

Situs : 86 MADISON AVE 0

Parcel ID: H100025002

Class: 104

Card: 1 of 1

Printed: January 11, 2023

CURRENT OWNER
CROSS DEVELOPMENT BERKSHIRES LLC
%STREET2IVY PM
11 APEX DR 3002 #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 5,872			25,690

Total Acres: .1348
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Prior
Land	25,700	25,700	25,700	0	22,500
Building	54,600	54,600	54,600	0	53,800
Total	80,300	80,300	80,300	0	76,300

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
01/10/17	LC	Entry Gained	Owner
08/29/08	MS	Not At Home	Convert From Univers

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
07/27/16	15,000	Land + Bldg	Sale After Foreclosure	5783/213	Quit Claim	ALLIANCE PROPERTIES LLC
10/19/15	43,000	Land + Bldg	Repossession	5642/50		LEE BANK
11/29/07	68,400	Land + Bldg	Sale After Foreclosure	3942/113		GRIFFIN JAMES C
06/29/07	67,542	Land + Bldg	Repossession	3834/273		FIRST FRANKLIN MORTGAGE LOAN TRU
10/26/04	94,000	Land + Bldg	Valid Sale	3079/90		MCLAIN PATRICK E
07/12/01	50,000	Land + Bldg	Valid Sale	1961/338		MCLAIN RENE H
09/03/76				978/1043		BARNABY RENE J

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Dwelling Information

Style Flat	Year Built 1905
Story height 2	Eff Year Built 1905
Attic None	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 Oil	Openings
System Type Hot Water	Pre-Fab

Room Detail

Bedrooms 6	Full Baths 2
Family Rooms	Half Baths
Kitchens	Extra Fixtures 1
Total Rooms 12	
Kitchen Type	Bath Type
Kitchen Remod No	Bath Remod No

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

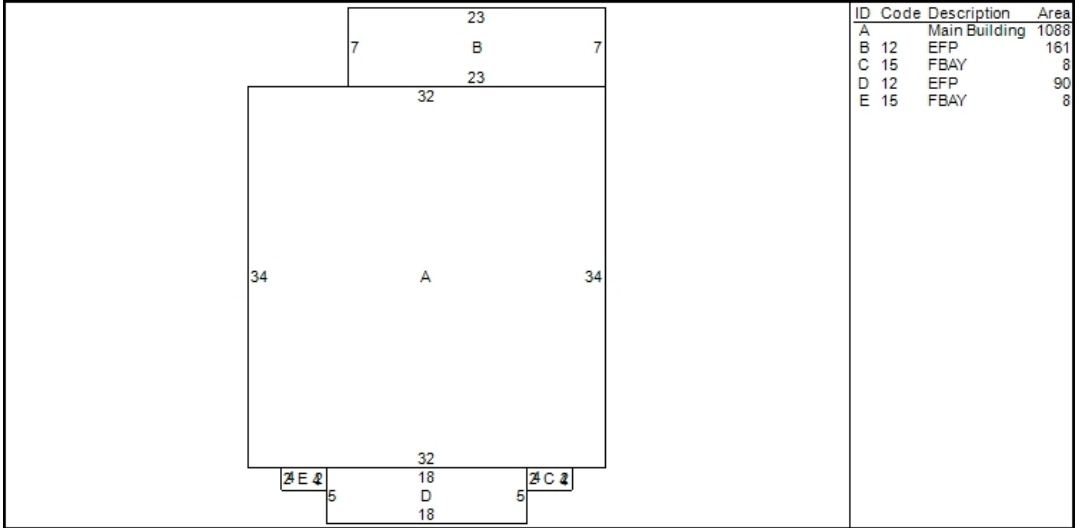
Grade & Depreciation

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

Dwelling Computations

Base Price 256,424	% 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 263,550	Additions 4,290
Ground Floor Area 1,088	
Total Living Area 2,192	Dwelling Value 54,600

Building Notes



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			2,460
2		15			230
3		12			1,370
4		15			230

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 **10:45 A.M.** on **OCTOBER 11, 2023** at **86-88 MADISON 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 stone bounce in the north line of Madison Avenue and in the southeast corner of land now or formerly of one Matthew Walsh; thence running northerly in the easterly line of said Walsh's land about one hundred thirty-five (135) feet to a stake; thence easterly in the south line of a right of way about forty (40) feet to a stake; thence southerly in the westerly line of land now or formerly of Mary S. Tierney, about one hundred thirty-five (135) feet to a stake in the northerly line of said Madison Avenue; thence westerly in the northerly line of Madison Avenue about forty-three and five-tenths (43.5) feet to the place of beginning.

Together with a right of way in, over and upon a strip on land ten feet in width extending from Tierney's Lane, so-called, westerly to land now or formerly of Matthew Walsh, the southerly boundary of which is the northerly line of the parcel herein conveyed and said northerly line extended to Tierney's Lane, and also a right of way over said Tierney's Lane to and from Madison Avenue.

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