

3 Center Street – The John Hastings House



Location

3 CENTER ST

MBLU

8/ 4/ //

Owner

ABLOW KEITH R TRS

Assessment

\$766,400

PID

278

Building Count

1

Current Value

Assessment

| Valuation Year | Improvements | Land | Total |
|----------------|--------------|-----------|-----------|
| 2026 | \$409,400 | \$357,000 | \$766,400 |

Owner of Record

Owner ABLOW KEITH R TRS
Co-Owner KRA NOMINEE TRUST
Address 4 FRANKLIN ST
 NEWBURYPORT, MA 01950
Sale Price \$0
Certificate
Book & Page 37830/0273

Sale Date 09/10/2019
Instrument 1F

Ownership History

Ownership History

| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
|---------------------|------------|-------------|-------------|------------|------------|
| ABLOW KEITH R TRS | \$0 | | 37830/0273 | 1F | 09/10/2019 |
| ABLOW KEITH RUSSELL | \$451,250 | | 34265/0583 | 00 | 07/31/2015 |
| DICKES WENDY L | \$296,000 | | 18871/0320 | 00 | 06/27/2002 |
| MOLIN JOSHUA D | \$0 | | 17438/0289 | 1A | 07/20/2001 |
| MOLIN JOSHUA D | \$149,900 | | 14935/0530 | 00 | 07/07/1998 |

Building Information

Building 1 : Section 1

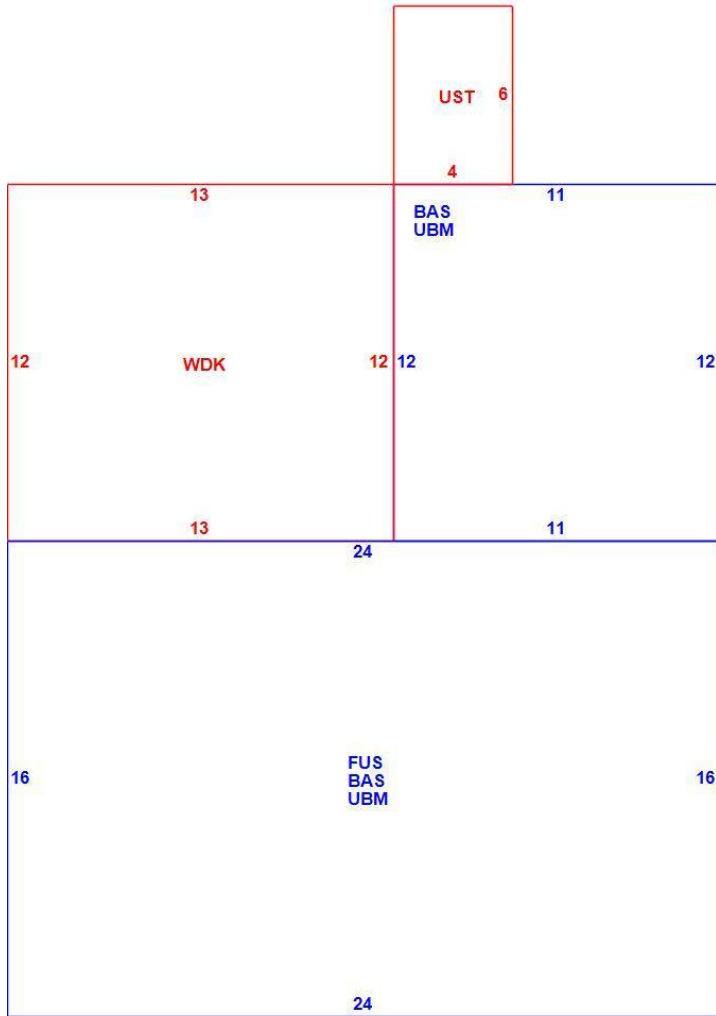
Year Built: 1830
Living Area: 900

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 | Drywall/Sheet |
| Interior Wall | |
| Interior Flr | Pine/Soft Wood |
| Interior Flr 2 | Carpet |
| Heat Fuel | Gas |
| Heat Type: | Forced Air-Duc |
| AC Type: | Central |
| Total Bedrooms: | 2 Bedrooms |
| Total Bthrms: | 1 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 5 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 | 516 | 516 |
| FUS | Upper Story, Finished | 384 | 384 |
| UBM | Basement, Unfinished | 516 | 0 |
| UST | Utility, Storage, Unfinished | 24 | 0 |
| WDK | Deck, Wood | 156 | 0 |
| | | 1,596 | 900 |

Land

Land Use

Use Code 0101
Description Single Fam MDL-01

Land Line Valuation

Size (Acres) 0.06
Depth 0
Assessed Value \$357,000

Outbuildings

Outbuildings Legend

| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
|------|-------------|----------|-----------------|-------------|---------|--------|
| PAT1 | PATIO-AVG | | | 120.00 S.F. | \$600 | 1 |
| SHD1 | SHED FRAME | | | 120.00 S.F. | \$1,400 | 1 |

Valuation History

Assessment

| Valuation Year | Improvements | Land | Total |
|----------------|--------------|-----------|-----------|
| 2025 | \$409,400 | \$333,700 | \$743,100 |
| 2024 | \$391,000 | \$303,400 | \$694,400 |
| 2023 | \$335,500 | \$263,800 | \$599,300 |

History of the House

Architecture: Vernacular, timber-framed.

History

This house was built in 1830 though the builder and original owner are not known. In 1850, John Hastings, a recent arrival from Ireland, lived in the home with his wife and two children. They did not read or write English and John was able to get work at the comb factory. Several of these factories were quite active in the town and it is not certain which one he worked at.

By 1860, Mr. and Mrs. Hastings could both read and write English, had additional children and brought over another family from Ireland. In the end, they had TWELVE PEOPLE living in this house.

As tiny as the house is, there is room for an English Country style garden.

In 1986, Lois A McNulty owned the property and then passed it to a David Boland for a mere \$137,000. Then it passed into the hands of Joshua D. Molin for \$149,900 and then obtained by Wendy Lynne Dickes.

Coming from a farm in Ohio, the Dickes embellished the small garden with roses and shrubs and trees along the fence. Within seven days of purchasing the home, Wendy rot-tilled the yard, installed the fence and started gardening. It has even been featured on the Historic Garden Tours held by the Historical Society of Old Newbury.

Presently owned by Keith Ablow who purchased it in 2015.

References:

Newburyport, 2011, City of Newburyport Vision Appraisal Online Records. Newburyport Historic District, www.newburyporthistoricdistrict.org, Historic Survey of the National Register of Historic Places, 1984.

The 29th Annual Garden Tour Booklet, The Historical Society of Old Newbury, Newburyport, 2008.

“House Stories – 3 Center Street – The John Hastings House”, by Jerry A. Mullins, P. Preservationist, www.ppreservationist.com, 2009.