

025-007

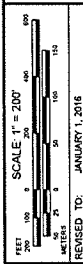
Church Road  
Estate of Edward Rush  
Foreclosed 8/25/17



MAP NO. 25



PROPERTY MAPS  
**FLORIDA**  
MASSACHUSETTS



**LEGEND**

.....	UNASSIGNED	.....	DEED PROPERTY
.....	AREA CALCULATED	.....	ADJACENT LOT NO.
.....	RECORD NUMBER	.....	BOUNDARY OF MASSACHUSETTS
.....	SOILS BOUNDARY	.....	COMMON WEALTH
.....	METER	.....	RETURN

REVISED & REFINED BY  
**CAI Technologies**  
1000 WEST 10TH AVENUE, SUITE 200  
DENVER, CO 80202  
TEL: 303.733.8800  
WWW.CAITECHNOLOGIES.COM

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL  
BOUNDARY PURPOSES. THE MASSACHUSETTS STATE PLANE  
COORDINATE SYSTEM, NAD 83, IS USED.  
ORIGINAL MAPPING COMPLETED BY: [Name] [Address] [City] [State] [Zip]  
CO-E&E, INC.  
NORTH ADAMS AND NEWBURY MA



[SEAL]

COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT

Case No.: 14 TL 148734



Bk: 1634 Pg: 544 Doc: JUD NB  
Page: 1 of 1 09/11/2017 11:47 AM

JUDGMENT IN TAX LIEN CASE

Town of Florida

vs.

Edward J. Rush

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

**ADJUDGED and ORDERED** that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Florida in Berkshire County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	02/15/2008	1321	292		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY  
ATTEST:

*Deborah J. Patterson*  
RECORDER

\_\_\_\_\_  
Deborah J. Patterson  
Recorder

Entered: August 25, 2017

**END OF DOCUMENT**  
Northern Berkshire Registry of Deeds



2014 00002497

Bk: 1540 Pg: 37 Doc: NOT NB  
Page: 1 of 1 05/28/2014 03:20 PM

NO. 14 T.L. 148734

**COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT**

TO ALL WHOM IT MAY CONCERN:

Town of Florida

hereby give notice that, on the 14<sup>th</sup> day of May, 2014 filed in said Court a complaint against\* Edward J. Rush

to foreclose a tax lien acquired under a certain tax deed (or deeds) from the Collector of Taxes or the City (or Town) of Florida in the County of Berkshire and said Commonwealth, to me dated February 15, 2008, and recorded with North Berkshire Registry of Deeds in Book 1321 Page 292 said deed (or deeds) covers a certain parcel of land situated in Town of Florida in the County of Berkshire and said Commonwealth, which is described as follows:

Property Address: Church Road

Land in the Town of Florida, with buildings and structures thereon, located at Church Road, identified on Florida Assessor's Map 25, Parcel 7, containing 5.2 acres, more or less and further described in the North Berkshire Registry of Deeds, Book 657, Page 561.

TOWN OF FLORIDA

Ericka M. Oleson  
Ericka M. Oleson, Treasurer/Collector

\*Name all respondents as in complaint.

R

R+R:  
Kopelman and Paige, P.C. (GN)

**END OF DOCUMENT**  
Northern Berkshire Registry of Deeds



(THIS INSTRUMENT NOT VALED UNLESS RECORDED WITIN 60 DAYS OF THE DATE OF TAKING)  
STATE TAX-FORM 301 INSTRUMENT OF TAKING

THE COMMONWEALTH OF MASSACHUSETTS  
R+R: TOWN OF FLORIDA  
OFFICE OF THE COLLECTOR OF TAXES

I, Linda Barry Haggerty, Collector of Taxes for the Town of Florida,  
pursuant and subject to the provisions of General Law, Chapter 60, Sections 55 and 54, hereby take for said town the  
following described land:

DESCRIPTION OF LAND

(The descriptions must be sufficiently accurate to identify the premises and must agree with the notice of taking.)

Land and any buildings on Church Road in Florida, Massachusetts, Map 025, Lot 007,  
Berkshire No. Dist. Deeds Book 657, Page 561 (5.2 acres)

Said land is taken for non-payment of taxes as defined in Section 43 of said Chapter 60 assessed thereon  
to: Edward Bush,  
for the years 2004-2007, which were not paid within fourteen days of demand therefore made upon,  
and now remain unpaid together with interest and incidental expenses and costs to the date of taking in the  
amounts hereinafter specified, after notice of intention to take said land given as required by law.

<u>2004-2007</u> TAXES REMAINING UNPAID	\$ 331.93
INTERST TO THE DATE OF TAKING	\$ 167.64
INCEDENTAL EXPENSES AND COSTS TO THE DATE OF TAKING	\$ 137.90
SUM FOR WHICH LAND IS TAKEN	\$ 577.47

WITNESS my hand and seal this 15 day of February, 2008,  
Linda Barry Haggerty  
Linda Barry Haggerty, Collector of Taxes for the Town of Florida

Berkshire, ss. Commonwealth of Massachusetts Feb 15, 2008

Then personally appeared the above named Linda Barry Haggerty and acknowledged the  
Foregoing instrument to be her free act and deed as Collector of Taxes

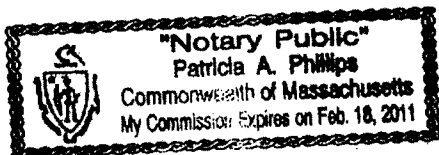
before me Patricia A. Phillips  
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/18/2011  
\_\_\_\_\_, 2008, at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes \_\_\_\_\_ m

Received and entered with \_\_\_\_\_ Registry of Deeds,  
Book \_\_\_\_\_, Page \_\_\_\_\_ Document No. \_\_\_\_\_ Certificate and Title No. \_\_\_\_\_

Attest: \_\_\_\_\_  
Register

(THIS INSTRUMENT NOT VALED UNLESS RECORDED WITIN 60 DAYS OF THE DATE OF TAKING)  
STATE TAX-FORM 301 INSTRUMENT OF TAKING



END OF DOCUMENT  
Northern Berkshire Registry of Deeds

R

BOOK 657 AS 561

NORTHERN BERKSHIRE LAND COMPANY, INC., a Massachusetts corporation duly established by law and having its usual place of business at 85 Main Street, North Adams, Berkshire County, Massachusetts, and ANTHONY F. CERSOSIMO, of Vernon, Vermont, and ROBERT I. MANUEL, of Williamstown, Berkshire County, Massachusetts, Trustees under a Declaration of Trust, dated November 9, 1971, and recorded with Northern Berkshire Registry of Deeds, at Adams, Massachusetts, in Book 644, Page 1069, in consideration of the sum of FOUR THOUSAND FIVE HUNDRED (4,500) DOLLARS paid, grant to EDWARD J. RUSH, whose residence and post office address is 123 Belmill Road, Bellmore, Long Island, New York, with WARRANTY COVENANTS, the land situate on the easterly side of Church Road in Florida, Berkshire County, Massachusetts, bounded and described as follows:

Beginning at a point on the easterly side of Church Road, which point is 359.11 feet southerly from the southerly line of the Boston & Maine Railroad right of way, which right of way traverses said Church Road in an east-west direction; thence running S 73° 39' 07" E, 407.47 feet to land now or formerly of Sterni; thence running S 16° 20' 53" W, 580.00 feet along land now or formerly of Sterni; thence running N 67° 13' 07" W, 455.95 feet to the easterly line of said Church Road; thence running northerly along the easterly line of said Church Road, 447.01 feet to the point and place of beginning. Being 5.2 acres of land, more or less, and being all of that land lying between points J, E, F, I, and J, designated as Lot 10, all as shown on sketch attached hereto and made a part hereof.

*See Instrument of Taking: Book 1001, Page 695.  
See Instrument of Takeup: Book 1321, Page 292.*



BOOK 657 p: 562

Meaning and intending to convey and hereby expressly conveying, all and singular, a portion of the premises conveyed to Northern Berkshire Land Company, Inc., by deed of Harry S. Patten, dated November 9, 1971, recorded with Northern Berkshire Registry of Deeds at Adams, Massachusetts, in Book 644, Page 1063; a portion of the premises conveyed to Anthony F. Cersosimo by deed of Harry S. Patten, dated July 8, 1971, recorded with said Registry of Deeds, in Book 641, Page 57; a portion of the premises conveyed to Robert I. Manuel by deed of Harry S. Patten, dated July 8, 1971, recorded with said Registry of Deeds in Book 641, Page 55; SUBJECT TO the easements and restrictions recited in deed of Harry S. Patten to Joseph L. Devanney et ux, dated July 8, 1971, and recorded with said Registry of Deeds, in Book 641, Page 147, and to other easements of record insofar as same may affect the granted premises.

IN WITNESS WHEREOF, NORTHERN BERKSHIRE LAND COMPANY, INC., has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by HARRY S. PATTEN, its President, and ANTHONY F. CERSOSIMO and ROBERT I. MANUEL, Trustees, as aforesaid, do hereunto set their hands and seals this fifth day of January, A. D. 1974.

In the presence of:

Mary Jane Salmaso

NORTHERN BERKSHIRE  
LAND COMPANY, INC.

By [Signature]  
Harry S. Patten  
President

(CORPORATE SEAL)

[Signature]

Anthony F. Cersosimo  
Anthony F. Cersosimo,  
as Trustee, not Individually

Mary Jane Salmaso

Robert I. Manuel  
Robert I. Manuel,  
as Trustee, not Individually

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

January 5, 1974

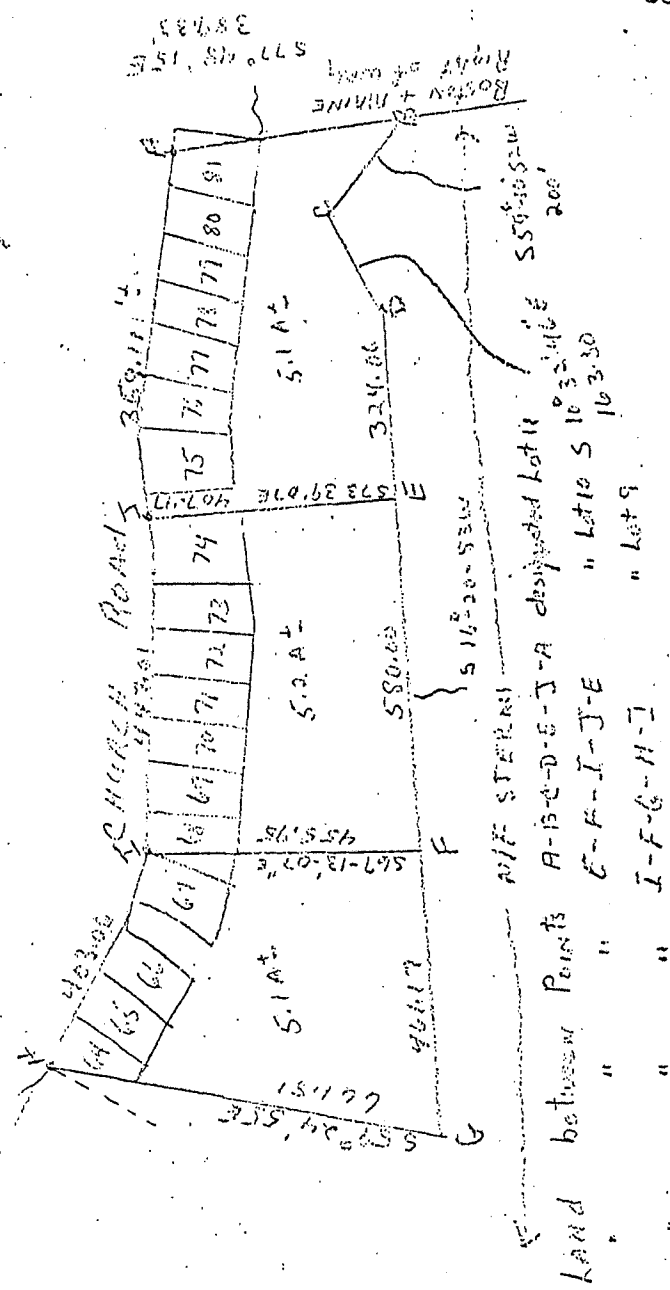
Then personally appeared the above-named HARRY S. PATTEN and acknowledged the foregoing instrument to be the free act and deed of NORTHERN BERKSHIRE LAND COMPANY, INC., before me,

Mary Jane Salmaso  
Notary Public

My commission expires July 30, 1975







Land between Points A-B-C-D-E-J-A designated Lot 11  
 " " " " " " Lot 10 S 10 33.14 E 163.30  
 " " " " " " Lot 9  
 " " " " " " Lot 8

Received & entered for record

January 8 1974 at 3 H 38 M P M

**Florida**

**IN PROCESS APPRAISAL SUMMARY**

<b>PROPERTY LOCATION</b>			
No	Alt No	Direction/Street/City	Unit #
		Church Rd, Florida	
<b>OWNERSHIP</b>			
Owner 1:	Town of Florida		
Owner 2:			
Owner 3:			
Street 1:	379 Mohawk Trail		
Street 2:			
Town/City:	Drury		
St/Prov:	MA	Chtry	Own Occ:
Postal:	01343	Type:	

<b>PREVIOUS ASSESSMENT</b>							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Asses'd Value
2021	936	FV	5,200	0	5.2	29,200	29,200
2021	936	NC	5,200	0	5.2	29,200	29,200
2020	936	FV	5,200	0	5.2	29,200	29,200
2020	130	PV	0	0	5.2	29,200	29,200
2019	130	FV	0	0	5.2	28,700	28,700
2018	130	FV	0	0	5.2	28,700	28,700
2017	130	FV	0	0	5.2	28,200	28,200
2016	130	FV	0	0	5.2	28,200	28,200

<b>SALES INFORMATION</b>			
Grantor	Legal Ref	Type	Date

<b>Parcel ID 025-007</b>		
Use Code	Land Size	Total Value
936	5.200	29,200

<b>PREVIOUS ASSESSMENT</b>										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	936	FV	5,200	0	5.2	29,200	29,200	29,200	cpro billing	11/1/2021
2021	936	NC	5,200	0	5.2	29,200	29,200	29,200	Year End Roll	11/19/2020
2020	936	FV	5,200	0	5.2	29,200	29,200	29,200	Year End Roll	2/19/2020
2020	130	PV	0	0	5.2	29,200	29,200	29,200	SUBSEQUENT TO 1	7/23/2019
2019	130	FV	0	0	5.2	28,700	28,700	28,700	Year End Roll	1/11/2019
2018	130	FV	0	0	5.2	28,700	28,700	28,700	Year End Roll	1/16/2018
2017	130	FV	0	0	5.2	28,200	28,200	28,200	YER	12/4/2016
2016	130	FV	0	0	5.2	28,200	28,200	28,200	2016 Tax Billin	12/2/2015

**LEGAL DESCRIPTION**

PAT ACCT. 480

**MOBILE HOME**

Make: Model: Year Bilt: Serial #: Color:

**NARRATIVE DESCRIPTION**

<b>PROPERTY FACTORS</b>			
Item Code	Description	%	Item Code Description
Z			water
o			Sewer
n			Electri
			Exmpt
Census:			
Flood Haz:			
D			Topo
s			Street
t			Gas:

<b>LAND SECTION (First 7 lines only)</b>			
Use Code	LUC	No of Units	Depth / Price/Units

<b>LAND SECTION</b>		<b>UNIT TYPE</b>		<b>PRICE/UNIT</b>	
Use Code	LUC	No of Units	Depth / Price/Units	Use Code	Unit Price

<b>BUILDING PERMITS</b>									
Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment	

<b>ACTIVITY INFORMATION</b>									
Date	Date	Result	By	Name					
10/17/2005	VACANT LOT		345	JIM HALL					

<b>ACTIVITY INFORMATION</b>									
Date	Date	Result	By	Name					
10/17/2005	VACANT LOT		345	JIM HALL					

**APPROVALS**

ASR Map: 480  
 Fact Dist:  
 Reval Dist:  
 Year:  
 Land Reason:  
 Bid Reason:  
 Civil District:  
 Ratio:

<b>PROPERTY FACTORS</b>									
Item Code	Description	%	Item Code	Description					
Z			water						
o			Sewer						
n			Electri						
			Exmpt						
Census:									
Flood Haz:									
D			Topo						
s			Street						
t			Gas:						

<b>LAND SECTION (First 7 lines only)</b>									
Use Code	LUC	No of Units	Depth / Price/Units						

<b>LEGAL DESCRIPTION</b>									
Use Code	Land Size	Building Value	Yrd Items	Land Value	Total Value	Total Value			
936	5.200	29,200		29,200	29,200	29,200			

<b>INSP DATE</b>									

<b>APPROVALS</b>									
ASR Map:	480								
Fact Dist:									
Reval Dist:									
Year:									
Land Reason:									
Bid Reason:									
Civil District:									
Ratio:									

<b>APPROVALS</b>				
ASR Map:	480			
Fact Dist:				
Reval Dist:				
Year:				
Land Reason:				
Bid Reason:				
Civil District:				
Ratio:				

<b>APPROVALS</b>									
ASR Map:	480								
Fact Dist:									
Reval Dist:									
Year:									
Land Reason:									
Bid Reason:									
Civil District:									
Ratio:									

<b>APPROVALS</b>				
ASR Map:	480			
Fact Dist:				
Reval Dist:				
Year:				
Land Reason:				
Bid Reason:				
Civil District:				
Ratio:				



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

1480! 025-007 PAT ACCT. 480

EXTERIOR INFORMATION

Table with columns: Type, Rating, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Descr.

GENERAL INFORMATION

Table with columns: Grade, Year Blt, Alt LUC, Jurisdic, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

Table with columns: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Fr, Subfloor, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, % Com Wal.

BATH FEATURES

Table with columns: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, Othr Fix, Rating.

OTHER FEATURES

Table with columns: Kltis, A Kltis, Fppl, WSFlue, Rating.

CONDO INFORMATION

Table with columns: Location, Total Units, Floor, % Own, Name.

DEPRECIATION

Table with columns: Phys Cond: AV - Average, Functional, Economic, Special, Override, Total.

COMMENTS

SKETCH

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Descr, # Units, Level, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMS, BRs, Baths, HB.

REMODELING

Table with columns: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General, No Unit, RMS, BRS, FL, Totals.

SKETCH



SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, % Descr, % Type, Qu # Ten.

SUB AREA DETAIL

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, % Descr, % Type, Qu # Ten.

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price, WIA\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

CALC SUMMARY

Table with columns: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

SPEC FEATURES/YARD ITEMS

Large table for recording special features and yard items with columns for Description, A, YS, Qty, Size, Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB, Fa, Appr Value, JCod, JFact, Juris. Value.

AssessPro Patriot Properties, Inc

IMAGE

PARCEL ID 025-007

More:

Total Yard Items:

Total Special Features:

Total: