

# FOR SALE 4-FAMILY W/BARN

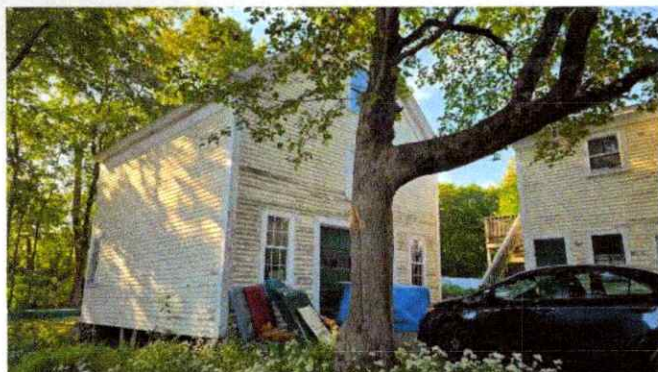


**JAY NUSS**  
REALTY GROUP, LLC

**Building Size:** 4185 Sq Ft  
**Lot Size:** 23,940 Sq Ft  
**Assessment:** \$683,000  
**Annual 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



**LEGEND**  
**FEMA National Flood Hazard Layer (2025)**  
**Flood Hazard Zones**  
■ 1% Annual Chance Flood Hazard  
■ 0.2% Annual Chance Flood Hazard  
■ Town Boundary  
■ Level III Assessors Parcels  
— Shoreline  
— Wetland Limit  
■ Marsh/Bog  
■ Wooded marsh

**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.**  
LAND PLANNING  
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980 WASHINGTON ST., SUITE 216  
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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

Owner R & S FAMILY TRUST  
Co-Owner  
Address 41 MAYFLOWER RD  
PLYMPTON, MA 02367

Sale Price \$10  
Certificate  
Book & Page 39139/0303  
Sale Date 10/20/2010  
Instrument 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

Year Built: 1776  
Living Area: 3,473  
Replacement Cost: \$1,007,720  
Replacement Cost  
Less Depreciation: \$433,300

Building Attributes	
Field	Description
Style:	Apart OS



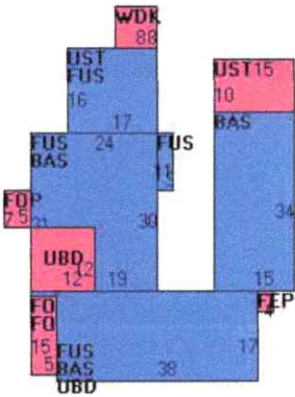
Model	Res Type
Grade:	Good
Stories:	2 Stories
Occupancy	4
Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
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



(<https://images.vgsi.com/photos/AbingtonMAPhotos/A00\00\84\20.jpg>)

Building Layout



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

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