

Situs : 456 FENN ST 0

PARCEL ID: I090002005

Class: 013

Card: 1 of 2

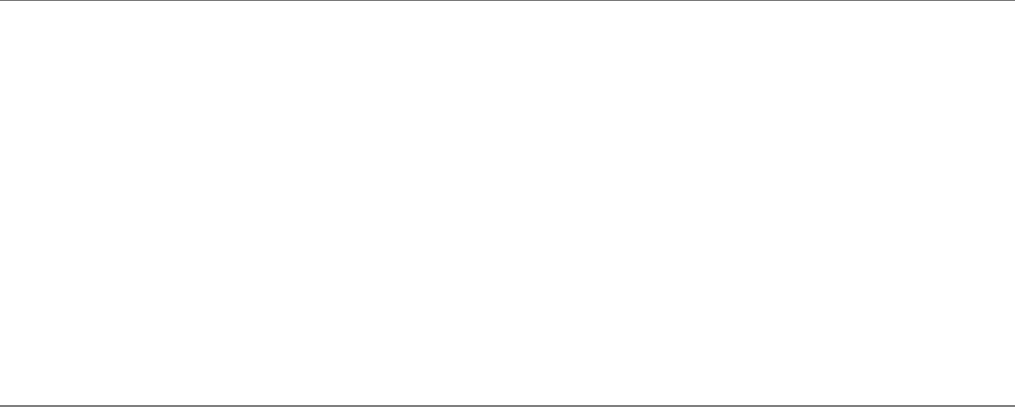
Printed: January 4, 2023

CURRENT OWNER
CROSS DEVELOPMENT BERKSHIRES LLC
%STREET2IVY PM
11 APEX DR 300A #121
MARLBOROUGH MA 01752
7055/242

GENERAL INFORMATION
Living Units 6
Neighborhood 67
Alternate ID
Vol / Pg 7055/242
District
Zoning BG
Class COMMERCIAL

Property Notes
OLD MP/LT 9/35

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Sf	SF	4,960		37,610
Total Acres: .1139				
Spot: _____ Location: _____				



Assessment Information					
	Assessed	Appraised	Cost	Income	Prior
Land	37,600	37,600	37,600	37,600	37,600
Building	92,100	92,100	91,600	92,100	85,800
Total	129,700	129,700	129,200	129,700	123,400
Manual Override Reason					
Base Date of Value					
Value Flag	INCOME APPROACH		Effective Date of Value 01/01/2022		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
05/30/14	SM	Entry Gained	Owner

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
12/22/14	141581	0	BLDG Alter For Code	0	
06/30/09	A	0	BLDG Reck Fy10	0	
10/16/07	071393	0	BLDG New Roof	100	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/09/21		Land + Bldg	Transfer Of Convenience	7055/242	Quit Claim	CROSS DEVELOPMENT BERKSHIRES LLC
01/06/21	722,950	Land + Bldg	Private Sale No Put On Market	6816/37	Quit Claim	FLEX INVESTMENTS LLC
03/29/13	40,000	Land + Bldg	Repossession	5163/195		ALLIANCE PROPERTIES LLC
01/11/08	290,000	Land + Bldg	Valid Sale	3969/152		BONNIVIER CHRIS O JR
10/04/06	540,000	Land + Bldg	Intra-Corporate	3637/65		BERKSHIRE NBHD DEV PA
07/19/05	160,000	Land + Bldg	Valid Sale	3277/186		ISA ASSOCIATES INC
05/04/04	90,000	Land + Bldg	Valid Sale	2918/217		RACE GREGORY E
10/07/76				980/745		PARSONS DAVID G & JOANNE D

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1900 /
 Building # 1
 Structure Type Retail Single Occup
 Identical Units 1
 Total Units
 Grade D-
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	720	116	Multi Use Storage	10	Concrete Bl	Wood Frame/Joist/B	Normal	None	None	Normal	2	2
2	01	01	100	252	46	Multi Use Storage	10	Concrete Bl	Wood Frame/Joist/B	Normal	None	None	Normal	2	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	720	Multi Use Storage		26	10,600
2	252	Multi Use Storage		26	3,960

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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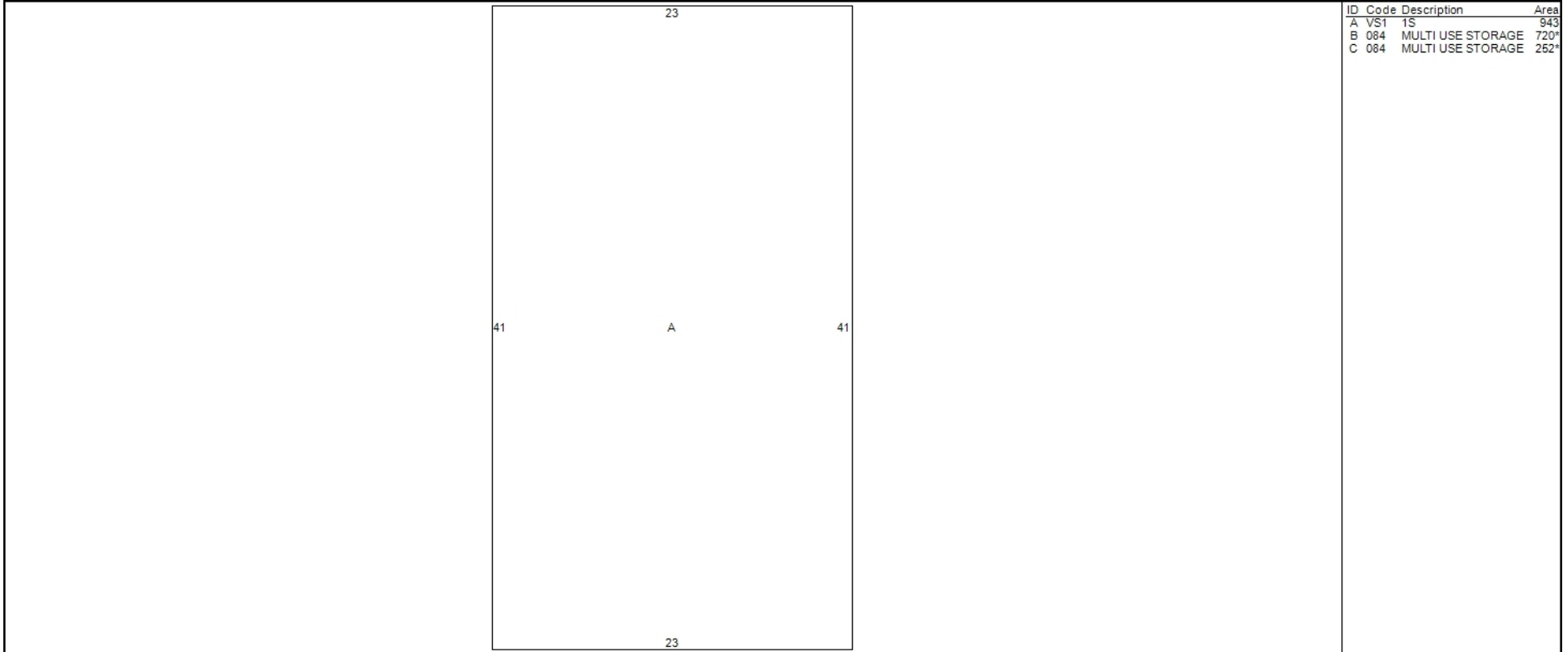
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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	Shell Income Use Group	0							0							
07	S	001 Storage	0	972	4.25	10	413	15		0	351	25			88	88	263
18	S	001 Apartment Per Sq. Ft.	0	5,166	10.50	70	37,970	5		0	36,072	45			16,232	16,232	19,840

Apartment Detail - Building 1 of 2

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 2

Total Gross Building Area	972
Replace, Cost New Less Depr	14,560
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	80
Final Building Value	11,648
Value per SF	11.98

Notes - Building 1 of 2

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Income Summary (Includes all Building on Parcel)

Total Net Income	20,103
Capitalization Rate	0.155000
Sub total	129,697
Residual Land Value	
Final Income Value	129,697
Total Gross Rent Area	7,830
Total Gross Building Area	7,830

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by **CROSS DEVELOPMENT BERKSHIRES, LLC** to **LOAN FUNDER LLC, SERIES 23404** dated **NOVEMBER 8, 2021** and recorded with the **MIDDLE BERKSHIRE COUNTY REGISTRY OF DEEDS** in **BOOK 7055, PAGE 251** and assigned to **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREAT LAKE FUNDING I TRUST** recorded **AUGUST 4, 2023** at **BOOK 7461, PAGE 293**, of which mortgage **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREAT LAKE FUNDING I TRUST** is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **11:45 A.M.** on **OCTOBER 12, 2023** at **456-458 FENN ST. PITTSFIELD, MA 01201**, all and singular the premises described in said mortgage:

TO WIT:

A certain parcel of land, situated in Town of Pittsfield, County of Berkshire Middle, State of Massachusetts, being described as follows:

Beginning at a stone post in the southeast corner of Fourth and Fenn Streets;

Thence easterly on southerly line of Fenn Street, sixty-two (62) feet more or less to land now or formerly of Joseph Tucker, Trustee;

Thence running southerly on the line of land of said Joseph Tucker, Trustee eighty (80) feet to land formerly of one Butler, now supposed to be one Coultier;

Thence at right angles westerly sixty-two (62) feet more or less on land of said Coultier to the east line of Fourn Street;

Thence northerly on east line of Fourth Street, eighty (80) feet to the place of beginning.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of *TEN THOUSAND (\$10,000.00) DOLLARS* by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Braucher & Associates, PLLC, 764 Chestnut St., Manchester, NH 03104, 603-486-1530, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREAT LAKE FUNDING I TRUST

Present holder of said mortgage

By its attorneys,

Braucher & Associates, PLLC

764 Chestnut Street

Manchester, NH 03104

603-486-1530