

Situs : 22 CROSIER AVE 0

Parcel ID: I080023025

Class: 105

Card: 1 of 1

Printed: January 10, 2023

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

GENERAL INFORMATION
Living Units 3
Neighborhood 207
Alternate ID
Vol / Pg 7055/242
District
Zoning R6
Class Residential



I080023025 03/05/2019

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Sf	SF 7,184			56,620

Total Acres: .1649
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Prior
Land	56,600	56,600	56,600	0	56,600
Building	105,700	105,700	105,700	0	99,700
Total	162,300	162,300	162,300	0	156,300

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
04/23/19	JE	Not At Home	Other
06/24/08	CLT	Not At Home	Other
07/01/98	KB	Entry & Sign	Convert From Univers

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	772,950	Land + Bldg	Sale Of Multiple Parcels	6816/42		FLEX INVESTMENTS LLC
04/29/15	25,000	Land + Bldg	Repossession	5544/200		ALLIANCE PROPERTIES LLC
11/21/00	80,000	Land + Bldg	Valid Sale	1819/115		MCMAHON SRAN C
04/17/98	42,150	Land + Bldg	To/From Government	1599/884		BUTTERWORTH AMY E
02/24/88	99,000	Land + Bldg	Valid Sale	1224/408		BODNAR JOHN D JR
11/25/85	84,000	Land + Bldg	Valid Sale			BODNAR JOHN D JR

Situs : 22 CROSIER AVE 0

Parcel Id: I080023025

Class: 105

Card: 1 of 1

Printed: January 10, 2023

Dwelling Information

Style Duplex	Year Built 1900
Story height 2	Eff Year Built 1900
Attic None	Year Remodeled 1998
Exterior Walls Al/Vinyl	Amenities
Masonry Trim x	In-law Apt No
Color Gray	

Basement

Basement Full	# Car Bsmt Gar 1
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 3	Extra Fixtures 1
Total Rooms 12	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

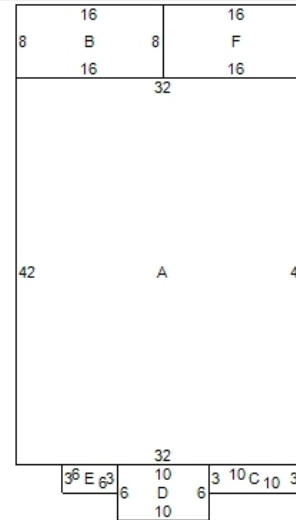
Grade C	Market Adj
Condition Average	Functional
CDU BELOW AVERAGE	Economic 83
Cost & Design 0	% Good Ovr
% Complete	

Dwelling Computations

Base Price 301,191	% Good 37
Plumbing 12,472	% Good Override
Basement 0	Functional
Heating 0	Economic 83
Attic 0	% Complete
Other Features 3,120	C&D Factor
	Adj Factor 1
Subtotal 316,780	Additions 8,420
Ground Floor Area 1,344	
Total Living Area 2,736	Dwelling Value 105,700

Building Notes

10F



ID	Code	Description	Area
A		Main Building	1344
B	11/11	OFF/OFP	128
C	50/15	BSMT/FBAY	30
D	12	EFP	60
E	50/15	BSMT/FBAY	18
F	11	OFF	128

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	Line #	Low	1st	2nd	3rd	Value
1		11	11		3,070	5		11			2,000
2	50	15			1,140						
3		12			1,470						
4	50	15			740						

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 **12:30 P.M.** on **OCTOBER 12, 2023** at **22-24 CROSIER 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 Crosier Avenue, which point is sixty-six feet northerly, measured along said easterly line of Crosier Avenue, from the northwesterly corner of land of Electra Goodell, now or formerly, as owned by her previous to October 7, 1982. See Berkshire Middle District Registry of Deeds Book 284, Page 44.

Running thence northerly, along the said line of Crosier Avenue, a distance of sixty feet, to a point in the southerly line of land now or formerly owned by James P. Tucker;

Running thence easterly along the southerly line of said land now or formerly owned by said James P. Tucker and along the southerly line of said land now or formerly owned by Gene Ellsworth, a distance of about one hundred seven feet, more or less, to a point in the westerly fine of land now or formerly owned by James Francis (said Francis land is identified as being the southwesterly line of Mystic Street on a plan entitled "Pittsfield, Mass. Boundary Line Agreement for Barbalunga-Adornetto, Scale: 1' = 80, December 17, 1980", Revised May 21, 1981, prepared by Pharmer Engineering Corp., which plan is recorded in Berkshire Middle District Registry of Deeds as Plan No. 40, in Drawer D;

Running thence southeasterly along said land now or formerly of James Francis (said by some to be the southwesterly line of Mystic Street) to land formerly of one Johnson, now owned by Richard D. Genzabella;

Running thence in a westerly direction along the northerly line of said land formerly of Johnson, now owned by Genzabella, a distance of about eight rods to the place of beginning.

The above described parcel of land is subject to an easement granted by Samuel M. Stracuzzi and Shirley L. Stracuzzi to the City of Pittsfield for the purpose of widening, expansion, improvement, construction, laying out, reconstructing, repair and maintenance of Crosier Avenue, said easement is over, across and under a strip of land two feet wide and sixty feet in length and is the most westerly two feet of the above described parcel of land and is contiguous and adjacent to the easterly line of Crosier Avenue, said easement is dated November 20, 1985 and is recorded in the Berkshire Middle District Registry of Deeds in Book 1132, Page 943&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