

# FOR SALE 4-FAMILY W/BARN



**Building Size:** 4185 Sq Ft  
**Lot Size:** 23,940 Sq Ft  
**Assessment:** \$683,000  
**Anual Taxes:** \$8749.23  
**Title Reference:** 39139-0303  
**Wood-Frame**  
**Zoning:** R20  
**Flood Zone:** X



338 Adams Street, Abington, MA



**2 Level Barn with Newer Roof:** 1,275 sq ft  
on Two Levels  
Apartment 1 has a Porch  
Apartment 2 has a Balcony-Porch

**Price:** \$895,000

## Please Contact Us:



Jay Nuss 781-910-6575  
[jay@jaynussrealtygroup.com](mailto:jay@jaynussrealtygroup.com)

| Rooms/Bedrooms/Unit | Heat                             | Cooking        | Hot Water |
|---------------------|----------------------------------|----------------|-----------|
| Apt 1: 4/2          | Gas Heat (wall pack in basement) | Electric Stove | Gas       |
| Apt 2: 4/2          | Gas Heat (wall pack in basement) | Electric Stove | Gas       |
| Apt 3: 3/1          | Electric Heat                    | Gas Stove      | Electric  |
| Apt 4: 4/2          | Hot Air/Oil                      | Gas Stove      | Gas       |



**NOTES:**

The subject property is located within the Highway Commercial Zoning District.

Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs, NearMap Ltd./NearMap US, Inc.



**HIGHPOINT ENGINEERING, INC.**  
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## DUE DILIGENCE RESOURCE EXHIBIT

**338 Adams Street  
Abington, MA 02351**

**10/29/2025**



0 50 100 200 Feet  
1 in = 100 ft

# 338 ADAMS ST

**Location** 338 ADAMS ST

**Mblu** 53 / 182 /

**Acct#** 52 58

**Owner** R & S FAMILY TRUST

**Total Market Value** \$683,000

**PID** 3458

**Building Count** 1

## Current Value

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2026           | \$452,400    | \$230,600 | \$683,000 |

## Owner of Record

|                 |                                       |                        |            |
|-----------------|---------------------------------------|------------------------|------------|
| <b>Owner</b>    | R & S FAMILY TRUST                    | <b>Sale Price</b>      | \$10       |
| <b>Co-Owner</b> |                                       | <b>Certificate</b>     |            |
| <b>Address</b>  | 41 MAYFLOWER RD<br>PLYMPTON, MA 02367 | <b>Book &amp; Page</b> | 39139/0303 |
|                 |                                       | <b>Sale Date</b>       | 10/20/2010 |
|                 |                                       | <b>Instrument</b>      | 1A         |

## Ownership History

| Ownership History           |            |             |             |            |            |
|-----------------------------|------------|-------------|-------------|------------|------------|
| Owner                       | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| R & S FAMILY TRUST          | \$10       |             | 39139/0303  | 1A         | 10/20/2010 |
| WHITING RICHARD A & SHIRLEY | \$0        |             | 4381/0316   | 00         | 12/19/1977 |

## Building Information

### Building 1 : Section 1

|                           |             |
|---------------------------|-------------|
| <b>Year Built:</b>        | 1776        |
| <b>Living Area:</b>       | 3,473       |
| <b>Replacement Cost:</b>  | \$1,007,720 |
| <b>Replacement Cost</b>   |             |
| <b>Less Depreciation:</b> | \$433,300   |

### Building Attributes

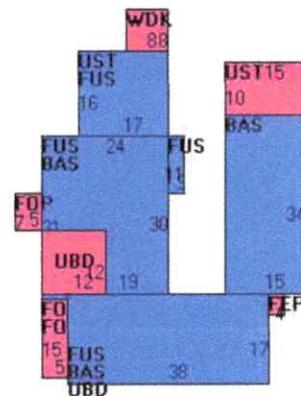
| Field  | Description |
|--------|-------------|
| Style: | Apart OS    |

|                    |                |
|--------------------|----------------|
| Model              | Res Type       |
| Grade:             | Good           |
| Stories:           | 2 Stories      |
| Occupancy          | 4              |
| Exterior Wall 1    | Clapboard      |
| Exterior Wall 2    | Wood Shingle   |
| Roof Structure:    | Gable/Hip      |
| Roof Cover         | Asph/F Gls/Cmp |
| Interior Wall 1    | Drywall/Sheet  |
| Interior Wall 2    |                |
| Interior Flr 1     | Pine/Soft Wood |
| Interior Flr 2     | Hardwood       |
| Heat Fuel          | Oil            |
| Heat Type:         | Hot Water      |
| AC Type:           | None           |
| Total Bedrooms:    | 8 Bedrooms     |
| Total Bthrms:      | 4              |
| Total Half Baths:  | 0              |
| Total Xtra Fixtrs: |                |
| Total Rooms:       | 17 Rooms       |
| Bath Style:        | Average        |
| Kitchen Style:     | Average        |

### Building Photo



### Building Layout



([https://images.vgsi.com/photos/AbingtonMAPhotos/Sketches/3458\\_3458.jpg](https://images.vgsi.com/photos/AbingtonMAPhotos/Sketches/3458_3458.jpg))

| Building Sub-Areas (sq ft) |                              | Legend     |             |
|----------------------------|------------------------------|------------|-------------|
| Code                       | Description                  | Gross Area | Living Area |
| BAS                        | First Floor                  | 1,881      | 1,881       |
| FUS                        | Upper Story, Finished        | 1,676      | 1,592       |
| FEP                        | Enclosed Porch               | 12         | 0           |
| FOP                        | Open Porch                   | 185        | 0           |
| UBD                        | Dirt UBM                     | 790        | 0           |
| UST                        | Utility, Storage, Unfinished | 422        | 0           |
| WDK                        | Deck, Wood                   | 64         | 0           |
|                            |                              | 5,030      | 3,473       |

### Extra Features

#### Extra Features

#### Legend

No Data for Extra Features

## Land

### Land Use

Use Code 111M  
Description APT 4-UNT MDL-03  
Zone R20  
Neighborhood 0030  
Alt Land Appr No  
Category

### Land Line Valuation

Size (Acres) 0.55  
Frontage 145  
Depth 1  
Total Market Land \$230,600

### Outbuildings

| Outbuildings |             |          |                 |             |          | Legend |
|--------------|-------------|----------|-----------------|-------------|----------|--------|
| Code         | Description | Sub Code | Sub Description | Size        | Value    | Bldg # |
| BRN5         | 2 STORY     |          |                 | 625.00 S.F. | \$19,100 | 1      |

### Valuation History

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2026           | \$452,400    | \$230,600 | \$683,000 |
| 2025           | \$390,400    | \$244,900 | \$635,300 |
| 2024           | \$327,900    | \$223,200 | \$551,100 |