

# JJ Manning

— AUCTIONEERS —

**PROPERTY INFORMATION PACKAGE #26-2232**

**Mortgagee's Foreclosure AUCTION**

**LUXURY WATERFRONT ESTATE ON 1.75+/- AC.**

**8,478+/- sf, 9-Bedroom, 8-Full/2-Half Bath Home  
w/ Gym, Sauna, Cinema, Pool, Mooring, Private 700+/- ft. Sandy Cove**

**205 INDIAN AVE., PORTSMOUTH, RI**

**Wednesday, May 27 at 11am On-site**

RI Lic. #REB.0018924



**JJ Manning**  
AUCTIONEERS  
AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

## MORTGAGE FORECLOSURE SALE

205 Indian Avenue, Portsmouth, RI  
Assessors Plat: 68 Lot 33

Will be sold, subject to any and all prior liens and encumbrances, at public auction on **May 27, 2026 at 11:00 a.m.** on the premises by exercise of the power of sale in an Amended and Restated Mortgage executed by Bruce Pollak to Bacano LLC, dated January 19, 2024 and recorded in the Land Evidence Records of the Town of Portsmouth on January 22, 2024 in Book 2202 at Page 41, the conditions of said mortgage having been broken. Cash, certified or bank check of \$100,000.00 is required to bid. The successful bidder shall be required to increase the deposit to a total of five percent (5%) of the accepted bid within three (3) business days of the auction. Other terms and conditions will be announced at the sale. The Mortgagee hereby gives notice of its intention to bid at such sale or any postponement or adjournment thereof.

Gary M. Hogan, Esq.  
Mirrione, Shaughnessy & Uitti, LLC  
Attorney for the Holder of the Mortgage  
2 Batterymarch Park, Suite 202  
Quincy, MA 02169  
Phone: 508-517-5753

# PORTSMOUTH, RI

## Luxury Waterfront Estate on 1.75± Acres

In-Ground Pool, Mooring, Private Cove & Beach on the Sakonnet River



### Experience the pinnacle of seaside living.

This iconic 8,478± sf estate sits on 1.75± acres with a private path to a 700± ft. cove and sandy beach. Whether you're paddleboarding in the crystal-clear water or relaxing by the infinity-edge pool, every detail here is designed for relaxation.

With panoramic ocean vistas from every deck, the horizon is your constant companion.

BOUNDARIES  
APPROXIMATE  
© Pictometry.com

# JJ Manning

— AUCTIONEERS —

[JJManning.com](http://JJManning.com)

## 800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



RI #REB.0018924  
BRO 1877  
REF 26-2232

### Terms of Sale:

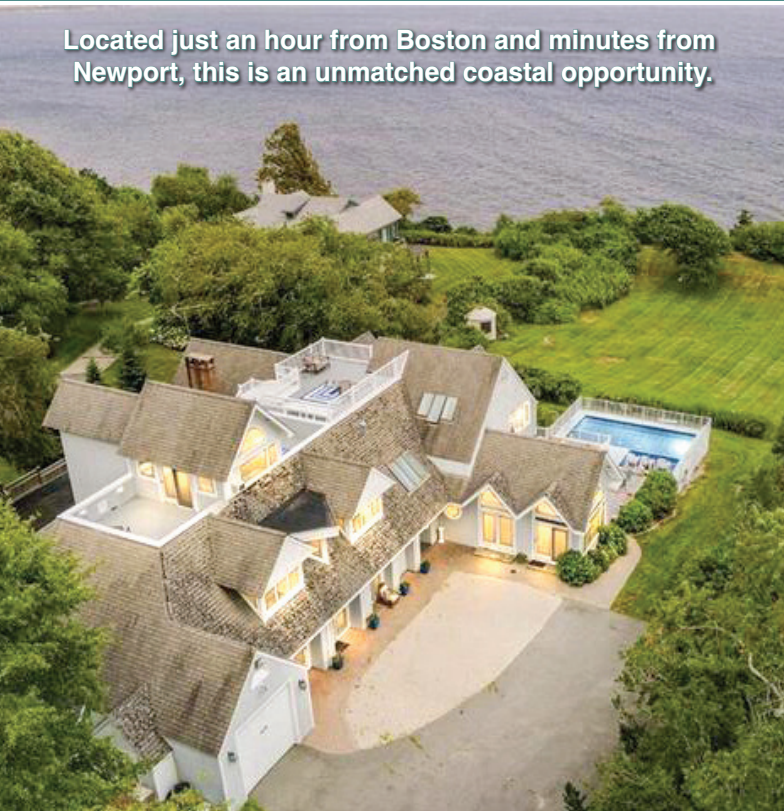
5% certified deposit of which \$100,000.00 in certified or bank check at this Mortgagee's Foreclosure auction & remainder due within 3 business days. Balance in 30 days. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

## AUCTION: Wednesday, May 27 at 11am On-site

# Luxury Waterfront Estate On 1.75± Acres

## 205 Indian Avenue, Portsmouth, RI

Located just an hour from Boston and minutes from Newport, this is an unmatched coastal opportunity.



**Parcel ID:** Assessor's Map 68, Lot 33

**Legal Ref.:** Newport County, Deed Book 1039, Page 16

**Site Area:** 1.75± acres with sprawling lawn and numerous trees for privacy

**Design:** 8,478± sf, 2.25-story custom waterfront estate with open floor plan. This home offers 9+ bedrooms - many with private balconies - along with 8-full & 2-half baths. 1<sup>st</sup> & 2<sup>nd</sup> floor master suites each with marble bath, steam shower, and jacuzzi. 940± sf garage with driveway parking for 6± vehicles.

**Features:** Multiple patios and decks, highlighted by a 1,000± sf rooftop deck offering breathtaking views. Amenities include a chef's kitchen, full gym, cinema, rock sauna, in-ground infinity pool, large stone fireplace, and soaring ceilings with exposed beams. The property also includes a private mooring and deeded access to a 700± ft. cove with sandy beach on the Sakonnet River. The beach boasts crystal-clear waters, ancient caves, a seating area and is ideal for swimming, paddling, fishing and boating.

**Zoning:** R40

**Utilities:** Public water, Private sewer

**JJ Manning**  
AUCTIONEERS

Property Info., Photos & Full Terms at:

**[JJManning.com](http://JJManning.com)**

**800.521.0111**

**AUCTION:** Wednesday, May 27 at 11am On-site

# Property Card: 205 INDIAN AVE

Town of Portsmouth, RI



Parcel Information	
<b>Parcel ID:</b> 68-33 <b>Vision ID:</b> 1554 <b>Owner:</b> POLLAK BRUCE <b>Co-Owner:</b> <b>Mailing Address:</b> 205 INDIAN AVE  PORTSMOUTH, RI 02871	<b>Map:</b> 68 <b>Lot:</b> 33 <b>Use Description:</b> SFR-WATERF MDL-01 <b>Zone:</b> R40 <b>Land Area in Acres:</b> 1.75
Sale History	Assessed Value
<b>Book/Page:</b> 1039-20/0 <b>Sale Date:</b> 6/25/2004 <b>Sale Price:</b> \$0	<b>Land:</b> \$1,699,600 <b>Buildings:</b> \$1,788,700 <b>Extra Bldg Features:</b> \$0 <b>Outbuildings:</b> \$5,300 <b>Total:</b> \$3,493,600

Building Details: Building # 1		
<input type="checkbox"/>	<b>Model:</b> Residential <b>Living Area:</b> 8478 <b>Appr. Year Built:</b> 1967 <b>Style:</b> Custom <b>Stories:</b> 2 <b>Occupancy:</b> 1 <b>No. Total Rooms:</b> 13 <b>No. Bedrooms:</b> 9 <b>No. Baths:</b> 8 <b>No. Half Baths:</b> 2	<b>Int Wall Desc 1:</b> Drywall/Sheet <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> Clapboard <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> Asph/F Gls/Cmp <b>Roof Structure:</b> Gable/Hip <b>Heat Type:</b> Hot Water <b>Heat Fuel:</b> Oil <b>A/C Type:</b> Central



www.cai-tech.com

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

# 205 INDIAN AVE

**Location** 205 INDIAN AVE

**Mblu** 68/ 33/ / /

**Acct#**

**Owner** POLLAK BRUCE

**Total Market Value** \$5,269,300

**Appraisal** \$5,269,300

**PID** 1554

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$3,183,200	\$2,086,100	\$5,269,300

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$3,183,200	\$2,086,100	\$5,269,300

## Owner of Record

**Owner** POLLAK BRUCE  
**Co-Owner**  
**Address** 205 INDIAN AVE  
PORTSMOUTH, RI 02871

**Sale Price** \$0  
**Certificate**  
**Book & Page** 1039-20/0  
**Sale Date** 06/25/2004

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
POLLAK BRUCE	\$0		1039-20/0	06/25/2004
POLLAK BRUCE	\$2,141,000		1039-16/0	06/25/2004
CONNELL JAMES T & PEGGY PARKER	\$0		557-310/0	09/30/1998
CONNELL JAMES T	\$0		534-124/0	04/17/1998
CONNELL JAMES T & PEGGY P	\$510,000		475-79/0	09/27/1996

## Building Information

### Building 1 : Section 1

**Year Built:** 1967

**Living Area:** 8,478  
**Replacement Cost:** \$4,230,429  
**Building Percent Good:** 75  
**Replacement Cost Less Depreciation:** \$3,172,800

**Building Attributes**

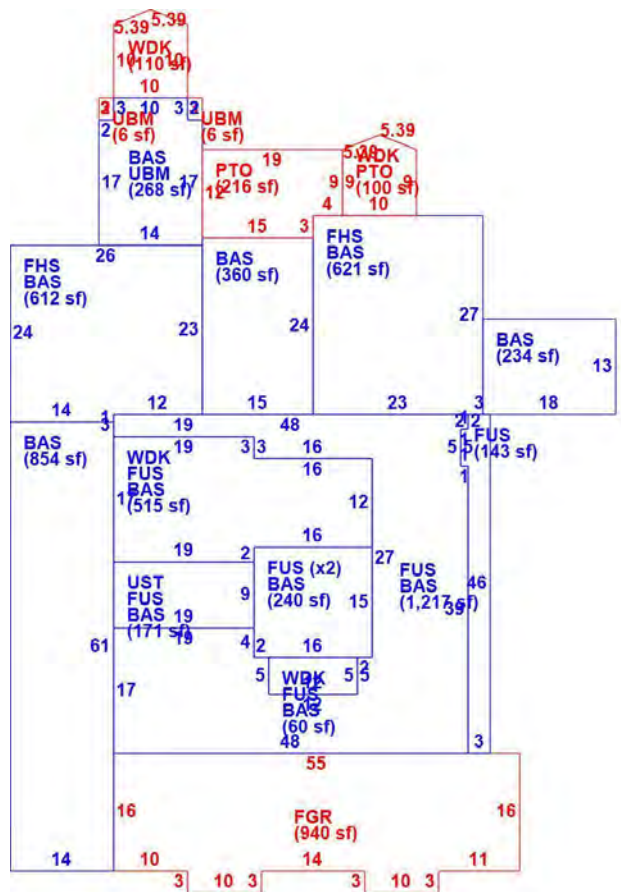
Field	Description
Style:	Custom
Model	Residential
Grade:	Excellent+
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	9+ Bedrooms
Total Bthrms:	8
Total Half Baths:	2
Total Xtra Fixtrs:	4
Total Rooms:	13
Bath Style:	Modern
Kitchen Style:	Modern
X KITCHEN	
FPL	1
FPO	1
FPG	

**Building Photo**



[https://images.vgsi.com/photos/PortsmouthRIPhotos///0018/P1000426\\_18](https://images.vgsi.com/photos/PortsmouthRIPhotos///0018/P1000426_18)

**Building Layout**



[\(ParcelSketch.ashx?pid=1554&bid=1554\)](#)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,152	5,152
FUS	Upper Story, Finished	2,586	2,586
FHS	Half Story, Finished	1,233	740
FGR	Garage, frame	940	0
PTO	Patio	316	0

UBM	Basement, Unfinished	280	0
UST	Utility, Storage, Unfinished	171	0
WDK	Deck, Wood	785	0
		11,463	8,478

### Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

### Land

#### Land Use

<b>Use Code</b>	1013
<b>Description</b>	SFR-WATERF MDL-01
<b>Zone</b>	R40
<b>Neighborhood</b>	0150
<b>Alt Land Appr</b>	No
<b>Category</b>	

#### Land Line Valuation

<b>Size (Acres)</b>	1.75
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Total Market Land</b>	\$2,086,100
<b>Appraised Value</b>	\$2,086,100

### Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT2	PATIO-GOOD			736.00 S.F.	\$4,800	1
PAT2	PATIO-GOOD			528.00 S.F.	\$3,400	1
SPL6	ABOVE GR RECT			288.00 S.F.	\$2,200	1

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$1,794,000	\$1,699,600	\$3,493,600
2023	\$1,794,000	\$1,699,600	\$3,493,600
2022	\$1,794,000	\$1,699,600	\$3,493,600
2022	\$1,781,300	\$1,497,100	\$3,278,400

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,794,000	\$1,699,600	\$3,493,600
2023	\$1,794,000	\$1,699,600	\$3,493,600
2022	\$1,794,000	\$1,699,600	\$3,493,600
2022	\$1,781,300	\$1,497,100	\$3,278,400

<b>SUBJECT</b>	Property Address	205 Indian Ave	City	Portsmouth	State	RI	Zip Code	02871
	Borrower	Owner of Public Record	Bruce Pollak	County	Newport			
	Legal Description	Deed Book 1039, Page 16						
	Assessor's Parcel #	Assessor's Map 68, Lot 33	Tax Year	2023	R.E. Taxes \$	44,648		
	Neighborhood Name	Waterfront - Sakonnet River	Map Reference	39300	Census Tract	0401.02		
	Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month	
	Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
	Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe)						
	Lender/Client	Bruce Pollak	Address	205 Indian Ave, Portsmouth, RI 02871				
	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							

<b>CONTRACT</b>	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale; Arm's length transaction							
	Contract Price \$	Date of Contract	Is the property seller the owner of public record?		<input type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)		
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No							

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %		
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	95 %				
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %				
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	2,000	Low	0	Multi-Family	0 %			
Neighborhood Boundaries	North: Greenvale, East: Sakonnet River, South: Town Line, West: Wapping Rd			20,000	High	250	Commercial	0 %			
				10,000	Pred.	30	Other	0 %			

Neighborhood Description: There is an entrance ramp to Route 24 located within 5 miles, which provides access to all points. Neighborhood dwellings provide good maintenance levels. Employment stability is considered to be average. The subject site is located waterfront on the Sakonnet River.

Market Conditions (including support for the above conclusions)

<b>SITE</b>	Dimensions	122'/590'/175'/625'	Area	1.75 ac	Shape	Rectangular	View	B;Wtr;	
	Specific Zoning Classification	R40	Zoning Description	Residential Single Unit 40,000 sf required					
	Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)							
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe See attached addenda.								
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type		Public	Private
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street	Asphalt paved	<input checked="" type="checkbox"/>

<b>IMPROVEMENTS</b>	General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
	Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Good		Floors	Hw/Cer/Good				
	# of Stories	2.25	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Vinyl Siding/Good		Walls	Plaster/Good				
	Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	0 sq.ft.		Roof Surface	Asphalt Shingle/Avg		Trim/Finish	Wood/Good		
		<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	0 %		Gutters & Downspouts	Aluminum/Good		Bath Floor	Ceramic/Good		
	Design (Style)	Contemporary	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	WdCase/Good		Bath Wainscot	Ceramic/Good				
	Year Built	1967	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Thermo/Good		Car Storage	<input type="checkbox"/> None				
	Effective Age (Yrs)	10	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Good		<input checked="" type="checkbox"/> Driveway	# of Cars		6		
	Attic	<input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0		Driveway Surface	Asph Paved				
	<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other <input type="checkbox"/> Fuel Oil	<input checked="" type="checkbox"/> Fireplace(s) #	2 <input type="checkbox"/> Fence None		<input type="checkbox"/> Garage	# of Cars		0		
	<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	7 <input type="checkbox"/> Porch None		<input type="checkbox"/> Carport	# of Cars		0		
	<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other None	<input checked="" type="checkbox"/> Pool	Inground <input type="checkbox"/> Other None		<input type="checkbox"/> Att.	<input type="checkbox"/> Det.		<input type="checkbox"/> Built-in		
	Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)											
	Finished area above grade contains: 17 Rooms 9 Bedrooms 8.1 Bath(s) 8,467 Square Feet of Gross Living Area Above Grade											
	Additional features (special energy efficient items, etc.).											

<b>IMPROVEMENTS</b>	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;No repairs or renovation required. The subject dwelling is a 9 bedroom, 8.1 bathroom contemporary.										
	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe										
	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe										



### **Subject Front**

205 Indian Ave  
Sales Price  
Gross Living Area 8,467  
Total Rooms 17  
Total Bedrooms 9  
Total Bathrooms 8.1  
Location B;WtrFr;  
View B;Wtr;  
Site 1.75 ac  
Quality Q3  
Age 56



### **Subject Rear**



### **Subject Street**



**Street**



**Street sign**



**Street address**



**Driveway**



**Front**



**Front**



**Front**



**Front**



**Patio**



**Inground pool**



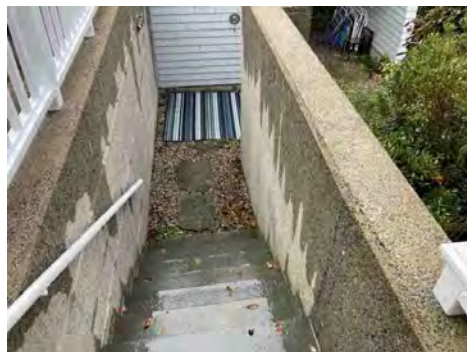
**Right side**



**Right side**



**Right side**



**Exterior stairs**



**Right side**



**Right side**



**Right side**



**Rear**



**Central a/c compressors**



**Rear**



**Rear**



**Left side**



**Left side**



**Left side**



**Waterview to east**



**Right side**



**Right side**



**Abutting beach**



**Abutting beach**



**Abutting beach**



**Waterfront**



**179 Indian Ave**



**Waterfront- mooring**



**Waterfront**



**Waterfront**



**Right side**



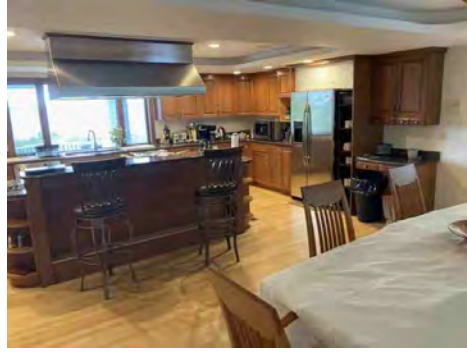
**Waterfront**



**Waterfront**



**Kitchen**



**Kitchen**



**Den**



**Dining room**



**Living room**



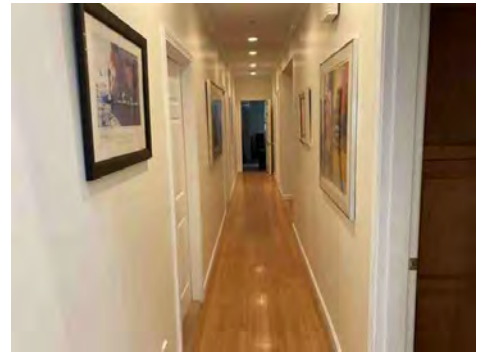
**Fireplace**



**Den**



**Foyer**



**Hall**



**Bathroom**



**Bedroom**



**Nook**



**Bathroom**



**Bedroom**



**Fireplace**



**Bathroom**



**Same bath**



**Bedroom**



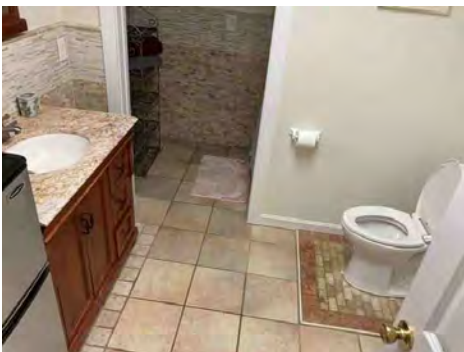
**Bedroom**



**Bedroom**



**Bedroom**



**Bathroom**



**Same bath**



**Bedroom**



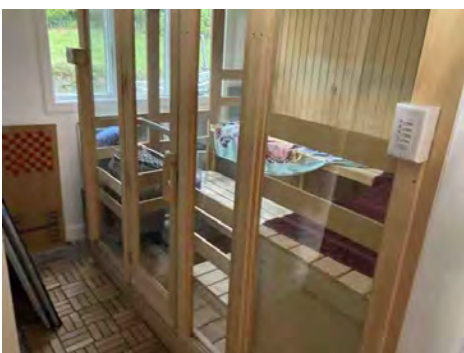
**Utility room**



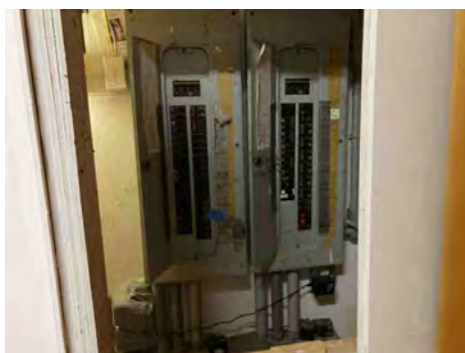
**Boilers**



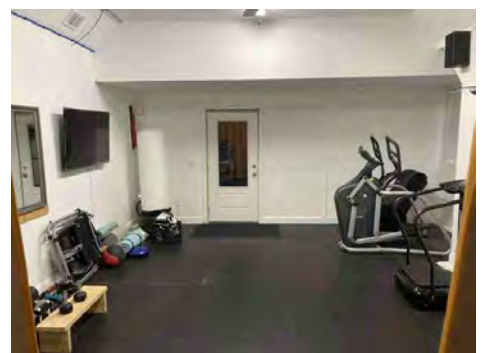
**Laundry**



**Sauna**



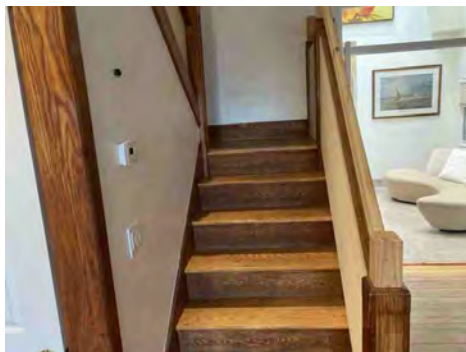
**Electric boxes**



**Rec room/Gym**



**Stairs to second floor**



**Stairs to second floor**



**Bedroom**



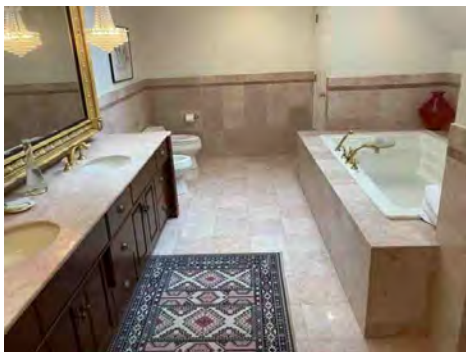
**Overlooking dining+living rm**



**Waterview**



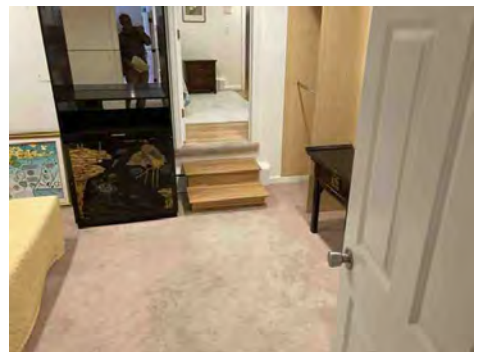
**Waterview**



**Bathroom**



**Same bath**



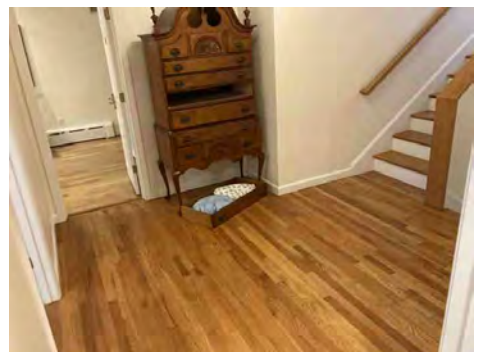
**Den**



**Bedroom**



**Bathroom**



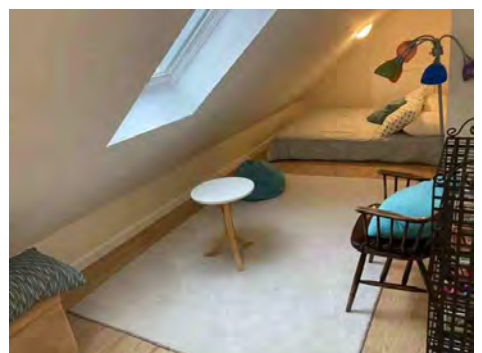
**Den**



**Bathroom**



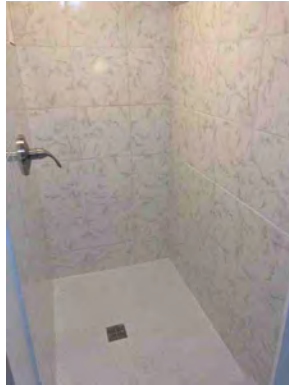
**Bedroom**



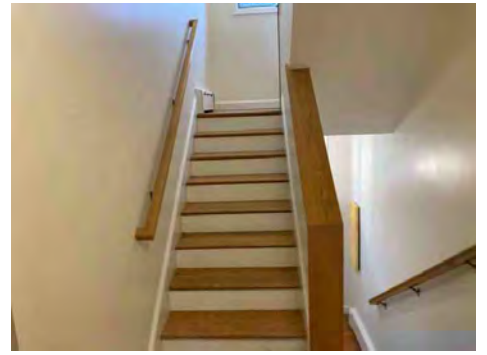
**Bedroom**



**Bathroom**



**Same bath**



**Stairs to third floor**



**Stairs to third floor**



**Family room**



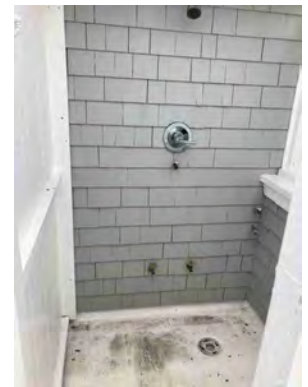
**Deck**



**Half bathroom**



**Deck**



**Outdoor shower**



**Deck**



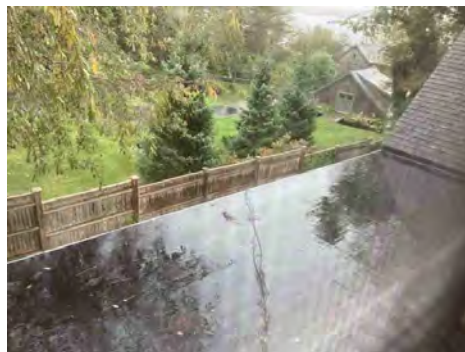
**Waterview**



**Waterview**



**Right side**



**Right side**



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP3365351-23 Renewal of: RAP3365351-22

Program Administrator: Herbert H. Landy Insurance Agency Inc. 100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: James A. Thompson

Item 2. Address: 831 North Main Road City, State, Zip Code: Jamestown, RI 02835

Item 3. Policy Period: From 05/17/2023 To 05/17/2024 (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 1,000,000 Damages Limit of Liability - Each Claim
B. \$ 1,000,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 2,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 2,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 0.00 Each Claim
B. \$ 0.00 Aggregate

Item 6. Premium: \$ 993.00

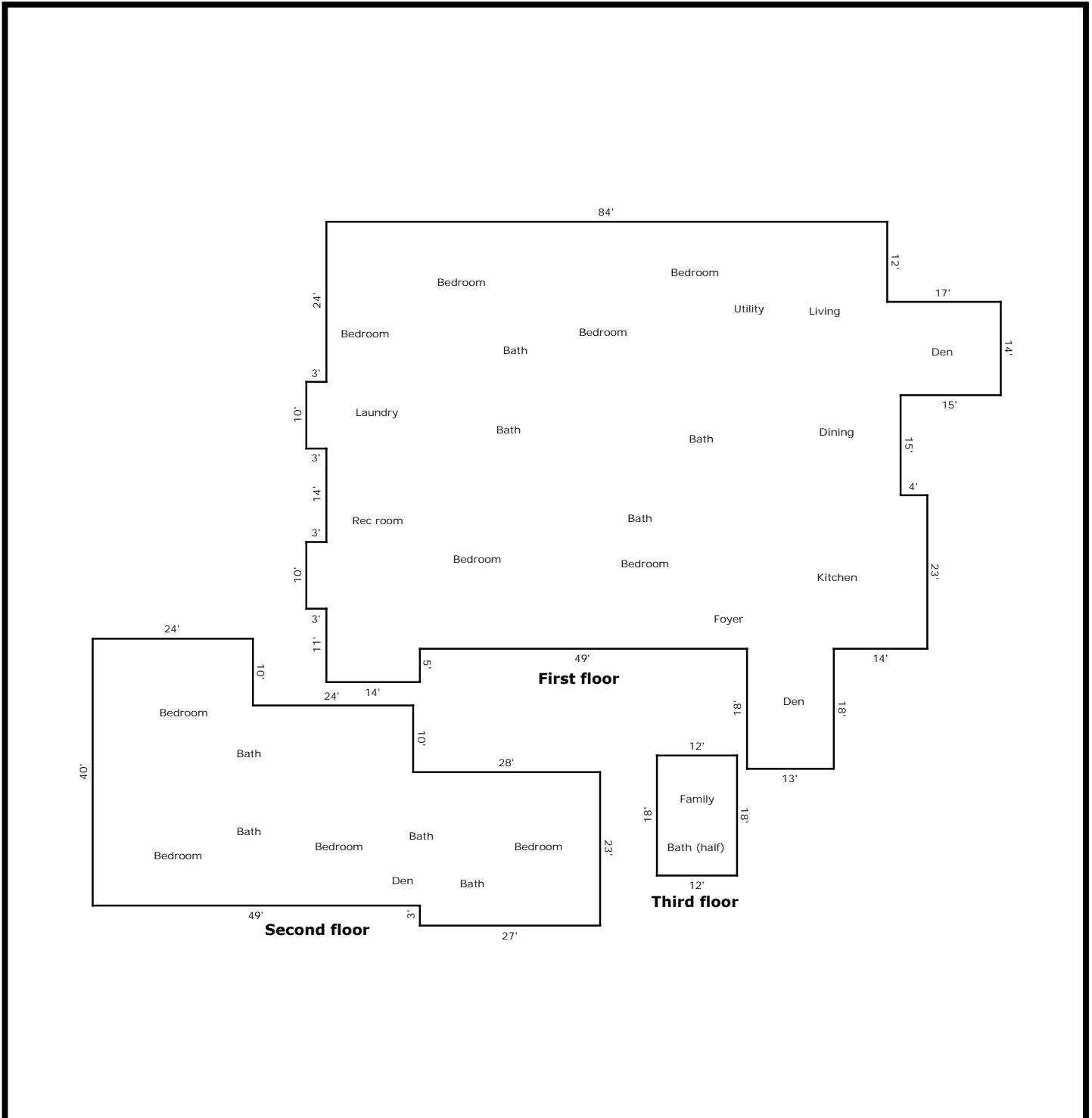
Item 7. Retroactive Date (if applicable): 05/17/1988

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 RI (05/13) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

[Signature]
Authorized Representative

# Building Sketch



TOTAL Sketch by a la mode, inc.

## Area Calculations Summary

Living Area	Calculation Details	
First Floor	6146 Sq ft	13 × 18 = 234 10 × 3 = 30 10 × 3 = 30 14 × 15 = 210 14 × 5 = 70 64 × 84 = 5376 6 × 23 = 138 2 × 29 = 58
Second Floor	2321 Sq ft	23 × 27 = 621 40 × 24 = 960 25 × 20 = 500 10 × 24 = 240
<b>Total Living Area (Rounded):</b>	<b>8467 Sq ft</b>	
<b>Non-living Area</b>		
Third Floor	216 Sq ft	18 × 12 = 216





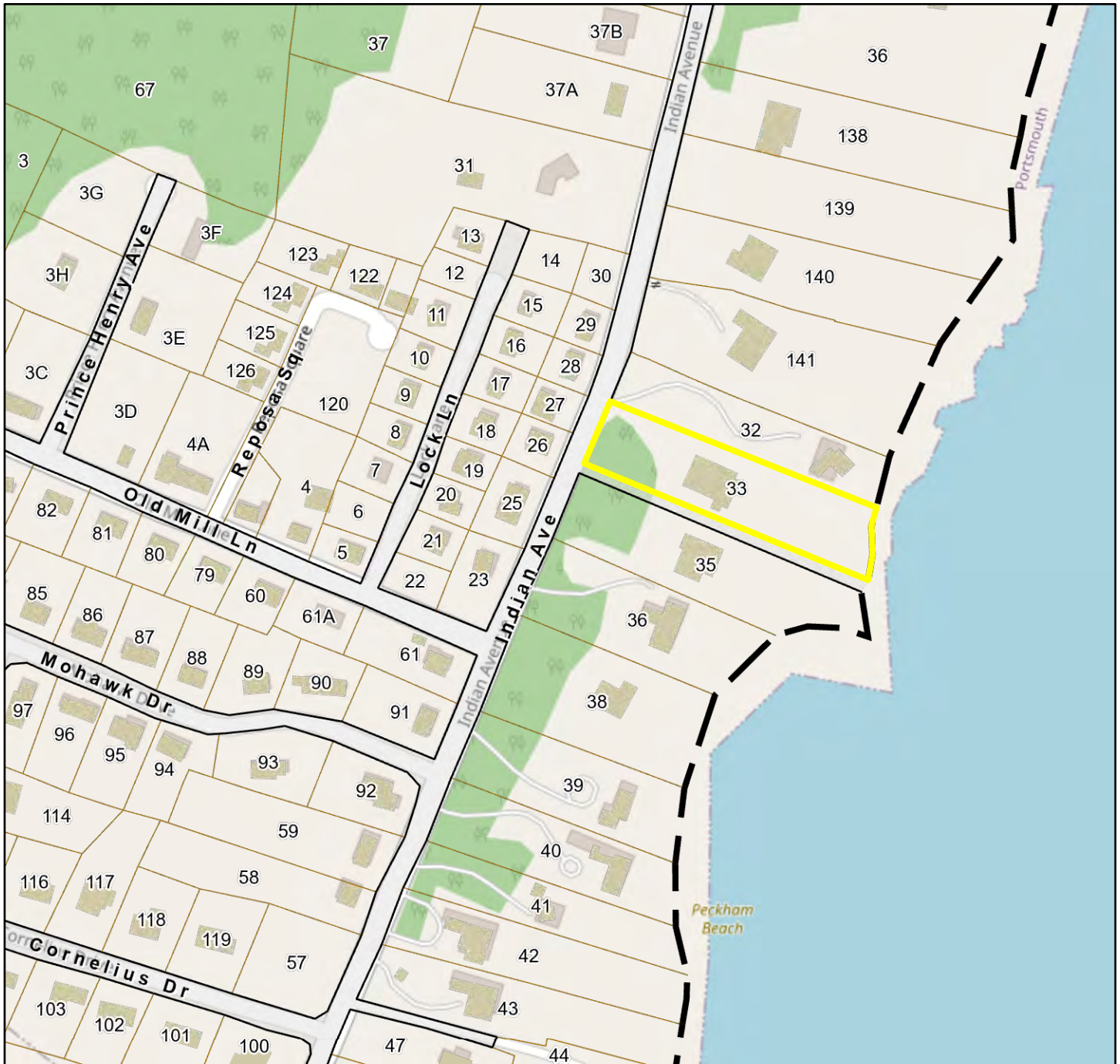
Portsmouth, RI






1 inch = 282 Feet



www.cai-tech.com

April 6, 2026



-  CAI Town Line
-  Property Line
-  Public Road
-  Buildings (RIGIS - E911)
-  Right of Ways

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Portsmouth, RI

1 inch = 141 Feet



www.cai-tech.com

April 6, 2026



- CAI Town Line
- Property Line
- Public Road

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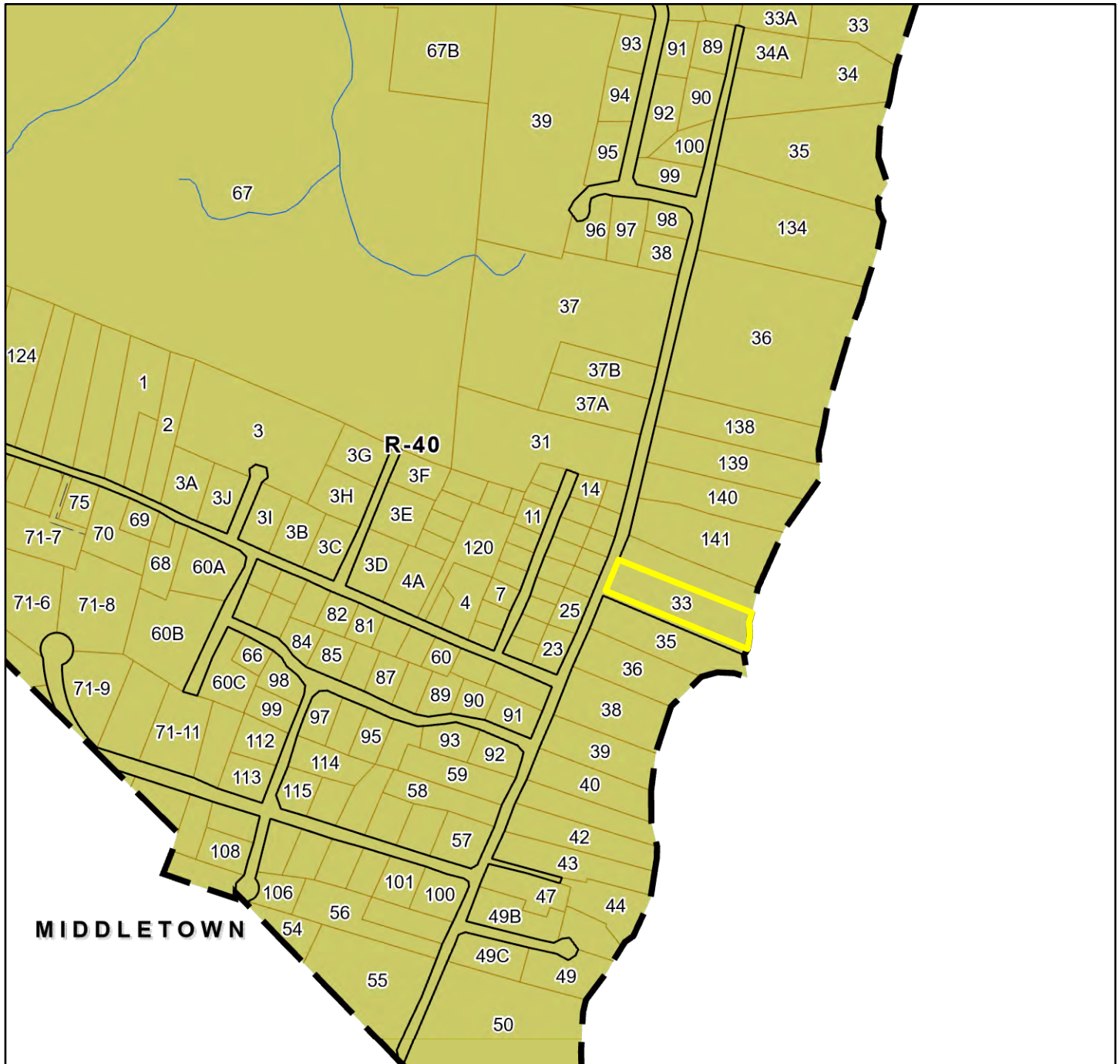
Portsmouth, RI

1 inch = 564 Feet



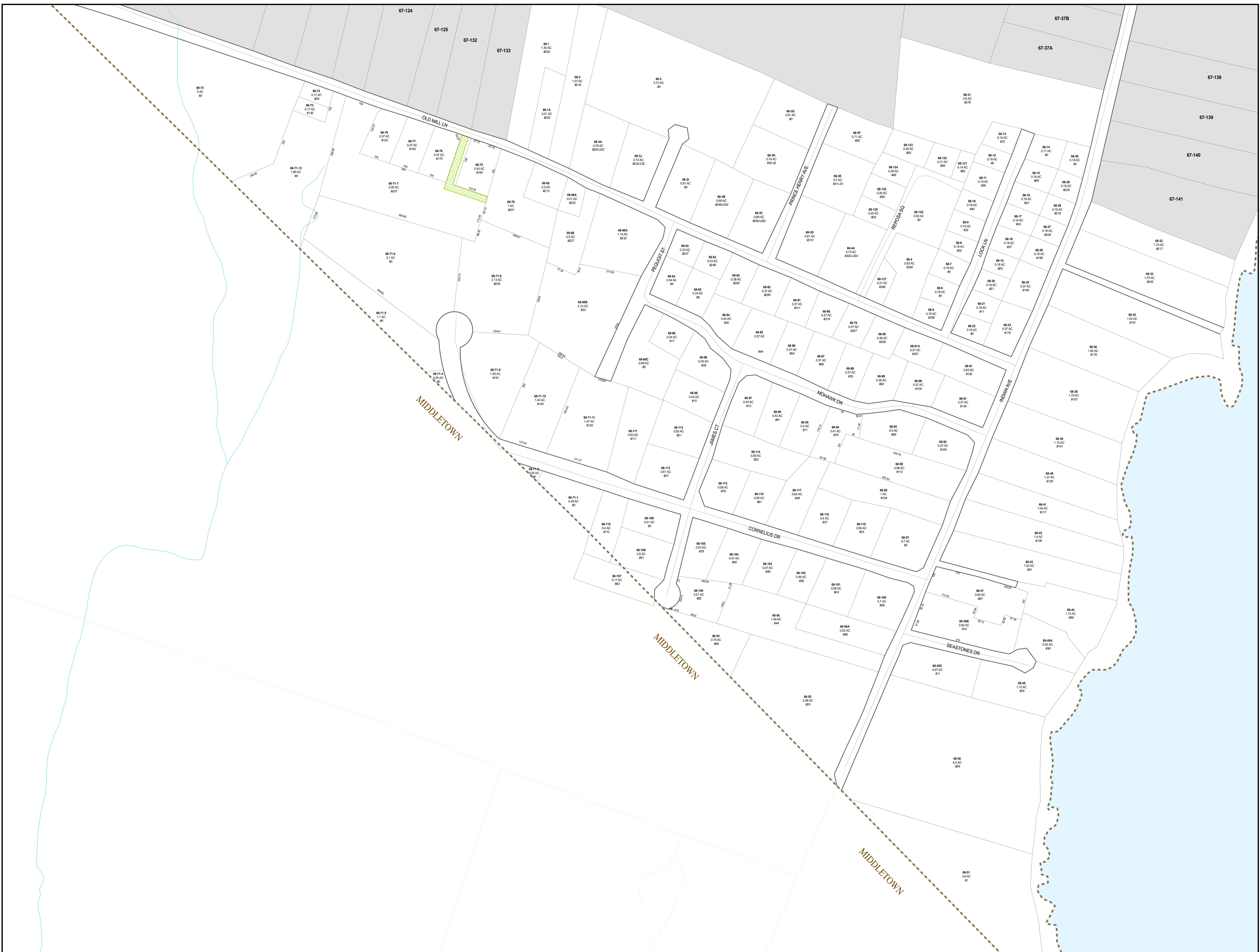
www.cai-tech.com

April 6, 2026



	Large Scale		Right of Way
	CAI Town Line		WaterLines
	Property Line		(R-40) Residential - 40
	Public Road		

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THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83.

REVISED & REPRINTED BY

11 Pleasant Street, Littleton, NH 03561  
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**LEGEND**

Parcel Boundary	Utility Right-of-way	Water Body (RIGIS, 2010)
Cemetery	Railroad Right-of-way	Stream (RIGIS, 2001)
Beach	Right-of-way	Street Centerline (E911, 2018)
Private Right-of-way	Town Boundary (RIGIS)	Railroad (RIGIS, 2010)
		Former Lot Line

SCALE: 1" = 100'

REVISD TO: DECEMBER 31, 2024

PROPERTY MAPS

# PORTSMOUTH

RHODE ISLAND

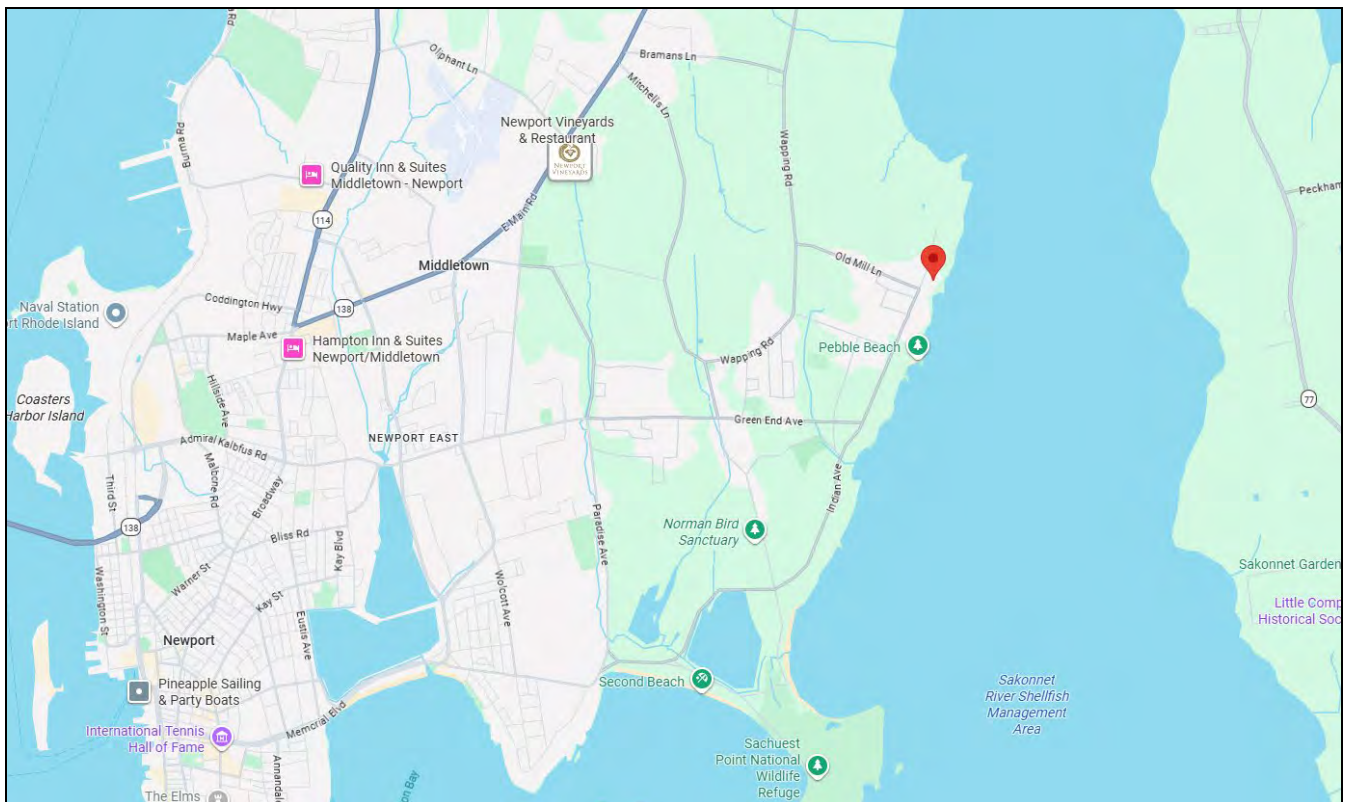
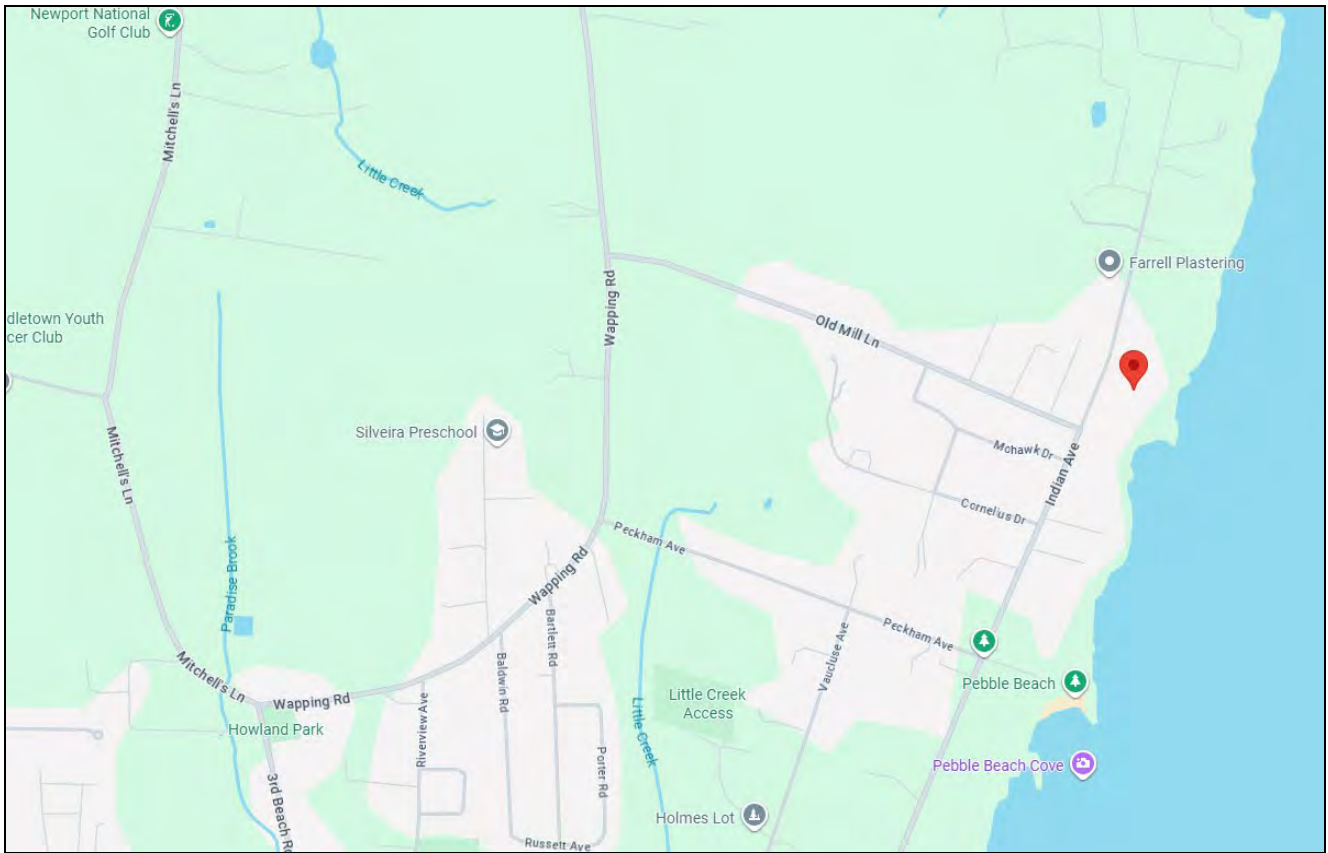
INDEX DIAGRAM

MAP NO.

# 68

# MAP

## 205 INDIAN AVE., PORTSMOUTH, RI



LEAD PAINT PROPERTY TRANSFER NOTIFICATION  
TO BE SIGNED BY PROSPECTIVE PURCHASER  
PRIOR TO SIGNING A FORECLOSURE AUCTION SALE AGREEMENT  
AND MEMORANDUM OF TERMS AND CONDITIONS OF SALE FOR  
RESIDENTIAL PROPERTY CONSTRUCTED PRIOR TO 1978

\_\_\_\_\_ The Massachusetts Department of Public Health's Notification was provided to the prospective purchaser. The prospective purchaser has read the Notification or has had it read to him/her.

\_\_\_\_\_ The Auctioneer and/or the mortgagee and/or the attorney representing mortgagee has represented to the prospective purchaser that he/she has provided the prospective purchaser with verbal information on the possible presence of dangerous levels of lead paint, plaster, soil or other materials and the provisions of the Lead Law and Regulations.

\_\_\_\_\_ The prospective purchaser was verbally informed that because the property is being transferred by means of a foreclosure auction sale, the prospective purchaser may not be able to obtain a lead inspection either prior to executing the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale or prior to paying the balance of proceeds due on the "Closing Date" referred to in the Memorandum of Terms and Conditions of Sale. The prospective purchaser was also verbally informed that prospective purchaser's obligations under the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale are not contingent upon either the availability or results of a lead inspection.

I, \_\_\_\_\_ have been so informed and notified.

Date: \_\_\_\_\_

\_\_\_\_\_  
Purchaser

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Attorney

\_\_\_\_\_  
Auctioneer



**THANK YOU FOR REVIEWING THE ENTIRE  
PROPERTY INFORMATION PACKAGE. WE  
LOOK FORWARD TO SEEING YOU AT THE  
AUCTION. IF YOU HAVE ANY QUESTIONS  
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE  
President**

**Phone: 800-521-0111**

**Fax: 508-362-1073**

**[JJManning.com](http://JJManning.com)  
[auctions@JJManning.com](mailto:auctions@JJManning.com)**

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