

**Situs : 18 ELIZABETH ST 0**

**PARCEL ID: H080001011**

**Class: 111**

Card: 1 of 1

Printed: January 5, 2023

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

**GENERAL INFORMATION**  
Living Units 5  
Neighborhood 120  
Alternate ID  
Vol / Pg 7055/242  
District  
Zoning RM  
Class APARTMENT



H080001011 03/19/2019

**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Sf	SF	12,348		52,820
Total Acres: .2835				
Spot: _____ Location: _____				

Assessment Information					
	Assessed	Appraised	Cost	Income	Prior
<b>Land</b>	52,800	52,800	52,800	52,800	52,800
<b>Building</b>	128,100	128,100	130,600	128,100	85,000
<b>Total</b>	180,900	180,900	183,400	180,900	137,800
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Value Flag</b>	INCOME APPROACH		<b>Effective Date of Value</b> 01/01/2022		
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
02/05/19	TD	Not At Home	Other
07/11/08	CLT	Entry & Sign	Other
06/06/07	PK	Entry & Sign	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
09/21/06	061317	0	BLDG	Not Done/Cancl	0

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
04/06/21	194,100	Land + Bldg	Private Sale No Put On Market	6877/251		FLEX INVESTMENTS LLC
11/25/15	22,050	Land + Bldg	Repossession	5662/270		ALLIANCE PROPERTIES LLC
02/07/06	110,000	Land + Bldg	Valid Sale	3451/141		SHOVE RICHARD M
07/13/04	65,000	Land + Bldg	Family Sale	2986/77		ALTMAN PAUL L
08/13/41				497/207		

Inspection Witnessed By \_\_\_\_\_

Situs : 18 ELIZABETH ST 0

Parcel Id: H080001011

Class: 111

Card: 1 of 1

Printed: January 5, 2023

Building Information	
Year Built/Eff Year	1880 /
Building #	1
Structure Type	Apartments Garden
Identical Units	1
Total Units	5
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Porch Covered		150	1			1								
1	Porch, Enclosed		91	1			1								
1	Porch Covered		128	1			1								
1	Porch, Enclosed		30	1			1								

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1		1,942	202	Unfin Res Bsmt	8	None	Wood Frame/Joist/B	Below Norma	None	None	Below Noi	1	0
2	01	01		1,942	227	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	2	3
3	02	02		1,712	202	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	2	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,942	Unfin Res Bsmt		4	2,820
2	1,942	Apartment		30	61,810
3	1,712	Apartment		30	53,260

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Det Garage	1950	45	20	1	900	C	2	2	10,880
2	Carport	1950	10	15	1	150	C	2	2	1,760
3	Light - In	1998			1	1	D	2	2	40

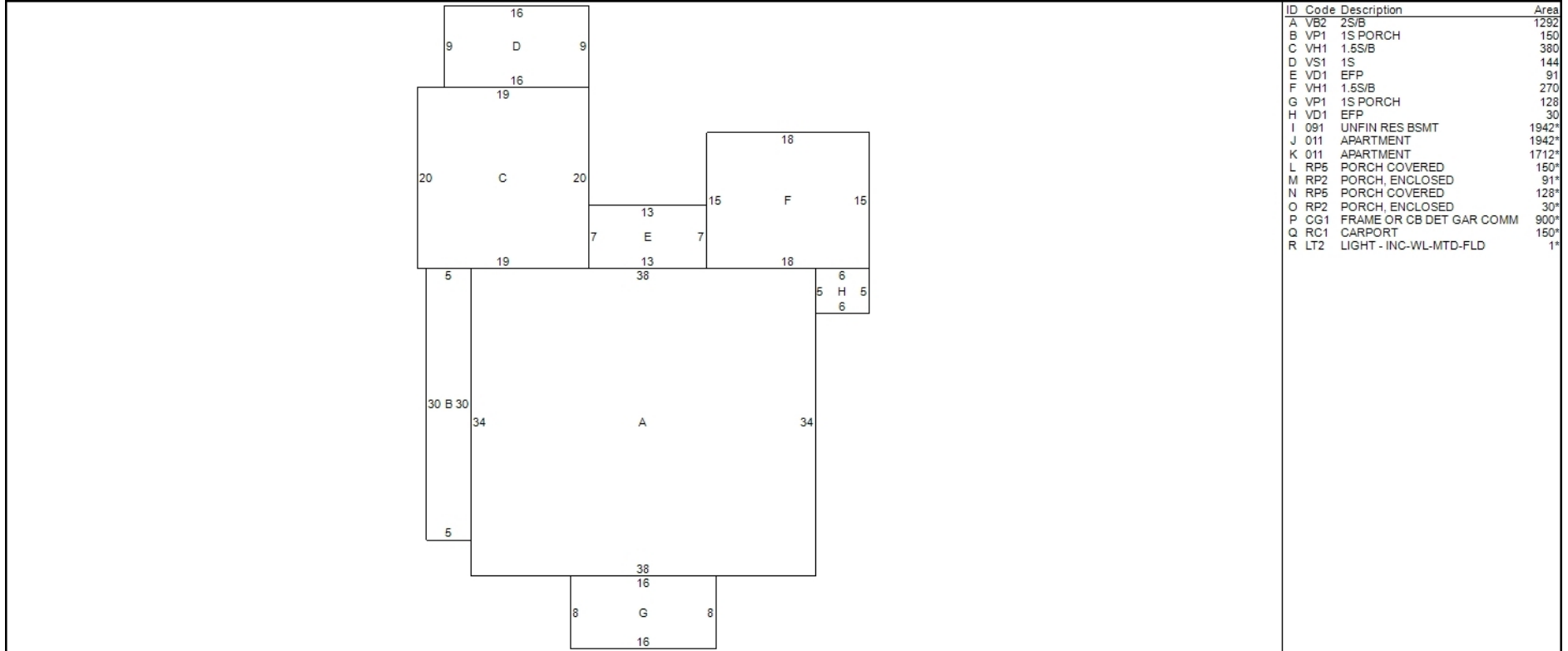
Situs : 18 ELIZABETH ST 0

Parcel Id: H080001011

Class: 111

Card: 1 of 1

Printed: January 5, 2023



ID	Code	Description	Area
A	VB2	2S/B	1292
B	VP1	1S PORCH	150
C	VH1	1.6S/B	380
D	VS1	1S	144
E	VD1	EPF	91
F	VH1	1.6S/B	270
G	VP1	1S PORCH	128
H	VD1	EPF	30
I	091	UNFIN RES BSMT	1942'
J	011	APARTMENT	1942'
K	011	APARTMENT	1712'
L	RP6	PORCH COVERED	150'
M	RP2	PORCH, ENCLOSED	91'
N	RP6	PORCH COVERED	128'
O	RP2	PORCH, ENCLOSED	30'
P	CG1	FRAME OR CB DET GAR COMM	900'
Q	RC1	CARPORT	150'
R	LT2	LIGHT - INC-WL-MTD-FLD	1'

**Additional Property Photos**

Situs : 18 ELIZABETH ST 0

Parcel Id: H080001011

Class: 111

Card: 1 of 1

Printed: January 5, 2023

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	Shell Income Use Group	0							0							
01	A	001 Apartments/Per Unit	5	3,654			36,540	10		0	32,886	45			14,799	14,799	18,087

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	0	10	2	6,300	12,600
2	011 Apartment	2	1	10	2	7,560	15,120
3	011 Apartment	1	2	10	1	8,820	8,820

**Building Cost Detail - Building 1 of 1**

<b>Total Gross Building Area</b>	5,596
<b>Replace, Cost New Less Depr</b>	117,890
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	117,890
<b>Value per SF</b>	21.07

**Notes - Building 1 of 1**

**Income Summary (Includes all Building on Parcel)**

<b>Total Net Income</b>	18,087
<b>Capitalization Rate</b>	0.100000
<b>Sub total</b>	180,870
<b>Residual Land Value</b>	
<b>Final Income Value</b>	180,870
<b>Total Gross Rent Area</b>	5,596
<b>Total Gross Building Area</b>	5,596

**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 **11:00 A.M.** on **OCTOBER 12, 2023** at **18-20 ELIZABETH 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 an iron pipe set in the ground in the westerly line of said street at the northeasterly corner of land of W.G. Burt and the southeast corner of the land herein conveyed;

Thence northerly on the westerly line of said street thirty-four and five-tenths (34.5) feet to the center of a stone bound set for the angle in said street;

Thence northerly still in the westerly line of said street fifty-one and four-tenths (51.4) feet to an iron pin set in the southeasterly corner of other land of a prior grantor;

Thence westerly eighty-six and seven-tenths (86.7) feet to an iron pin set in the ground at a point twenty-six (26) feet southerly from the southerly line of land of one Denny;

Thence northerly twenty-six (26) feet to a point in the southerly line of said land of Denny seventy-four and one-tenth (74.1) feet westerly from the westerly line of said Elizabeth Street;

Thence westerly on the southerly line of said Denny's land thirty-four and five tenths (34.5) feet to a corner of land now or formerly of one Foote;

Thence southerly on said Foote's line seventy-five and three-tenths (75.3) feet to an iron pin in the line of said Burt's land;

Thence easterly on said Burt's northerly line one hundred eighty-six (186) feet 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*