



Property Information Request Information Update Information

File#:	BS-X01693-8736592631	Requested Date:	07/17/2024	Update Requested:
Owner:	ERIK PAULSON	Branch:		Requested By:
Address 1:	41 BRANTWOOD RD	Date Completed:	07/30/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	NORWELL, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Norwell Zoning Department there are no Code Violation cases on this property.

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

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per Town of Norwell Building Department There is an Open Permit on Property.

1. Permit #: R-23-0180
Permit Type: Roof replacement

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 Address: 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 #: 2033
Payment Status: Due
Status: Pvt & Lienable
Amount: \$392.67
Good Thru: 08/26/2024
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 COMMUNITY SEWER. ALL HOUSES GO TO A SHARED SEPTIC SYSTEM.

GARBAGE

Garbage bills are included in the real estate property taxes

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

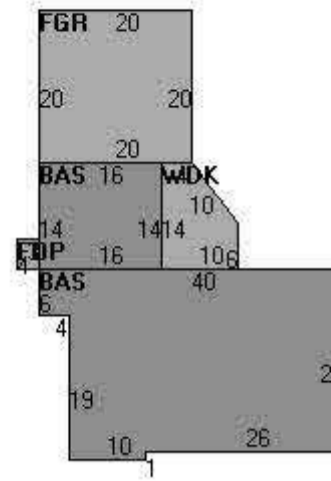
Building Photo

 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

FW: [Town of Norwell MA] Request for Code, Permit And Special Assessments

From: Thomas Barry <tbarry@townofnorwell.net>

Sent: Tuesda , Jul 23, 2024 5:52 PM

To:

Subject: RE: [Town of Norwell MA] Request for Code, Permit And Special Assessments (Sent by George David, MLS@stellaripl.com)

There is a homeowner permit for a roof replacement # R-23-0180 by Erik Paulson that has not been closed out.
