

41 BRANTWOOD RD

Location 41 BRANTWOOD RD

Mblu 25 / / 10 / /

Acct# 12C

Owner PAULSON ERICK

Assessment \$513,600

PID 1080

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$216,000	\$1,400	\$1,200	\$295,000	\$513,600

Owner of Record

Owner PAULSON ERICK
Co-Owner
Address 41 BRANTWOOD RD
 NORWELL, MA 02061

Sale Price \$1
Certificate
Book 47850
Page 0238
Sale Date 12/08/2016
Instrument 1A

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Instrument	Sale Date	Book	Page
PAULSON ERICK	\$1		1A	12/08/2016	47850	0238
PAULSON LEE & ERIK	\$292,000		UNKQ	11/20/2003	27065	0230
BURKE ROBERT F &	\$1		1A	07/15/1997	15321	0292

Building Information

Building 1 : Section 1

Year Built: 1952
Living Area: 1,402
Replacement Cost: \$332,234
Building Percent Good: 65
Replacement Cost Less Depreciation: \$216,000

Building Photo

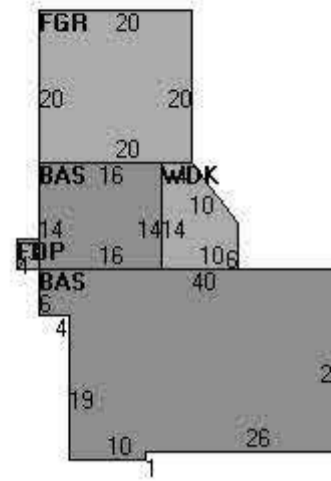
 Building Photo

https://images.vgsi.com/photos/NorwellIMAPhotos///0008/IMG_0325_8745

Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wd Shin/Clapb
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	Vinyl/Asphalt
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
UsrflD 706	

Building Layout



(https://images.vgsi.com/photos/NorwellMAPPhotos/Sketches/1080_1080.jpg)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,122	1,122
FHS	Half Story, Finished	400	280
FGR	Garage, Framed	400	0
FOP	Porch, Open, Finished	12	0
STP	Stoop	20	0
WDK	Deck, Wood	116	0
		2,070	1,402

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$1,400	1

Land

Land Use

Use Code 1010
 Description SINGLE FAMILY MDL-01
 Zone
 Neighborhood 45
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.20
 Frontage
 Depth
 Assessed Value \$295,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
SHD1	SHED FRAME			64.00 S.F.	\$1,200	1

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$170,000	\$1,400	\$1,200	\$262,800	\$435,400
2022	\$148,700	\$1,400	\$1,200	\$207,700	\$359,000
2021	\$119,000	\$1,400	\$1,200	\$218,600	\$340,200

