

92 Water Street – The Kiprian Korney Grocery Store

**Location**

92 WATER ST

MBLU

19/ 73/ / /

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

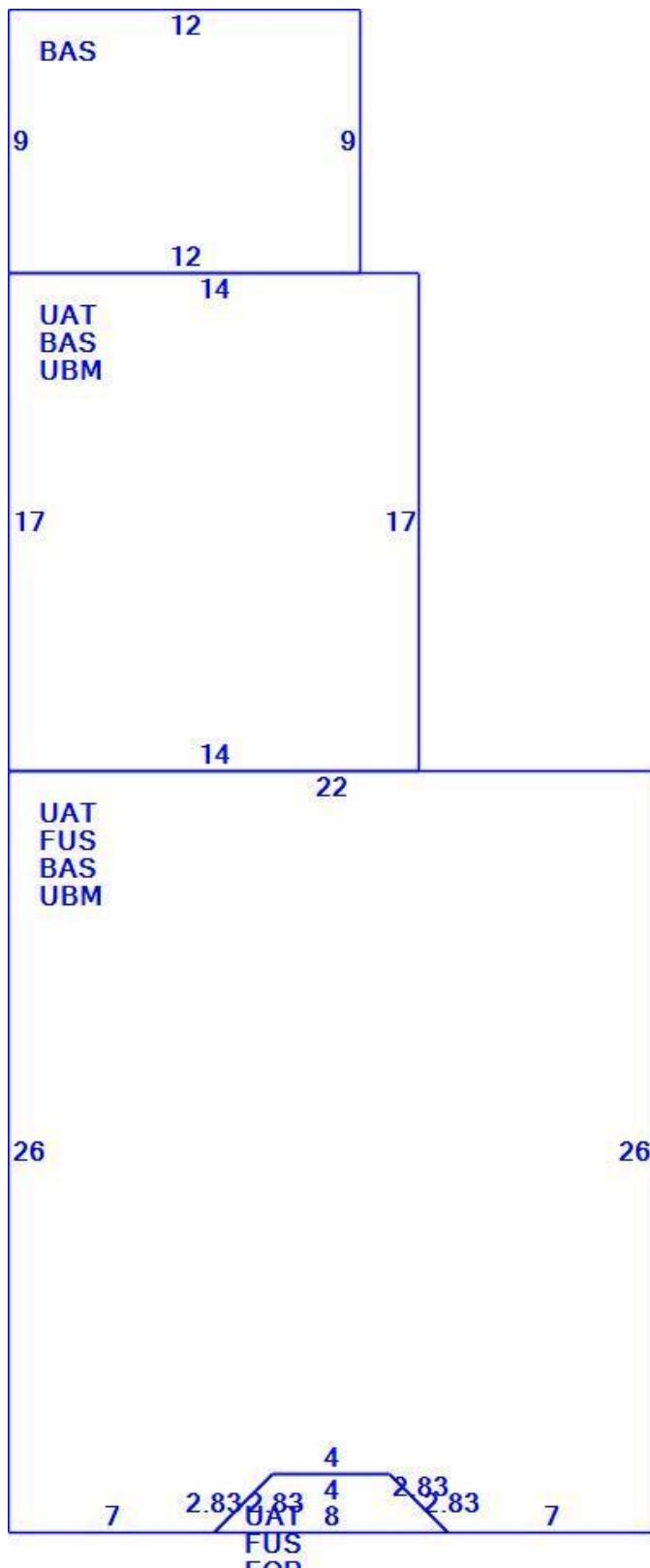
Year Built: 1850
Living Area: 1,478

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



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)