

# 44 TILL ROCK LN

**Location** 44 TILL ROCK LN

**Mblu** 78 / 51 / 1

**Acct#** 29A

**Owner** REUTHER PALMER & ALICIA

**Assessment** \$876,000

**PID** 4103

**Building Count** 1

## Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$399,000	\$3,800	\$8,200	\$465,000	\$876,000

## Owner of Record

**Owner** REUTHER PALMER & ALICIA

**Sale Price** \$587,000

**Co-Owner**

**Certificate**

**Address** 44 TILL ROCK LN  
NORWELL, MA 02061

**Book** 44530

**Page** 0273

**Sale Date** 07/15/2014

**Instrument** 00

## Ownership History

Ownership History						
Owner	Sale Price	Certificate	Instrument	Sale Date	Book	Page
REUTHER PALMER & ALICIA	\$587,000		00	07/15/2014	44530	0273
HERTZ MICHAEL A & SALLY A	\$325,000		00	07/30/1998	16453	0276
COLLURA	\$0			01/01/1900	0000	0000

## Building Information

### Building 1 : Section 1

**Year Built:** 1967  
**Living Area:** 1,980  
**Replacement Cost:** \$531,940  
**Building Percent Good:** 75  
**Replacement Cost**  
**Less Depreciation:** \$399,000

**Building Attributes**

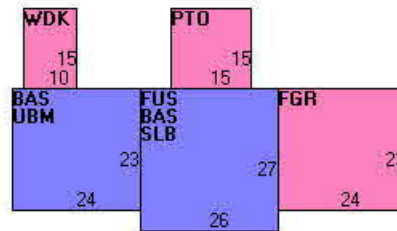
Field	Description
Style:	Colonial
Model	Residential
Grade:	Average +20
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Electr Basebrd
AC Type:	Heat Pump
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

## Building Photo



[https://images.vgsi.com/photos/NorwellMAPhotos//0011/DSC06813\\_1117](https://images.vgsi.com/photos/NorwellMAPhotos//0011/DSC06813_1117)

## Building Layout



[https://images.vgsi.com/photos/NorwellMAPhotos//Sketches/4103\\_4103.jr](https://images.vgsi.com/photos/NorwellMAPhotos//Sketches/4103_4103.jr)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,254	1,254
FUS	Upper Story, Finished	726	726
FGR	Garage, Framed	552	0
FSP	Porch, Screen, Finished	210	0
PTO	Patio	225	0
SLB	Slab	702	0
UBM	Basement, Unfinished	552	0
WDK	Deck, Wood	166	0
		4,387	1,980

## Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #

FPL3	2 STORY CHIM	1.00 UNITS	\$2,100	1
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$1,700	1

## Land

### Land Use

**Use Code** 1010  
**Description** SINGLE FAMILY MDL-01  
**Zone**  
**Neighborhood** 60  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 1.04  
**Frontage**  
**Depth**  
**Assessed Value** \$465,000

## Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
SHD2	W/LIGHTS ETC			120.00 S.F.	\$1,700	1
SPL2	VINYL/PLASTIC			648.00 S.F.	\$6,500	1

## Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$350,000	\$3,800	\$8,200	\$300,300	\$662,300
2022	\$308,000	\$3,800	\$8,200	\$273,500	\$593,500
2021	\$266,000	\$3,800	\$8,200	\$287,900	\$565,900