

23 Federal Street – Fleischer-Scully House

**Location**

23 FEDERAL ST

MBLU

19/ 113/A / /

Owner

SCULLY DOROTHY J TRS

Assessment

\$1,756,500

PID

891

Building Count

1

Current Value**Assessment**

Valuation Year	Improvements	Land	Total
2026	\$1,756,500	\$0	\$1,756,500

Owner of Record

Owner SCULLY DOROTHY J TRS
Co-Owner SCULLY REALTY TRUST
Address 23 FEDERAL ST
NEWBURYPORT, MA 01950
Sale Price \$1,000,000
Certificate
Book & Page 33618/0495

Sale Date 10/21/2014
Instrument 00

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SCULLY DOROTHY J TRS	\$1,000,000		33618/0495	00	10/21/2014
FLEISCHER AMY	\$1,108,374		22206/0415	00	12/18/2003
SEAPORT CORPORATION	\$350,000		20253/0026	1P	02/28/2003
PERSON DOLORES J TRUSTEE	\$3,486,428		20183/0426	1G	02/19/2003
ROMAN CATHOLIC ARCHBISHOP	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 2,406

Building Attributes

Field	Description
Style:	Condominium
Model	Res Condo
Stories:	3 Stories
Grade	Above Avg
Occupancy	1
Interior Wall1	Drywall/Sheet
Interior Wall	
Interior Floor	Hardwood
Interior Floor2	
Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	Central
Ttl Bedrms:	4 Bedrooms
Ttl Bathrms:	3 Full
Ttl Half Bths:	2
Xtra Fixtres	
Total Rooms:	7 Rooms
Primary Bldg Use	
Atypical	
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Pct Low Ceiling	
Unit Locn	
Exterior Wall 1:	Clapboard
Exterior Wall 2:	

Roof Structure	Flat
Roof Cover	Asph/F GlS/Cmp
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

Building Layout

Building Sub-Areas (sq ft)Legend

Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,604	1,604
BAS	First Floor	802	802
FBM	Basement, Finished	787	0
FEP	Porch, Enclosed	36	0
		3,229	2,406

Extra Features

Extra FeaturesLegend

Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1.00 UNITS	\$4,200	1
FPO	EXTRA FPL OPEN	2.00 UNITS	\$2,800	1

Land

Land Use

Use Code 1021

Description CONDO
Land Line Valuation

Size (Acres) 0
Depth 0
Assessed Value \$0

Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2025	\$1,538,700	\$0	\$1,538,700
2024	\$1,443,000	\$0	\$1,443,000
2023	\$1,334,200	\$0	\$1,334,200

History of the House

Architecture: Neo-Federalist

Year Built: 2003

History

Built in 2003-2004 as a collaborative effort of designer/owner & Newburyport's premier builder, DePirro Construction. It was all a part of a special preservation district that converted a convent/school, some homes and a large parking lot into a mix of real historic homes complimented by newly-built structures but also in the same style of the originals. Controversial with some hard-care preservationists because newer structures are supposed to reflect their proper period. But the finished product in the district silenced most of the objectors as the view from the bottom of Federal Street looking up all the way to the Old South Presbyterian Church screamed, 'Historic Newburyport'.

Complimenting the construction, the new owners installed a stunning garden that was the highlight of the 2013 Garden Tour.

The interior was covered with hand-painted Farrow & Ball wallpaper, as well as groovy mica wallpaper. Christopher Peacock kitchen cabinets complimented with Black Walnut countertops and Viking/Subzero kitchen appliances. The tile was from Waterworks as

well as the fixtures with light fixtures purchased from London and New York. And the entire windows were set with silk drapes to complete the perfection.