

92 Water Street – The Kiprian Korney Grocery Store

**Location**

92 WATER ST

MBLU

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Owner

NEEDHAM PAUL D

Assessment

\$895,000

PID

852

Building Count

1

Current Value**Assessment**

Valuation Year	Improvements	Land	Total
2026	\$468,300	\$426,700	\$895,000

Owner of Record

Owner NEEDHAM PAUL D
Co-Owner
Address 92 WATER ST
 NEWBURYPORT, MA 01950
Sale Price \$0
Certificate
Book & Page 16527/0034

Sale Date 08/28/2000
Instrument 1A

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEEDHAM PAUL D	\$0		16527/0034	1A	08/28/2000
NEEDHAM PAUL D	\$0		14850/0497	1F	06/15/1998
NEEDHAM PAUL D.	\$86,000		11207/0527	1L	03/30/1992
BENEFICAL MTG CO OF MA	\$140,000		10614/0479	1L	10/31/1990
SAVOIA CARL	\$85,000		07653/0573	1O	02/05/1985

Building Information

Building 1 : Section 1

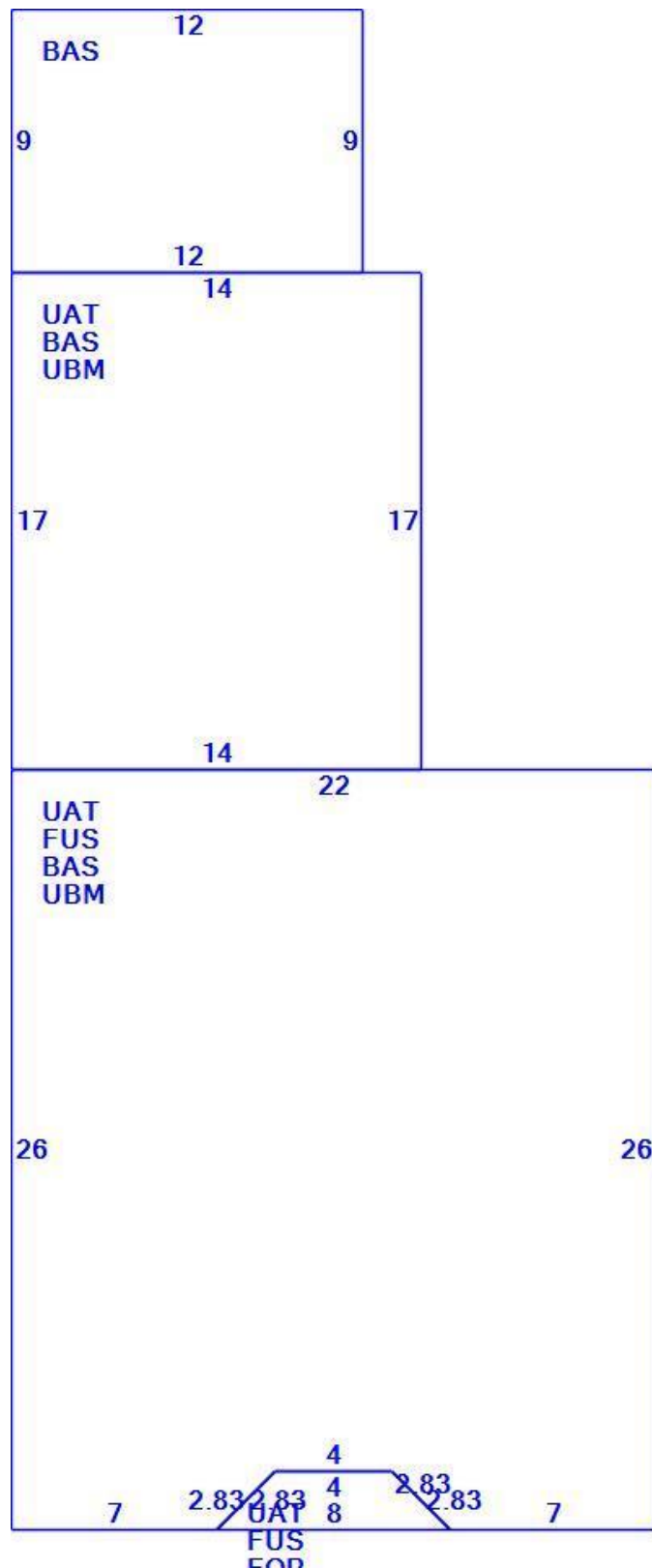
Year Built: 1850
Living Area: 1,478

Building Attributes

Field	Description
Style:	Conventional

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:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 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	906	906
FUS	Upper Story, Finished	572	572
FOP	Porch, Open	12	0
UAT	Attic	810	0
UBM	Basement, Unfinished	798	0
		3,098	1,478

Extra Features

Extra FeaturesLegend

Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1.00 UNITS	\$3,600	1

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.24
Depth 0
Assessed Value \$426,700

Outbuildings

OutbuildingsLegend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			180.00 S.F.	\$200	1

Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2025	\$417,200	\$398,800	\$816,000
2024	\$380,600	\$362,500	\$743,100
2023	\$380,600	\$315,200	\$695,800

History of the House

Architecture: Mid-Victorian, Commercial Property (Storefront); Architectural style does seem to reflect a much earlier build date more in tune to Greek Revival. (The City may be more on tract with its Ca 1850 date assignment)

History

A classic example of adaptive re-use of an historic property. Storefront business modified into residential property.

The original business was thriving in the 1930's to 40's and was still active post-World War II up to the early sixties as the Kiprian Korney Grocery. Mr. Korney was a member of the many immigrants from Poland who worked hard to become part of the American Community reflected in the election of a Polish Mayor, Albert Zabriskie in the early 60's.

References:

"92 Water St", City of Newburyport, Vision Appraisal, 2025

"92 Water St", Newburyport Historic District, National Register of Historical Places, 1984. (Assigning an 1870 date)