

# 88 Water Street – The Anthony Baker Grocery

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**Location**

88 WATER ST

**MBLU**

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**Owner**

PORTO MARE PROPERTIES LLC

**Assessment**

\$1,241,300

**PID**

854

**Building Count**

1

**Current Value****Assessment**

Valuation Year	Improvements	Land	Total
2026	\$373,800	\$867,500	\$1,241,300

**Owner of Record**

**Owner** PORTO MARE PROPERTIES LLC  
**Co-Owner**  
**Address** 6 PERKINS WAY UNIT B  
NEWBURYPORT, MA 01950  
**Sale Price** \$1,200,000  
**Certificate**  
**Book & Page** 39441/0603

**Sale Date** 01/22/2021  
**Instrument** 1B

#### Ownership History

##### Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PORTO MARE PROPERTIES LLC	\$1,200,000		39441/0603	1B	01/22/2021
MARCH MELINDA TRS	\$0		36747/0236	1F	05/30/2018
ROSYNA STANLEY J & RENEE TRS	\$0		19811/0273	1G	12/16/2002
ROSYNA STANLEY	\$0		6380/0496		08/11/1977

#### Building Information

##### Building 1 : Section 1

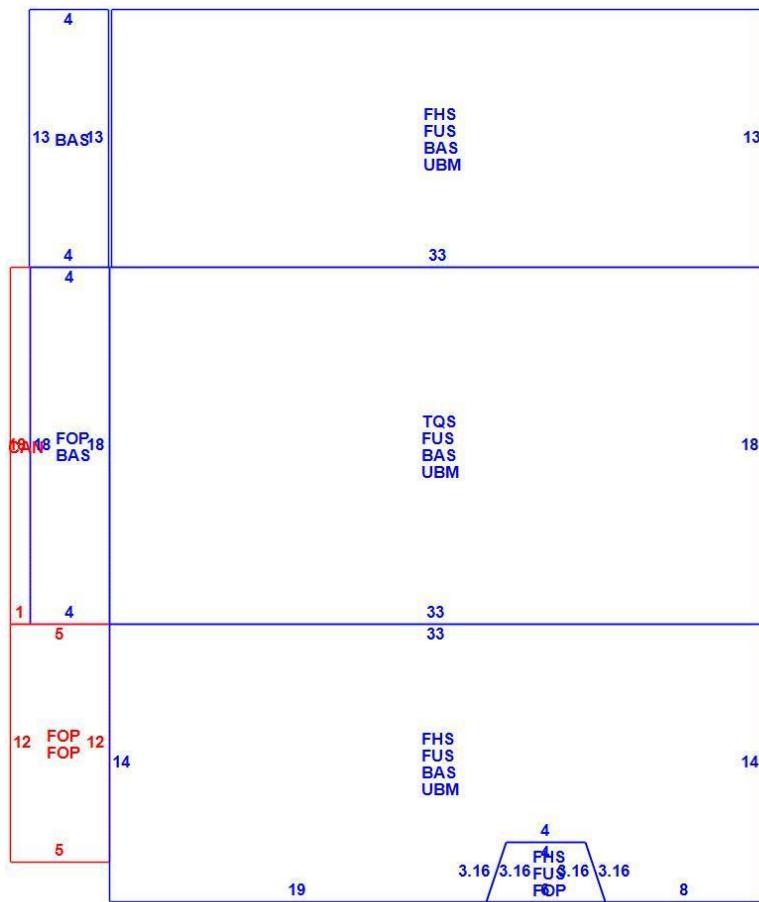
**Year Built:** 1900  
**Living Area:** 3,971

##### Building Attributes

Field	Description
Style:	Stores/Apt Com

Model	Commercial
Grade	Average +20
Stories:	2.5
Occupancy	5.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	APT 4-8 UNIT
Total Rooms	
Total Bedrms	00
Total Baths	0
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

#### Building Layout



Building Sub-Areas (sq ft) Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	1,594	1,594
FUS	Upper Story, Finished	1,485	1,485
FHS	Half Story, Finished	891	446
TQS	Three Quarter Story	594	446
CAN	Canopy	18	0
FOP	Porch, Open	207	0
UBM	Basement, Unfinished	1,470	0
		6,259	3,971

#### Extra Features

## Extra Features Legend

Code	Description	Size	Value	Bldg #
FES	FIRE ESCAPE	1.00 UNITS	\$2,700	1

## Land

### Land Use

**Use Code** 0111  
**Description** APT 4-8 UNIT

### Land Line Valuation

**Size (Acres)** 0.06  
**Depth** 0  
**Assessed Value** \$867,500

### Valuation History

### Assessment

Valuation Year	Improvements	Land	Total
2025	\$356,500	\$810,800	\$1,167,300
2024	\$354,000	\$737,100	\$1,091,100
2023	\$339,100	\$640,900	\$980,000

## History of the House

Architecture: Italianate

### History

Another example of adaptive re-use of an historic property. This was the former location of Anthony Baker Grocery. This business was in existence in the 1930's and existed until the early 60's.

The house has been converted into residential units.