

Situs : 102 ROBBINS AVE 0

Parcel ID: G090016020

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

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Sf	SF 8,184			26,980

Total Acres: .1879
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Prior
Land	27,000	27,000	27,000	0	23,600
Building	54,200	54,200	54,200	0	50,400
Total	81,200	81,200	81,200	0	74,000

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

Entrance Information

Date	ID	Entry Code	Source
09/07/19	JE	Not At Home	Other
10/23/08	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
01/06/21	722,950	Land + Bldg	Sale Of Multiple Parcels	6816/37		FLEX INVESTMENTS LLC
09/25/12	26,500	Land + Bldg	Private Sale No Put On Market	5042/115		ALLIANCE PROPERTIES LLC
04/28/08		Land + Bldg	Transfer Of Convenience			
04/28/08				190/4040		
06/22/90				64TE/1304		
06/22/90				64/1304		
06/01/90		Land + Bldg	Transfer Of Convenience			

Situs : 102 ROBBINS AVE 0

Parcel Id: G090016020

Class: 104

Card: 1 of 1

Printed: January 11, 2023

Dwelling Information			
Style	Flat	Year Built	1880
Story height	2	Eff Year Built	1880
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		

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	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	10	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

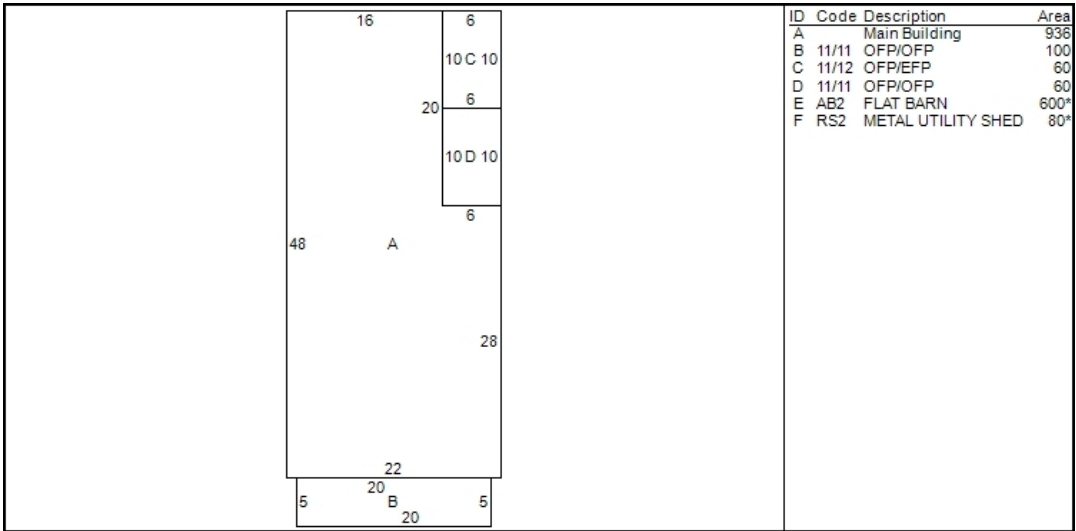
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Poor	Functional	
CDU	POOR	Economic	83
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	229,934	% Good	23
Plumbing	7,127	% Good Override	
Basement	0	Functional	
Heating	0	Economic	83
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	237,060	Additions	3,480

Ground Floor Area	936		
Total Living Area	1,872	Dwelling Value	48,730

Building Notes

OF 1



ID	Code	Description	Area
A		Main Building	936
B	11/11	OFF/OFP	100
C	11/12	OFF/OFP	60
D	11/11	OFF/OFP	60
E	AB2	FLAT BARN	600*
F	RS2	METAL UTILITY SHED	80*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Flat Barn	20 x 30		600	1	1920	C	F	3,820
Metal Shed	8 x 10		80	1	2009	C	A	1,650

Condominium / Mobile Home Information			
Complex Name		Unit Number	
Condo Model		Unit Level	
		Unit Parking	
		Model (MH)	
		Unit Location	
		Unit View	
		Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11	11		1,490	
2		11	12		1,090	
3		11	11		900	

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 **3:00 P.M.** on **OCTOBER 11, 2023** at **102-104 ROBBINS 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 a point in the easterly line of Robbins Avenue, so-called, in the said Pittsfield, at which point said easterly line of Robbins Avenue is interacted by the southerly line of land now or formerly of one Churchill;

Extending thence easterly, in the said southerly line of said land now or formerly of Churchill, a distance of 132 feet to land of one O'Donnell;

Thence southerly in the westerly line of said land of O'Donnell, a distance of 62 feet;

Thence westerly, in a line parallel to and 62 feet distant from said southerly line of land of Churchill, a distance of 132 feet to the easterly line of Robbins Avenue;

Thence northerly in the said easterly line of Robbins Avenue, a distance of 62 feet, to the place of beginning.

The land hereby conveyed being part of lot numbered 234 on the Plan of Lots known and designated as the Childs Farm.

Subject to WMECO & NE & T easement recorded in said Registry in Book 617, Page 446&c.

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