



## Property Information

File#: BS-X01661-2896203804  
Owner: PALMER REUTHER  
Address 1: 44 TILL ROCK LN  
Address 2:  
City, State Zip: NORWELL, MA

## Request Information

Requested Date: 06/04/2024  
Branch:  
Date Completed:  
# of Jurisdiction(s):  
# of Parcel(s): 1

## Update Information

Update Requested:  
Requested By:  
Update Completed:

## Notes

### CODE VIOLATIONS

Town of Norwell denied providing information verbally or thru Fax/Email. Need to visit the Town Hall Zoning Department for information. Abstractor Search.

Collector: Town of Norwell Zoning Department  
Payable Address: 345 Main St, Norwell, MA 02061,  
Business # 781-659-8018

### PERMITS

Town of Norwell denied providing information verbally or thru Fax/Email. Need to visit the Town Hall Building Department for information. Abstractor Search.

Collector: Town of Norwell Building Department  
Payable Address: 345 Main St, Norwell, MA 02061,  
Business # 781-659-8018

### SPECIAL ASSESSMENTS

Per Town of Norwell Tax Collector there are no Special Assessments/liens on the property.

Collector: Town of Norwell Tax Collector  
Payable: 345 Main St, Norwell, MA 02061  
Business# 781-659-8070

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

### DEMOLITION

NO



UTILITIES

WATER

Account #: 5288  
Payment Status: Due  
Status: Pvt & Lienable  
Amount: \$161.78  
Good Thru: 06/30/2024  
Account Active: Yes  
Collector: Norwell Water Department  
Payable Address: 345 Main St, Norwell, MA 02061  
Business # 781-659-8076

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

SEWER

THE HOUSE IS ON A SEWER. ALL HOUSES GO TO A SHARED SEPTIC SYSTEM.

GARBAGE

Garbage bills are included in the real estate property taxes.

# 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**

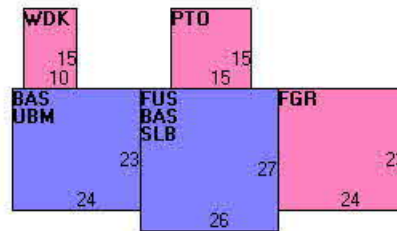
| Field              | Description    |
|--------------------|----------------|
| Style:             | Colonial       |
| Model              | Residential    |
| Grade:             | Average +20    |
| Stories:           | 2 Stories      |
| Occupancy          | 1              |
| Exterior Wall 1    | 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**

**Land Line Valuation**

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

**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 |