

30 PURCHASE ST – Daniel G. Tilton House

**Location**

30 PURCHASE ST

MBLU

22/ 38/ / /

Owner

HORTON CHARLES M

Assessment

\$1,099,100

PID

1076

Building Count

1

Current Value**Assessment**

| Valuation Year | Improvements | Land | Total |
|----------------|--------------|-----------|-------------|
| 2026 | \$664,100 | \$435,000 | \$1,099,100 |

Owner of Record

Owner HORTON CHARLES M
Co-Owner
Address 30 PURCHASE ST
 NEWBURYPORT, MA 01950
Sale Price \$0
Certificate
Book & Page 43042/0433

Sale Date 10/31/2025
Instrument 1A

Ownership History

Ownership History

| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
|----------------------------|------------|-------------|-------------|------------|------------|
| HORTON CHARLES M | \$0 | | 43042/0433 | 1A | 10/31/2025 |
| HORTON JANE S TRUSTEE | \$0 | | 31092/0500 | 1F | 02/16/2012 |
| HORTON JANE STEWART TRS | \$1 | | 08185/0108 | 1A | 04/02/1986 |
| HORTON CHARLES M | \$0 | | 06548/0774 | | 12/15/1978 |

Building Information

Building 1 : Section 1

Year Built: Ca 1850

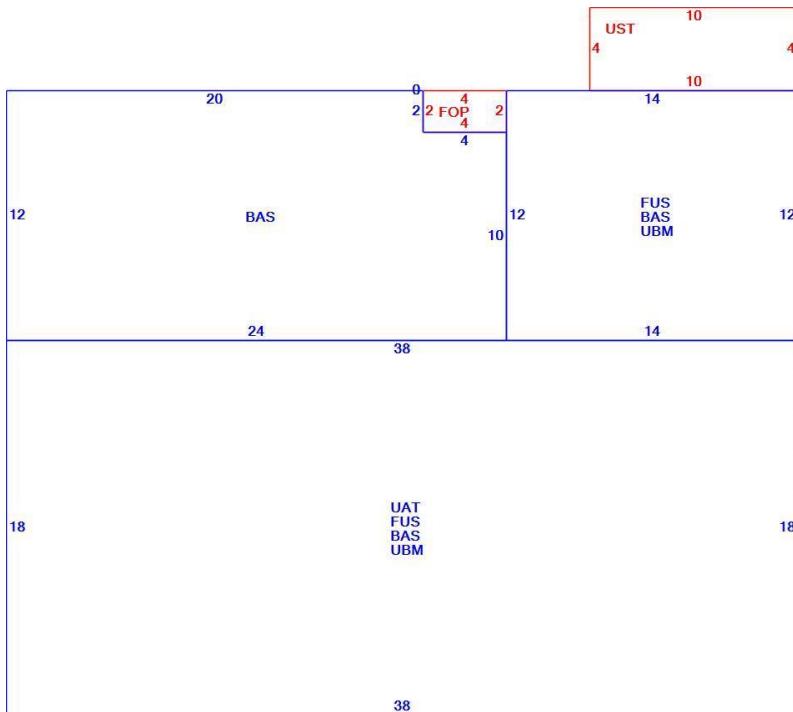
Living Area: 1,984

Building Attributes

| Field | Description |
|--------|-------------|
| Style: | Antique |

| | |
|--------------------|----------------|
| Model | Residential |
| Grade: | Average +10 |
| Stories: | 2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Clapboard |
| Exterior Wall | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall1 | Plastered |
| Interior Wall | Drywall/Sheet |
| Interior Flr | Pine/Soft Wood |
| Interior Flr 2 | |
| Heat Fuel | Oil |
| Heat Type: | Hot Water |
| AC Type: | None |
| Total Bedrooms: | 3 Bedrooms |
| Total Bthrms: | 1 |
| Total Half Baths: | 1 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 7 Rooms |
| Cndtn | |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

Building Layout



Building Sub-Areas (sq ft)Legend

| Code | Description | Gross Area | Living Area |
|------|------------------------------|------------|-------------|
| BAS | First Floor | 1,132 | 1,132 |
| FUS | Upper Story, Finished | 852 | 852 |
| FOP | Porch, Open | 8 | 0 |
| UAT | Attic | 684 | 0 |
| UBM | Basement, Unfinished | 852 | 0 |
| UST | Utility, Storage, Unfinished | 40 | 0 |
| | | 3,568 | 1,984 |

Extra Features

Extra FeaturesLegend

| Code | Description | Size | Value | Bldg # |
|------|----------------|------------|---------|--------|
| FPL3 | FIREPLACE 2 ST | 1.00 UNITS | \$3,900 | 1 |

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.09
Depth 0
Assessed Value \$435,000

Valuation History

Assessment

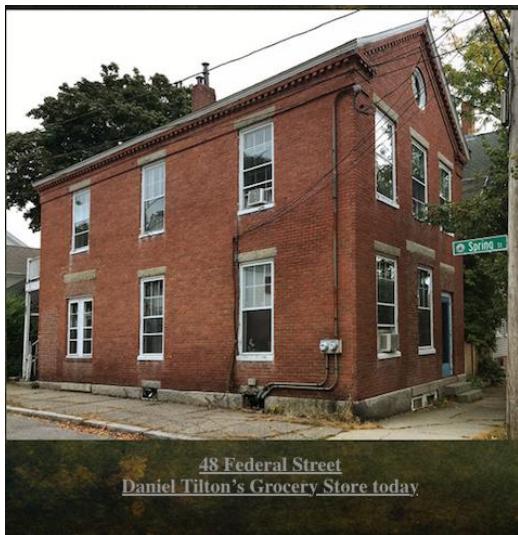
| Valuation Year | Improvements | Land | Total |
|----------------|--------------|-----------|-------------|
| 2025 | \$664,100 | \$406,600 | \$1,070,700 |
| 2024 | \$633,900 | \$369,600 | \$1,003,500 |
| 2023 | \$543,400 | \$321,400 | \$864,800 |

History of the House

Architecture: Late Federalist with Greek Revival features

Historical History:

Daniel G. Tilton was born in 1816 in Newbury. After clerking for 5 years, he went into the grocery business for himself in 1840, first on the corner of Federal and Middle Streets where he stayed for 17 years, and then in 1857 he built a brick store on the corner of Federal and Spring Streets. Daniel stayed 41 years in that location. All together he was in the grocery business for 64 years. He sold the brick store to his son Daniel E. Tilton in 1896 for \$2,000. His son sold the building/store in 1918. Today the building is two apartments. When Daniel died the headline in the newspaper said "He Had Been in Honorable Trading for 64 Years in This City."



Daniel bought the land on which 30 Purchase Street is built in 1845. The house shows up on the 1851 map. In 1840 Daniel married Lucy Pettingell, she died 8 months later. He married Elizabeth Ann Wood Will in 1843, she died in 1862. And in June 1867 he married Sarah Stone Disney, who outlived him. He had 14 children, 6 were living at the time of his death. Daniel experienced a great deal of loss and tragedy as well as love during his lifetime. He died in 1900, Sarah, who continued to live in the house after his death, died ten years later in 1910.

Daniel took out two mortgages one in 1889 and one in 1895. The 1920 Census shows that his daughters Alice and Agnes were living in the house. Alice is 64 and Agnes is 41, they are listed as "Sister," they are both single. There is a 1923 deed where Daniel's children Charles, Alice and Agnes buy the house in 1923. Daniel's two mortgages are part of the deed.

The 1930 Census shows that his son Charles 83 (born 1847, his mother was Elizabeth) and his daughter Agnes 51 (born 1879) who were both single were living in the house. Agnes is listed as Charles' "Half-sister" (Sarah was her mother).

Agnes died in February 1942, and in May of 1942 the bank foreclosed on the house because Daniel's mortgages of 1889 and 1895 were never repaid.

The Tilton family lived at 30 Purchase Street for almost 100 years.

References:

History and research by Mary Baker Eaton, www.historynewburyport.org

30 Purchase Street, Newburyport Assessor's Office, 2025.

1851 Map

1920 Newburyport Census

1930 Newburyport Census

Salem Deeds.