

Key: 698

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 782

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID			LOCATION		
GAMMA THREE REALTY TRUST MA YOUSHENG & WING HUIBIN WING PING TR 9 APACHE AVE ANDOVER, MA 01810						11E-8C-XE			15 BALFOUR LN		
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)		
GAMMA THREE REALTY TRUST						12/19/2019	QS	277,875	32562-304		
FULCHER JERARD W						03/01/2001	QS	140,000	13603-7		
BROOKS ROBERT A						05/01/1998	99	90,000	11397-66		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	04/14/2020	98	SALES QUESTI				0	0

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	SB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Inf1			BUILDING	362,700	331,500			
Inf2			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	362,700	331,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 01/14/2013

BLDG COMMENTS  
UNIT E, CATHEDRAL  
CEILINGS, SKYLIGHTS, HARDWOOD/NEW CARPET  
FLRS=FY2020

(A)  
BAS

42

26

(B)  
5 WDK

15

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	10		CONDO		
STYLE	5	1.00	GARDEN END [100%]	LIST	
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	2/11/2019
FRAME	99	1.00	N/A [100%]		APK

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,092	DETAIL ADJ	1.236	COMPLEX	9	COURTYARD CONDO	1.20	A	BAS	L	BAS AREA	1,092	1986	352.70	385,145
\$NLA(RCN)	\$365	OVERALL	1.000	UNIT MODEL	99	N/A	1.00	B	WDK	N	ATT WOOD DECK	75		19.00	1,425
				VIEW/LOC	1	NONE	1.00		BMU	N	BSMT UNFINISHED	56		23.00	1,288
				HVAC	9	WARM/COOL AIR	1.03	F21	O	O	FPL 2S 1OP	1		4,742.00	4,742
				FUEL SOURCE	2	GAS	1.00								
				FLOOR LEVEL	3	SECOND FLOOR	1.00								
				NEIGHBORHOOD	1	MID-CHATHAM	1.00								

TOTAL RCN	398,533
CONDITION ELEM	CD
INTERIOR	G
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1993 / 29
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$362,700