

18-20 Magnolia Street – The Patrick Murphy House



18 MAGNOLIA ST

Location
18 MAGNOLIA ST

MBLU
62/ 12/A //

Owner
GORSKI GARY A

Assessment
\$711,600

PID
102448

Building Count
1

Current Value

Assessment

Valuation Year	Improvements	Land	Total
2026	\$711,600	\$0	\$711,600

Owner of Record

Owner GORSKI GARY A
Co-Owner CLAUDIA J T/E
Address 18 MAGNOLIA ST
 NEWBURYPORT, MA 01950
Sale Price \$329,000
Certificate
Book & Page 23450/0083

Sale Date 09/30/2004
Instrument 00

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GORSKI GARY A	\$329,000		23450/0083	00	09/30/2004
BRAGG CARL S JR & MARY	\$0		23321/0514	1P	08/30/2004

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 1,372

Building Attributes

Field	Description
Style:	Condominium
Model	Res Condo
Stories:	1.75
Grade	Average

Occupancy	1
Interior Wall1	Plastered
Interior Wall	Drywall/Sheet
Interior Floor	Hardwood
Interior Floor2	
Heat Fuel:	Oil
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Ttl Bedrms:	3 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	6 Rooms
Primary Bldg Use	
Atypical	
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Pct Low Ceiling	
Unit Lochn	
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	

Remodel Ext:	
Super	
Grade	

Building Sub-Areas (sq ft) Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	881	881
TQS	Three Quarter Story	654	491
UBM	Basement, Unfinished	787	0
WDK	Deck, Wood	256	0
		2,578	1,372

Land

Land Use

Use Code 1021
Description CONDO

Land Line Valuation

Size (Acres) 0
Depth
Assessed Value \$0

Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2025	\$673,500	\$0	\$673,500
2024	\$631,200	\$0	\$631,200
2023	\$583,100	\$0	\$583,100

20 MAGNOLIA ST

Location

20 MAGNOLIA ST

MBLU

62/ 12/B / /

Owner

FERGUSON KRISTI

Assessment

\$745,500

PID

102449

Building Count

1

Current Value**Assessment**

Valuation Year	Improvements	Land	Total
2026	\$745,500	\$0	\$745,500

Owner of Record

Owner FERGUSON KRISTI

Co-Owner

Address 20 MAGNOLIA ST
NEWBURYPORT, MA 01950

Sale Price \$370,000

Certificate

Book & Page 23331/0280

Sale Date 08/31/2004

Instrument 00

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FERGUSON KRISTI	\$370,000		23331/0280	00	08/31/2004
BRAGG CARLS JR & MARY	\$0		23321/0514	1P	08/30/2004

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 1,278

Building Attributes

Field	Description
Style:	Condominium
Model	Res Condo
Stories:	1.75
Grade	Average
Occupancy	1
Interior Wall1	Plastered
Interior Wall	Drywall/Sheet
Interior Floor	Hardwood
Interior Floor2	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	3 Bedrooms

Ttl Bathrms:	1 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	6 Rooms
Primary Bldg Use	
Atypical	
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Pct Low Ceiling	
Unit Locn	
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

Building Sub-Areas (sq ft) Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	793	793
TQS	Three Quarter Story	647	485

FEP	Porch, Enclosed	112	0
UBM	Basement, Unfinished	787	0
WDK	Deck, Wood	282	0
		2,621	1,278

Extra Features

Extra Features Legend

Code	Description	Size	Value	Bldg #
FPL4	FIREPLACE, MNF	1.00 UNITS	\$1,600	1

Land

Land Use

Use Code 1021
Description CONDO

Land Line Valuation

Size (Acres) 0
Depth
Assessed Value \$0

Outbuildings

OutbuildingsLegend

No Data for Outbuildings

Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2025	\$707,300	\$0	\$707,300

2024	\$663,000	\$0	\$663,000
2023	\$612,700	\$0	\$612,700

History of the House

Architecture: A stylistic mid-Victorian/Double Cottage, ca 1885

History

It was once part of the Edward Payson Shaw's Woodland Estate.

The entire area from High Street to Howard Street and from Woodland Street to Chapel Street was land owned by Edward Payson Shaw and was called "Woodland Estates". In 1889 Mr. Shaw broke the "Estates" into lots and during that time Magnolia Street, Payson St. and Dexter St. were created. He owned the lot this house is built on and rented out the home until 1909 when he lost everything to bankruptcy.

The bank sold 18-20 Magnolia Street 6 months later to Annie T. Greaney, (a single woman) and Patrick Murphy (a single man). Annie and Patrick were then married a year later and raised their family in 18 Magnolia while renting out #20 Magnolia.

The Murphy's or their eldest daughter Eleanor owned 18-20 Magnolia Street from 1909-1973 (64 years) when the home was sold to Carl and Mary Bragg. The Bragg's raised their family here for 31 years.

In 2004 the home was turned into condos and a new generation of families started their time here.

This home has been lived in by librarians, court stenographers, night watchmen, box factory employees, WWII servicemen, shoemakers, shipfitters, electricians, machinists, bankers & currently students, sales people, writers and meeting planners!

The stories that has been passed along from previous owners is that this home was moved to its current location from across the street (in the lot where 21 Chapel Street is now) where it was either: the carriage house for Edward Shaw who resided at a Victorian mansion at 94 High Street (it is still there) or the cottage of the coachman who worked for Edward Shaw

Some fun facts about the house:

The second floor windows are at floor level.

In the attic there is a rope and pulley system that was used to raise items – either to move hay and materials for the horses and carriages or maybe just to get items like suitcases into the attic to be stored.

The house is 119 years old and has only had 5 owners (including the two who currently own it).

The majority of the years 1909-2004 this home was filled completely by family. The owner rented one side and shared the other side of the home with adult siblings or parents.

The detail work above the front porch is a mystery to the current owners and has been a part of the house since before 1973.

References:

“18 - 20 Magnolia Street - Part of Woodland Estate”, by Mary Baker Eaton,
www.historynewburyport.org

History contributions courtesy of Kristi Ferguson

18-20 Magnolia Street, If This House Could Talk.

Map of Newburyport, 1894 Map.