

Situs : 56 WELLER AVE 0

Parcel ID: H110019005

Class: 105

Card: 1 of 1

Printed: January 10, 2023

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

GENERAL INFORMATION
Living Units 3
Neighborhood 307
Alternate ID
Vol / Pg 7055/242
District
Zoning R6
Class Residential

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Sf	SF 3,506			30,450

Total Acres: .0805
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Prior
Land	30,500	30,500	30,500	0	34,800
Building	95,300	95,300	95,300	0	89,900
Total	125,800	125,800	125,800	0	124,700

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
08/28/15	LC	Web	

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 BERKSHRIES LLC
01/06/21	772,950	Land + Bldg	Sale Of Multiple Parcels	6816/42		FLEX INVESTMENTS LLC
09/02/15	20,000	Land + Bldg	Court Order/Decree	5616/145		ALLIANCE PROPERTIES LLC
06/09/05	1	Land + Bldg	Transfer Of Convenience	3242/249		FILIAULT GAIL A
12/11/95	60,000	Land + Bldg	Valid Sale	1499/492		FILIAULT GAIL A
05/02/80				1032/529		LUNT RICHARD G

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Dwelling Information

Style Three Family	Year Built 1890
Story height 3	Eff Year Built 1890
Attic Unfin	Year Remodeled 1975
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 3
Family Rooms	Half Baths
Kitchens	Extra Fixtures 2
Total Rooms 13	
Kitchen Type	Bath Type
Kitchen Remod No	Bath Remod No

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

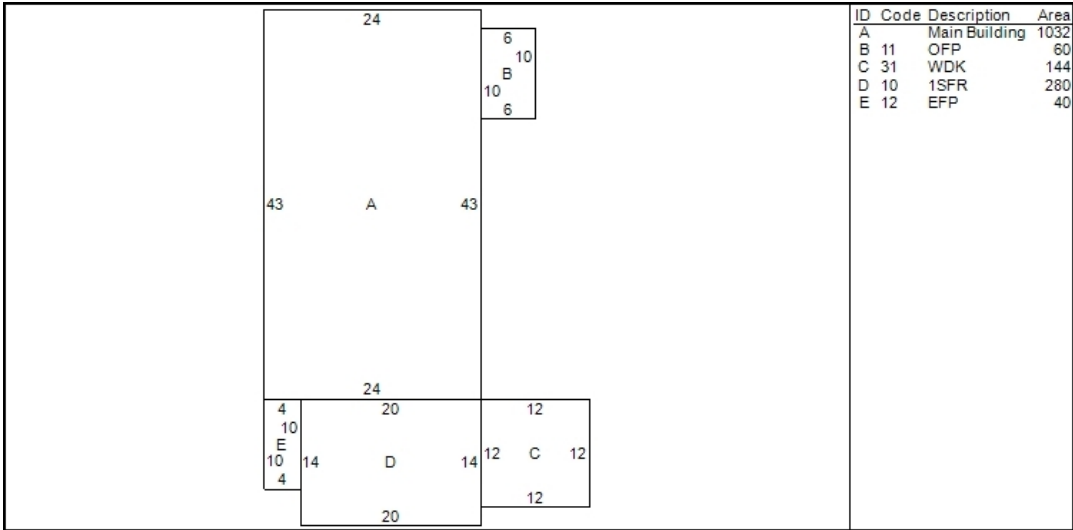
Grade C	Market Adj
Condition Fair	Functional
CDU FAIR	Economic 83
Cost & Design 0	% Good Ovr
% Complete	

Dwelling Computations

Base Price 320,609	% Good 30
Plumbing 14,254	% Good Override
Basement 0	Functional
Heating 0	Economic 83
Attic 11,619	% Complete
Other Features 0	C&D Factor
	Adj Factor 1
Subtotal 346,480	Additions 9,050

Ground Floor Area 1,032	
Total Living Area 3,376	Dwelling Value 95,320

Building Notes



ID	Code	Description	Area
A		Main Building	1032
B	11	OFF	60
C	31	WDK	144
D	10	1SFR	280
E	12	EPF	40

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				11	750
2		31			800
3		10			6,700
4		12			800

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 **10:00 A.M.** on **OCTOBER 11, 2023** at **56 WELLER 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 the intersection of the westerly line of Lenox Avenue with the northerly line of Weller Avenue; thence running northerly in said westerly line of Lenox Avenue, eighty-five (85) feet; thence westerly in a line parallel with the northerly line of Weller Avenue, forty-one and one-fourth (41¼) feet; thence southerly in a line parallel with the said westerly line of Lenox Avenue, eighty-five (85) feet to said northerly line of Weller Avenue; thence easterly forty-one and one-fourth (41¼) feet in said northerly line of Weller Avenue, 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