

**Situs : 308 WEST ST 0**

**Parcel ID: G090008002**

**Class: 109**

Card: 1 of 2

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 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 10,440			28,150

Total Acres: .2397  
Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Prior
<b>Land</b>	28,200	28,200	28,200	0	24,700
<b>Building</b>	121,300	121,300	121,300	0	105,400
<b>Total</b>	149,500	149,500	149,500	0	130,100

**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
09/09/19	JE	Not At Home	Other
08/28/08	CLT	Not At Home	Other

**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	6816/37		FLEX INVESTMENTS LLC
07/12/12	26,100	Land + Bldg	Repossession	4995/128		ALLIANCE PROPERTIES LLC
08/23/11	102,173	Land + Bldg	Repossession			
08/23/11				116/4798		
03/12/90				611TE/1295		
03/12/90				611/1295		
03/01/90		Land + Bldg	Transfer Of Convenience			
05/17/89				618/1269		
05/01/89		Land + Bldg	Transfer Of Convenience			

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**Dwelling Information**

<b>Style</b> Conv	<b>Year Built</b> 1880
<b>Story height</b> 2	<b>Eff Year Built</b> 1880
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Al/Vinyl	<b>Amenities</b>
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b> Gray	

**Basement**

<b>Basement</b> Full	<b># Car Bsmt Gar</b>
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b>

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b> Basic	<b>Stacks</b>
<b>Fuel Type</b> Oil	<b>Openings</b>
<b>System Type</b> Steam	<b>Pre-Fab</b>

**Room Detail**

<b>Bedrooms</b> 4	<b>Full Baths</b> 2
<b>Family Rooms</b>	<b>Half Baths</b>
<b>Kitchens</b>	<b>Extra Fixtures</b> 1
<b>Total Rooms</b> 10	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No

**Adjustments**

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

**Grade & Depreciation**

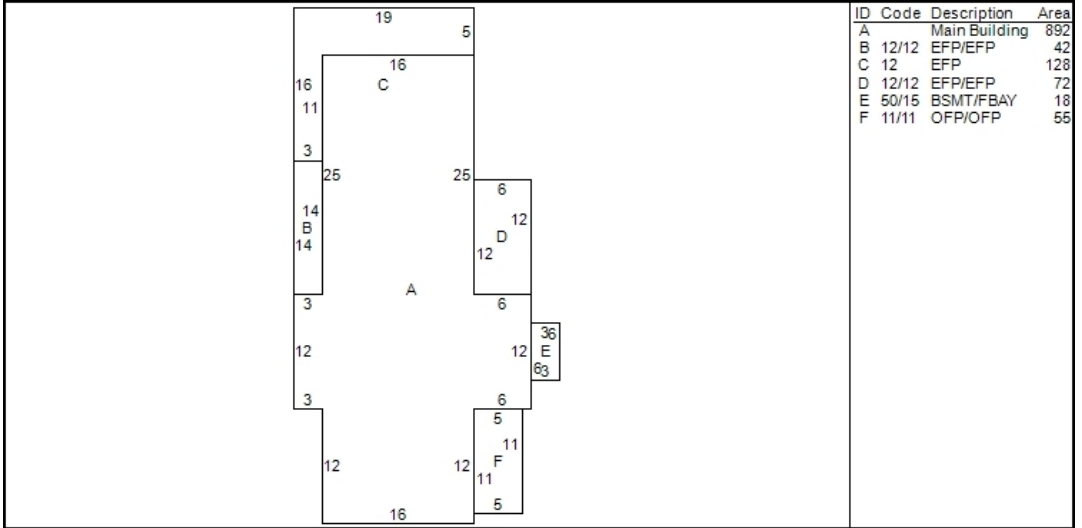
<b>Grade</b> C	<b>Market Adj</b>
<b>Condition</b> Poor	<b>Functional</b>
<b>CDU</b> FAIR	<b>Economic</b>
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b>	

**Dwelling Computations**

<b>Base Price</b> 222,251	<b>% Good</b> 30
<b>Plumbing</b> 7,127	<b>% Good Override</b>
<b>Basement</b> 0	<b>Functional</b>
<b>Heating</b> 0	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b>
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1
<b>Subtotal</b> 229,380	<b>Additions</b> 9,300
<b>Ground Floor Area</b> 892	
<b>Total Living Area</b> 1,802	<b>Dwelling Value</b> 78,110

**Building Notes**

OF1



ID	Code	Description	Area
A		Main Building	892
B	12/12	EFP/EFP	42
C	12	EFP	128
D	12/12	EFP/EFP	72
E	50/15	BSMT/FBAY	18
F	11/11	OFPI/OFPI	55

**Outbuilding Data**

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

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Addition Details**

Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		12	12		1,560	5		11	11		1,290
2			12		3,060						
3			12	12	2,670						
4	50	15			720						

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G090008002 04/12/2019

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<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b> White	

**Basement**

<b>Basement</b> Full	<b># Car Bsmt Gar</b>
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<b>Rec Rm Size</b> x	<b>Rec Rm Type</b>

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b> Basic	<b>Stacks</b>
<b>Fuel Type</b> Oil	<b>Openings</b>
<b>System Type</b> Steam	<b>Pre-Fab</b>

**Room Detail**

<b>Bedrooms</b> 2	<b>Full Baths</b> 1
<b>Family Rooms</b>	<b>Half Baths</b>
<b>Kitchens</b>	<b>Extra Fixtures</b>
<b>Total Rooms</b> 4	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No

**Adjustments**

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

**Grade & Depreciation**

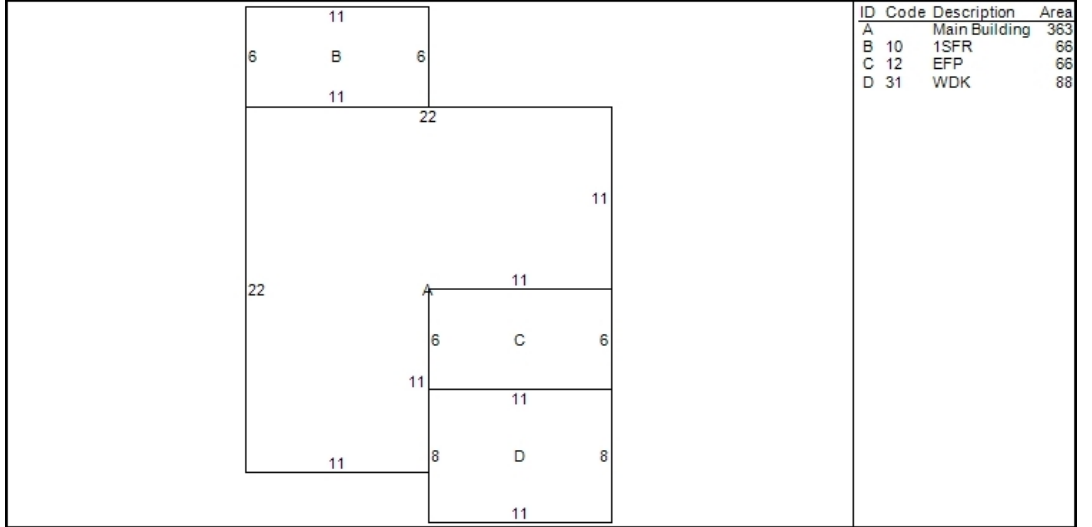
<b>Grade</b> C	<b>Market Adj</b>
<b>Condition</b> Fair	<b>Functional</b>
<b>CDU</b> FAIR	<b>Economic</b>
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b>	

**Dwelling Computations**

<b>Base Price</b> 129,801	<b>% Good</b> 30
<b>Plumbing</b>	<b>% Good Override</b>
<b>Basement</b> 0	<b>Functional</b>
<b>Heating</b> 0	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b>
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1
<b>Subtotal</b> 129,800	<b>Additions</b> 4,200
<b>Ground Floor Area</b> 363	
<b>Total Living Area</b> 792	<b>Dwelling Value</b> 43,140

**Building Notes**

ID	Code	Description	Area
A		Main Building	363
B	10	1SFR	66
C	12	EFP	66
D	31	WDK	88



**Outbuilding Data**

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

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		10			2,010
2		12			1,590
3		31			600

**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 **12:15 P.M.** on **OCTOBER 11, 2023** at **308-310 WEST 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 a stake and stones in the North line of said street at the Southwest corner of land of Catherine Linnehan; thence running Westerly in the North line of said street two and one half (2 1/2) rods and six (6) links to land now or formerly of E.P. Halpin; thence North 22 12 degrees East in the line of said Halpin land fourteen (14) rods to a stake and stones in the Northeast corner of said Halpin lot; thence south sixty-seven (67) feet degrees East two and one half (22) rods and four (4) links to a stake and stones in the West line of Linnehan's land;

thence Southerly in the West line of said Linnelan's land fourteen (14) rods to the place of beginning. Being the East half of land conveyed to the late Patrick Middleton by L.T. Minor by deed dated April 26, 1861 and recorded in the Registry of Decus at said Pittsfield in Book No. 171, Page 78, to which reference is had, as also to the will of said Patrick Middleton recorded in the Registry of Probate in said Pittsfield in which will the above described real estate is bequeathed to Bridget Riley (formerly Middleton) and by her conveyed to Grace P. Pingle by deed of warranty deed dated August 6, 1891 and recorded in said Registry in Book 277, Page 601, to which reference is had for further particulars.

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*