	1,700
AIR	SEP. A/C SYS	B	1	2500.00	2002	1.00	83	2,100
PAT1	PATIO-AVG	L	352	9.00		0.00	50	1,600
SPLC	CGP 800	L	800	35.65	2022	0.00	75	21,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,875	1,875	1,875	221.65	415,594
FBM	Basement, Finished	0	726	254	77.55	56,299
FGR	Garage, Finished	0	856	257	66.55	56,964
FSP	Porch, Screen, Finished	0	240	96	88.66	21,278
FUS	Upper Story, Finished	1,216	1,216	1,216	221.65	269,526
SFB	Base, Semi-Finished	0	252	151	132.81	33,469
UBM	Basement, Unfinished	0	377	75	44.09	16,624
WDK	Deck, Wood	0	240	31	28.63	6,871
	Ttl Gross Liv / Lease Area	3,091	5,782	3,955		876,625