

Situs : 8 DANIELS AVE 0

Parcel ID: H090030025

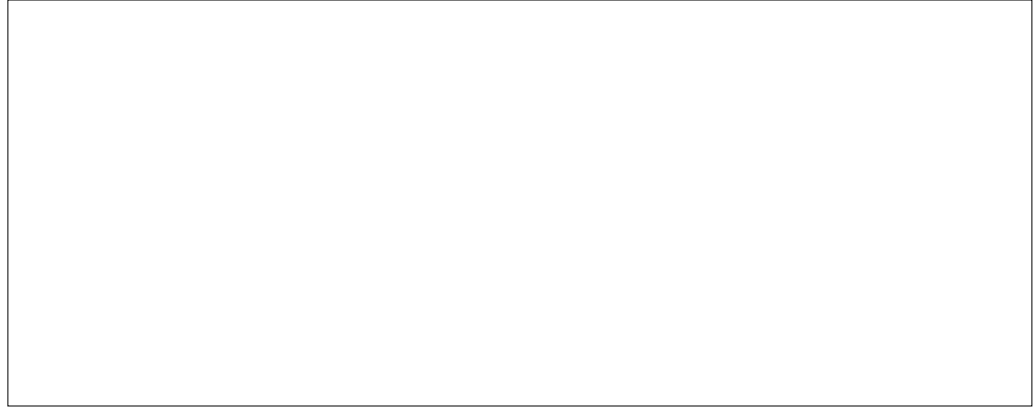
Class: 104

Card: 1 of 1

Printed: January 11, 2023

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

GENERAL INFORMATION
Living Units 2
Neighborhood 409
Alternate ID
Vol / Pg 7055/242
District
Zoning RM
Class Residential



Property Notes
COMM INF

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Sf	SF 3,350			24,280

Total Acres: .0769
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Prior
Land	24,300	24,300	24,300	0	21,200
Building	34,200	34,200	34,200	0	32,200
Total	58,500	58,500	58,500	0	53,400

Manual Override Reason
Base Date of Value
Value Flag STANDARD APPROACH
Gross Building: **Effective Date of Value** 01/01/2022

Entrance Information

Date	ID	Entry Code	Source
08/31/15	LC	Web	
05/01/12	SB	Entry Gained	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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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	Sale Of Multiple Parcels	6816/42		FLEX INVESTMENTS LLC
04/25/18	30,000	Land + Bldg	Outlier-Written Desc Needed	6179/108		ALLIANCE PROPERTIES LLC
02/08/18	20,300	Land + Bldg	Sale After Foreclosure	6142/225	Quit Claim	CR 2018 LLC
11/15/17	113,000	Land + Bldg	Repossession	6095/149	Foreclosure	GSAA HOME EQUITY TRUST 2006-6
05/30/17	1	Land + Bldg	Court Order/Decree	5976/72	Quit Claim	DUNN LAUREN C
12/22/05	110,000	Land + Bldg	Valid Sale	3420/133TC		DUNN LAUREN C 1/2
11/03/03	65,000	Land + Bldg	Valid Sale	2769/37		COTTER DEBORAH A
10/05/34				462/656		

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Dwelling Information

Style Duplex	Year Built 1900
Story height 2	Eff Year Built 1900
Attic Unfin	Year Remodeled
Exterior Walls Al/Vinyl	Amenities
Masonry Trim x	In-law Apt No
Color	

Basement

Basement Full	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type Basic	Stacks
Fuel Type Gas	Openings
System Type Steam	Pre-Fab

Room Detail

Bedrooms 6	Full Baths 2
Family Rooms	Half Baths 1
Kitchens	Extra Fixtures 1
Total Rooms 14	
Kitchen Type	Bath Type
Kitchen Remod No	Bath Remod No

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

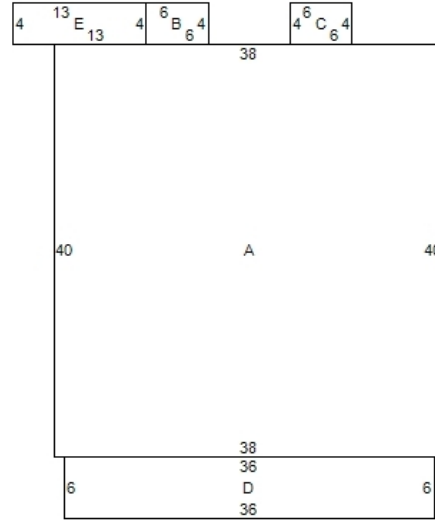
Grade & Depreciation

Grade C	Market Adj
Condition Very Poor	Functional
CDU VERY POOR	Economic 83
Cost & Design 0	% Good Ovr
% Complete	

Dwelling Computations

Base Price 331,920	% Good 11
Plumbing 10,691	% Good Override
Basement 0	Functional
Heating 0	Economic 83
Attic 15,637	% Complete
Other Features 0	C&D Factor
	Adj Factor 1
Subtotal 358,250	Additions 1,450
Ground Floor Area 1,520	
Total Living Area 3,040	Dwelling Value 34,160

Building Notes



ID	Code	Description	Area
A		Main Building	1520
B	12	EFP	24
C	12	EFP	24
D	11	OFP	216
E	31	WDK	52

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		12			170
2		12			170
3		11			1,000
4		31			110

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 **2:15 P.M.** on **OCTOBER 11, 2023** at **8-10 DANIELS AVE. PITTSFIELD, MA 01201**, all and singular the premises described in said mortgage:

TO WIT:

A certain piece or parcel of land situated in said Town of Pittsfield, County of Berkshire Middle, State of Massachusetts, and bounded as follows, to wit:

Beginning at a point of the east line of said Avenue eight (8) rods north of its intersection with the north line of Columbus Avenue, said point also the northwest corner of Lot Eighty-Seven (87) as surveyed and laid out on The Child's Farm, so-called, by James Francis, et al, a copy of which plan is deposited in the Registry of Deeds at said Pittsfield to which reference is had;

Thence easterly on the north line of said Lot Eighty-Seven (87) sixty-six feet;

Thence southerly in a line parallel with the east line of Daniels Avenue fifty (50) feet;

Thence westerly in a line parallel with the first described line sixty-six (66) feet to the east line of Daniel Avenue; and

Thence northerly on the east line of Daniels Avenue fifty (50) feet to the place of beginning.

Also a right of way over, in and upon a strip of land eight (8) feet wide north and south by sixty-six (66) feet along east and west adjoining the above described lot on the south line thereof to be used in common with others.

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