

Situs : 61 CIRCULAR AVE 0

PARCEL ID: G090015007

Class: 111

Card: 1 of 1

Printed: January 5, 2023

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

GENERAL INFORMATION
Living Units 4
Neighborhood 409
Alternate ID
Vol / Pg 7055/242
District
Zoning RM
Class APARTMENT

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Sf	SF	17,710		30,700
Total Acres: .4066				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Prior
Land	30,700	30,700	30,700	30,700	27,200
Building	49,000	49,000	46,800	49,000	48,600
Total	79,700	79,700	77,500	79,700	75,800
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
08/31/15	LC	Web	
09/09/08	CLT	Entry & Sign	Owner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

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
04/06/21	360,000	Land + Bldg	Sale Of Multiple Parcels	6877/244		FLEX INVESTMENTS LLC
05/01/18	70,000	Land + Bldg	Valid Sale	6182/106		ALLIANCE PROPERTIES LLC
10/28/16	57,000	Land + Bldg	Outlier-Written Desc Needed	5842/1	Quit Claim	WEST TREVOR D
07/30/10	258,713	Land + Bldg	Sale Of Multiple Parcels	4586/15		D&R LUBE INC
05/27/09	147,613	Land + Bldg	Sale Of Multiple Parcels	4308/338		D & R LUBE INC
03/16/07	135,000	Land + Bldg	Sale Of Multiple Parcels	3753/128		MG REALTY CORP
05/04/94		Land + Bldg	Family Sale	1444/7		MICHAUD THERESE M
12/15/83	21,500	Land + Bldg	Valid Sale			

Inspection Witnessed By _____

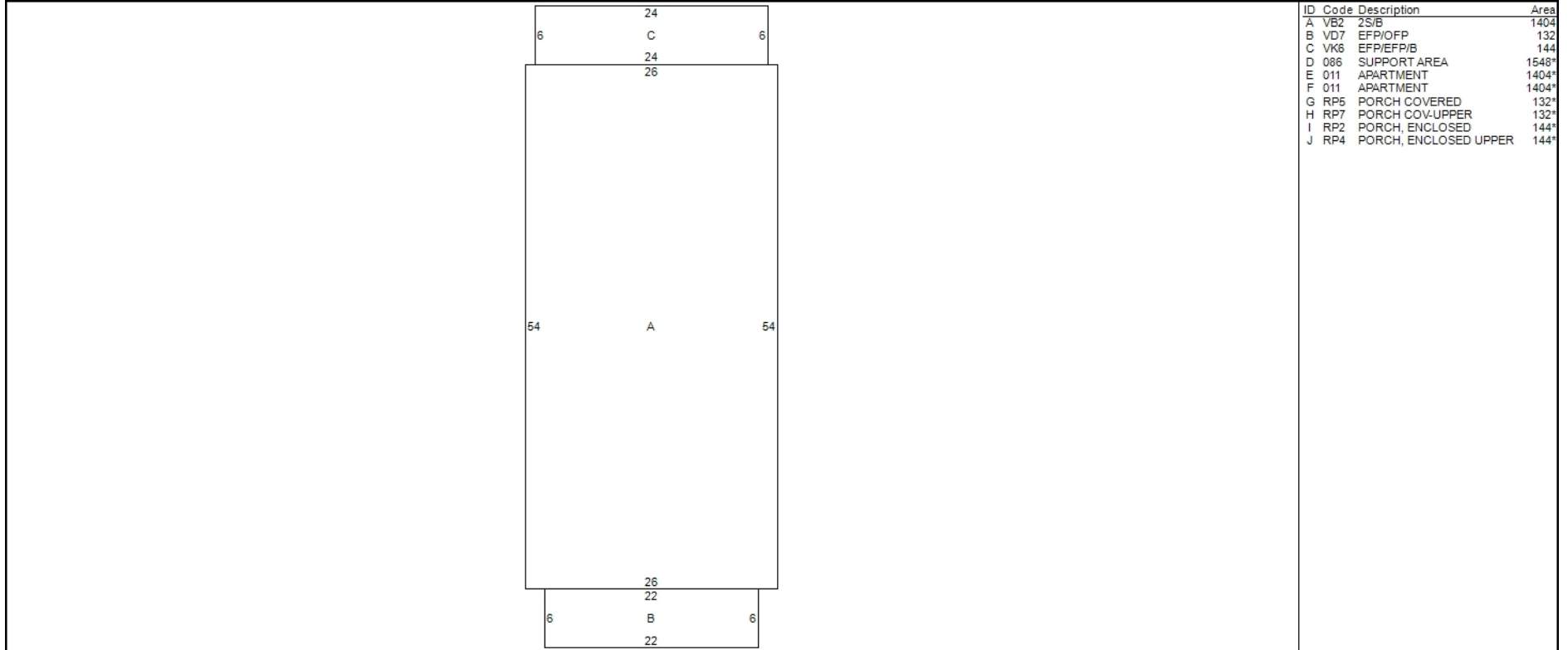
Situs : 61 CIRCULAR AVE 0

Parcel Id: G090015007

Class: 111

Card: 1 of 1

Printed: January 5, 2023



Additional Property Photos

Situs : 61 CIRCULAR AVE 0

Parcel Id: G090015007

Class: 111

Card: 1 of 1

Printed: January 5, 2023

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							
01	A	001 Apartments/Per Unit	4	2,808		70	26,040	10	125	0	22,785	45	125		12,828	12,828	9,957

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	3	2	10	3	8,820	26,460
2	011 Apartment	1	3	10	1	10,740	10,740

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,356
Replace, Cost New Less Depr	93,500
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	50
Final Building Value	46,750
Value per SF	10.73

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	9,957
Capitalization Rate	0.125000
Sub total	79,656
Residual Land Value	
Final Income Value	79,656
Total Gross Rent Area	4,356
Total Gross Building Area	4,356

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 **1:30 P.M.** on **OCTOBER 11, 2023** at **61-63 CIRCULAR AVE. AND DEWEY, AVE. 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 the southeast corner of Lot 314 as shown on Plan of Lots as surveyed and laid out on the "Childs Farm", so-called, by James Francis & Company, a copy of which plan is deposited in the Berkshire Middle District Registry of Deeds;

Thence northeasterly following the curve westerly line of Circular Avenue as shown on the above-mentioned plan about thirty-five and five-tenths (35.5) feet, more or less, to a point in the westerly line of said Circular Avenue;

Thence westerly in a line parallel to and three and five-tenths (3.5) feet southerly of and from the sill line of the most southerly portion of a house standing on the northerly portion of said Lot 314, which said northerly portion was conveyed by Luigi Fresia to Mariano Zaccari and Isabel Zaccari by quitclaim deed dated August 31, 1939 and recorded in said Registry of Deeds in Book 483, Page 407, a distance of about one hundred ten (110) feet, more or less, to the westerly line of said Lot 314 as shown on the above mentioned plan;

Thence southerly in the westerly line of said lot as shown on the above-mentioned plan about thirty-nine and five-tenths (39.5) feet more or less, to the southwest corner thereof;

Thence easterly in the southerly line of said Lot 314 as shown in the above-mentioned plan to the point of beginning.

Together with the right to use as a right of way excepted and reserved in the above-mentioned deed to the said Mariano Zaccari and Isabel Zaccari, in common with Mariano Zaccari and Isabel Zaccari and their heirs, executors, administrators and assigns, for all

the usual purposes thereof, including the use thereof with or without vehicles, a strip of land being and five-tenths (3.5) feet in width and lying northerly of and adjacent to the northerly line of the above-described premises and extending from the whistler line of said Circular Avenue to a point forty-five (45) feet westerly therefrom, and a further strip of land eight and five-tenths (8.5) feet in width and lying northerly of and adjacent to the northerly line of the above-described premises and extending from a point forty-five (45) feet westerly from the westerly line of said Circular Avenue to the westerly line of said lot numbered 314 as shown on the above-mentioned plan.

Together also with the right of the above-named Luigi Fresia, and his assigns, to use and occupy so much of the above-described common way as may be necessary for certain steps or stairs as they are now located on the northerly side of the house located on the above-described premises.

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