

88 Water Street – The Anthony Baker Grocery

**Location**

88 WATER ST

MBLU

19/ 75/ / /

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



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.