

## 80 PURCHASE ST – The Kelso Place

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### Location

80 PURCHASE ST

MBLU

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### Owner

LYNCH ANN F TRS

### Assessment

\$956,300

### PID

1309

### Building Count

1

### Current Value

#### Assessment

Valuation Year	Improvements	Land	Total
2026	\$526,500	\$429,800	\$956,300

### Owner of Record

**Owner** LYNCH ANN F TRS  
**Co-Owner** FISHER REALTY TRUST  
**Address** 80 PURCHASE STREET  
NEWBURYPORT, MA 01950  
**Sale Price** \$0

## Certificate

**Book & Page** 12083/0327

**Sale Date** 08/27/1993  
**Instrument** 1A

## Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LYNCH ANN F TRS	\$0		12083/0327	1A	08/27/1993
LYNCH ANN F	\$1		08773/0023	1A	01/28/1987
LYNCH ANN F	\$54,000		07135/0265	00	06/15/1983
DELVECCHIO EUGENE J JR	\$0		06623/0630		08/21/1979

## Building Information

### Building 1 : Section 1

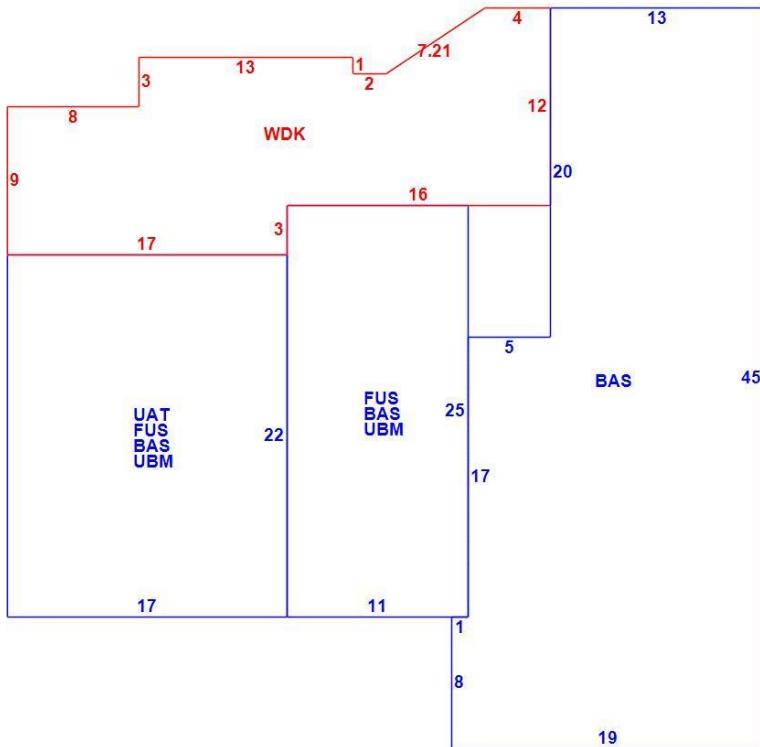
**Year Built:** 1850  
**Living Area:** 2,016

Building Attributes

Field	Description
Style:	Old Style Colonial
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard

Exterior Wall	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall1	Drywall/Sheet
Interior Wall	Plastered
Interior Flr	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
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	1,367	1,367
FUS	Upper Story, Finished	649	649
UAT	Attic	374	0
UBM	Basement, Unfinished	649	0
WDK	Deck, Wood	340	0
		3,379	2,016

## Land

### Land Use

**Use Code** 1010

**Description** SINGLE FAM

### Land Line Valuation

**Size (Acres)** 0.08

**Depth** 0  
**Assessed Value** \$429,800

### Outbuildings

**A Commercial Building facing Purchase Street was converted into residential and incorporated into the building frame of the rest of the residential Structure.**

### Valuation History

#### Assessment

Valuation Year	Improvements	Land	Total
2025	\$467,500	\$401,700	\$869,200
2024	\$433,700	\$365,200	\$798,900
2023	\$408,400	\$317,500	\$725,900



### History of the House

Architecture: Timber frame Vernacular

## Kelso Place

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Groceries & Ice Cream

### 80 Purchase Street - Kelso Place, Groceries and Ice Cream

There was a time when neighborhood stores were all over Newburyport, "Kelso's" was one of them.

George and Hanna Kelso bought 80 Purchase Street in 1933, it was sold in 1977. The store sold groceries and ice cream. In the photograph you can see Fire House No. 8 next door. The photograph is from the collection of Ann Lynch and was taken in 1941.

Here are a few of the memories of the neighborhood children:

"I remember this store very well. I lived on Pine, Lincoln, and Madison Streets. The store was on the way to Jackman (the Jackman School). I remember Thelma worked there. It was one of the smaller corner stores in the area. I always bought Cracker Jacks from them. My Mother knew the owners and Thelma quite well. It didn't have the grocery stock that Wells' store on Marlboro had. Felt warm and close when you went in there with the counter to the left, I believe."

"I never remember Mr Kelso only Mrs Kelso, she had a large selection of penny candy!"

"I remember as a youngster it was Kelsos. Had large wooden pickle barrel as you walked in door."

"I remember buying penny candy there."

"I used to walk to Kelso's to get a quart of milk sometimes for my mother. I remember the counter and cash register on the left, and the penny candy. Thelma would often enter through a curtain at the back which led from the main house."

## References:

Memories courtesy of the Newburyport History Buffs

Kelso - Place, Groceries and Ice Cream, Collection of Ann Lynch

*80 Purchase Street - Kelso Place, Groceries and Ice Cream*, [www.historynewburyport.com](http://www.historynewburyport.com)  
by Mary Baker Eaton