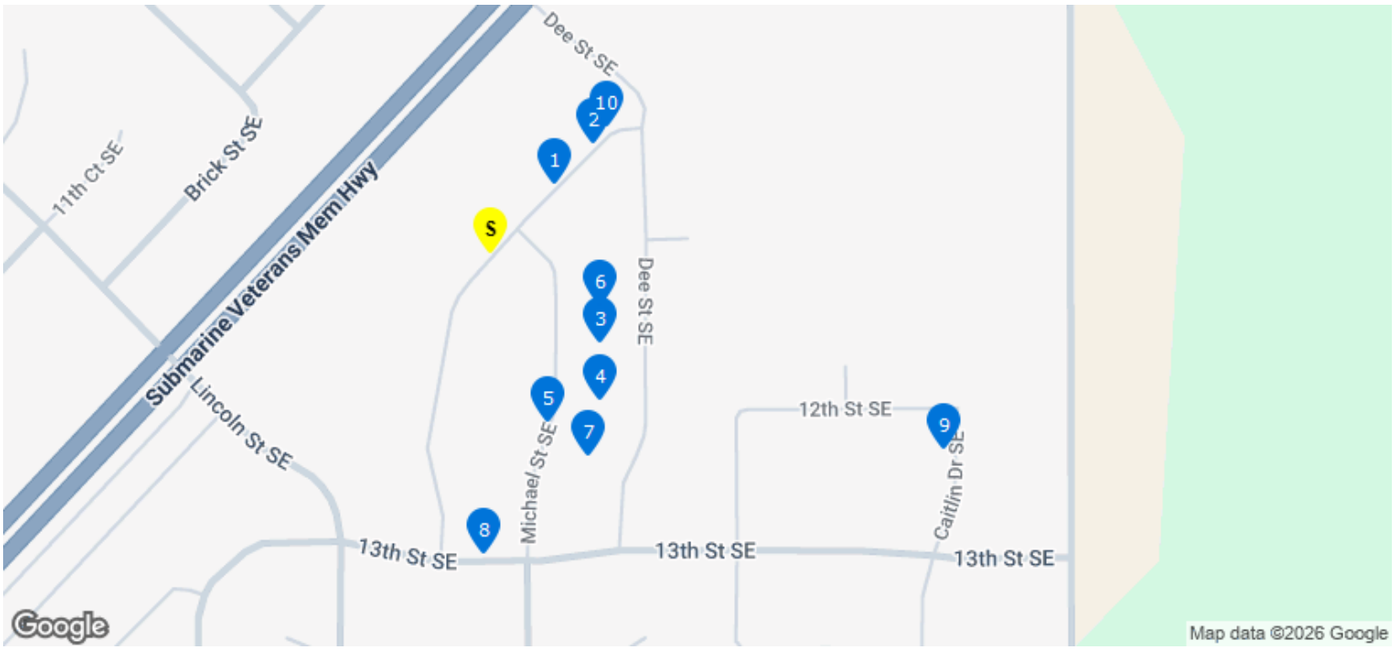
ICE SiteX Report

OrderID: 98798773

SiteX Property Information Report



Subject Property Location

1004 COVE ST SE, BONDURANT, IA 50035-2143

County:	**POLK IA**	Census Tract:	0101.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	231/00222-865-012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$370,000**	FSD:	7	Common Confidence Score:	89
Value Range:	$344,100 - $395,900	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$76,200	Market Land Value:	$76,200	Tax Year:	2025
Assd Improvement:	$285,600	Market Improvment Value:	$285,600	Total Taxable Value:	$6,116
Total Assessed Value:	$361,800	Total Assessor Market Value:	$361,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 District: 231 Subdivision: PRAIRIE POINT VIEW PLAT 1

Abbreviated Description:	LOT 12 PRAIRIE POINT VIEW PLAT 1
City/Muni/Twp:	BONDURANT

Property Characteristics

Lot Size:	8,125 SF	Bedrooms:	4	Pool:	
Building Area:	2108 SF	Baths:	2	Fireplace:	1
Year Built:	2021	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Vinyl siding
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:	Conventional	Basement:	Basement (not specified)	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/09/2025	Loan Amount:	N/A
Document #:	2025-00060530 BK-PG 20296-839	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/11/2025		
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Subdivision: PRAIRIE POINT VIEW PLAT NO 1 Map Ref: 0
City/Muni/Twp: CITY OF BONDURANT

Mortgage Record

Recording Date:	04/12/2024	Loan Amount:	N/A
Document #:	2024-00017121 BK-PG 19767-210	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/27/2024		
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Subdivision: PRAIRIE POINT VIEW PLAT NO 1 Map Ref: 0
City/Muni/Twp: CITY OF BONDURANT

Prior Transfer

Recording Date:	11/09/2023	Sales Price:	N/A
Document #:	2023-00060057 BK-PG 19191-626	Type of Sale:	
Document Type:	Assignment		

ICE SiteX Report

OrderID: 98798773

Legal Description:

Mortgage Record

Recording Date:	07/12/2022	Loan Amount:	N/A
Document #:	2022-00057521 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/27/2022		
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Subdivision: PRAIRIE POINT VIEW PLAT NO 1
City/Muni/Twp: BONDURANT

Prior Transfer

Recording Date:	07/12/2022	Sales Price:	$356,000
Document #:	2022-00057519 BK-PG 19191-623	Type of Sale:	Arms-Length Transfer
Contract Date:	05/27/2022		
Document Type:	Deed		

Legal Description:
Subdivision: PRAIRIE POINT VIEW PLAT NO 1
City/Muni/Twp: BONDURANT

Area Sales Analysis

Total Area Sales	$3,417,000	Median # of Bedrooms	4
Median Lot Size	8,125 SF	Median # of Baths	2
Median Living Area	2,059 SF	Median Year Built	2023
Price Range - 2 Yrs	$325,000 to $376,000	Age Range	2 years to 20 years
Median Value	$340,000	Median Age	3.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**920 COVE ST SE** **BONDURANT, IA 50035-2168**	06/08/2026	$335,000	$159	2108	7/4/2	2021	8,125 SF	
		APN: 231/00222-865-017 Document #: 2026-00033726 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 17 Subdivision: PRAIRIE POINT VIEW PLAT 1 Abbreviated Description: Lot:17 Subdivision:PRAIRIE POINT VIEW PLAT 1 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
2	.11Mi.	**904 COVE ST SE** **BONDURANT, IA 50035-2168**	09/04/2026	$325,000	$217	1498	5/3/2	2021	9,935 SF	
		APN: 231/00222-865-021 Document #: 2026-00055309 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21 Subdivision: PRAIRIE POINT VIEW PLAT 1 Abbreviated Description: Lot:21 Subdivision:PRAIRIE POINT VIEW PLAT 1 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
3	.16Mi.	**1201 MICHAEL ST SE** **BONDURANT, IA 50035-2140**	07/02/2026	$290,000	$247	1176	5/3/1	2009	10,454 SF	
		APN: 231/00220-920-519 Document #: 2026-00040416 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19 Subdivision: CLARENCE OLESON VISTA ESTATES PLAT 5 Abbreviated Description: Lot:19 Subdivision:CLARENCE OLESON VISTA ESTATES PLAT 5 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
4	.18Mi.	**1208 MICHAEL ST SE** **BONDURANT, IA 50035-2140**	09/28/2026	$328,000	$269	1218	5/3/1	2009	9,148 SF	
		APN: 231/00220-920-522 Document #: 2026-00059901 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 22 Subdivision: CLARENCE OLESON VISTA ESTATES Abbreviated Description: Lot:22 Subdivision:CLARENCE OLESON VISTA ESTATES City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
5	.2Mi.	**1213 COVE ST SE** **BONDURANT, IA 50035-2102**	07/21/2026	$328,000	$164	2001	6/3/2	2006	12,632 SF	
		APN: 231/00220-092-014 Document #: 2026-00044522 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Subdivision: CLARENCE OLESON VISTA ESTATES PLAT 4 Abbreviated Description: Lot:14 Subdivision:CLARENCE OLESON VISTA ESTATES PLAT 4 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
6	.2Mi.	**1213 MICHAEL ST SE** **BONDURANT, IA 50035-2140**	06/24/2026	$340,000	$250	1361	5/3/2	2010	14,375 SF	
		APN: 231/00220-920-516 Document #: 2026-00038203 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 Subdivision: CLARENCE OLESON VISTA ESTATES PLAT 5 Abbreviated Description: Lot:16 Subdivision:CLARENCE OLESON VISTA ESTATES PLAT 5 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
7	.21Mi.	**1200 JOSHUA DR SE** **BONDURANT, IA 50035-4701**	08/10/2026	$365,000	$233	1564	5/3/3	2021	9,149 SF	
		APN: 231/00235-222-015 Document #: 2026-00049158 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Subdivision: WISTERIA HEIGHTS PLAT 6 Abbreviated Description: Lot:12 Subdivision:WISTERIA HEIGHTS PLAT 6 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
8	.22Mi.	**511 11TH CT SE** **BONDURANT, IA 50035-2049**	10/13/2026	$240,000	$191	1256	5/3/1	1989	8,821 SF	P
		APN: 231/00221-554-000 Document #: 2026-00062841 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Subdivision: MEADOW BROOK NORTH PLAT NO 4 Abbreviated Description: Lot:14 Subdivision:MEADOW BROOK NORTH PLAT NO 4 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
9	.23Mi.	**901 13TH ST SE** **BONDURANT, IA 50035-4434**	09/25/2026	$350,000	$206	1698	8/3/3	2007	8,514 SF	
		APN: 231/00220-092-010 Document #: 2026-00059592 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Subdivision: CLARENCE OLESON VISTA ESTATES PLAT 4 Abbreviated Description: Lot:10 Subdivision:CLARENCE OLESON VISTA ESTATES PLAT 4 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								

ICE SiteX Report

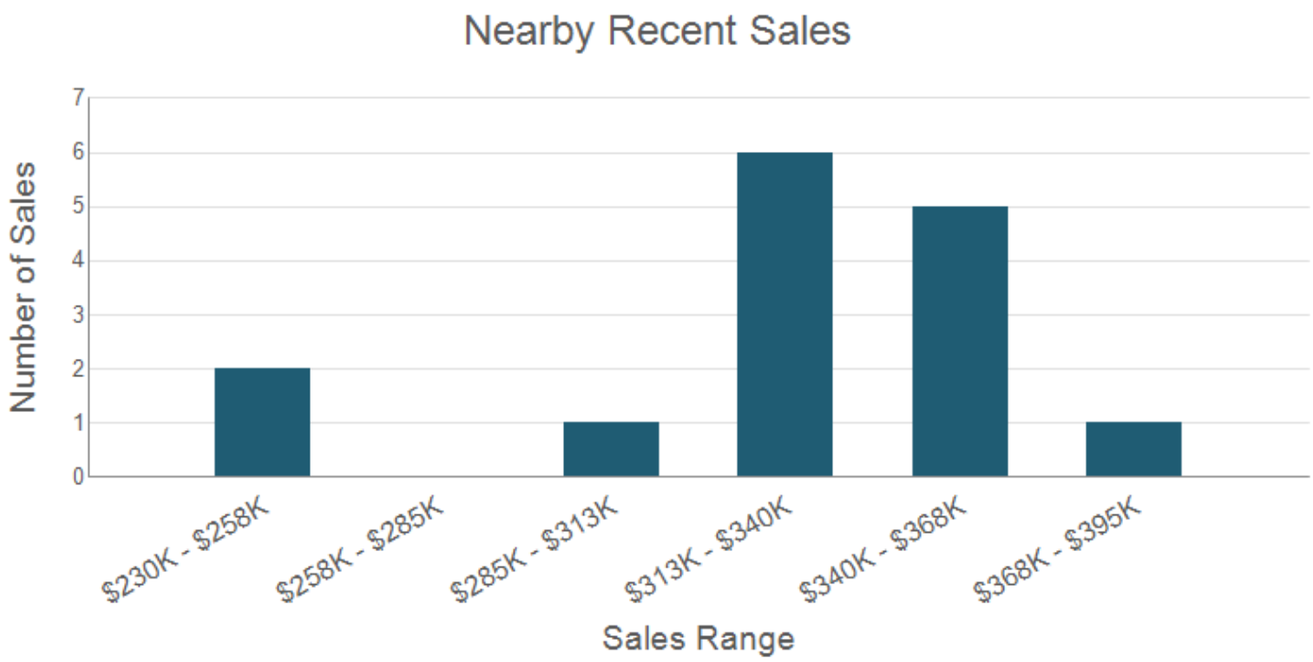
OrderID: 98798773

10	.25Mi.	**908 14TH ST SE** **BONDURANT, IA 50035-4430**	05/14/2026	$330,000	$218	1514	7/3/3	2006	8,495 SF	
		APN: 231/00220-090-152 Document #: 2026-00028051 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Subdivision: CLARENCE OLESON VISTA ESTATES PLAT 3 Abbreviated Description: Lot:2 Subdivision:CLARENCE OLESON VISTA ESTATES PLAT 3 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
11	.26Mi.	**508 11TH CT SE** **BONDURANT, IA 50035-2049**	09/29/2026	$230,000	$168	1368	5/3/1	1990	9,335 SF	
		APN: 231/00221-560-000 Document #: 2026-00060086 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 20 Subdivision: MEADOW BROOK NORTH PLAT NO 4 Abbreviated Description: Lot:20 Subdivision:MEADOW BROOK NORTH PLAT NO 4 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
12	.27Mi.	**1219 12TH ST SE** **BONDURANT, IA 50035-2207**	09/28/2026	$335,000	$290	1156	4/2/3	2022	11,250 SF	
		APN: 231/00235-222-007 Document #: 2026-00059913 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Subdivision: WISTERIA HEIGHTS PLAT 6 Abbreviated Description: Lot:4 Subdivision:WISTERIA HEIGHTS PLAT 6 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
13	.32Mi.	**1110 CAITLIN DR SE** **BONDURANT, IA 50035-2303**	06/04/2026	$376,000	$195	1931	5/4/2	2017	13,971 SF	P
		APN: 231/00235-504-000 Document #: 2026-00032958 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Subdivision: WISTERIA HEIGHTS PLAT 5 Abbreviated Description: Lot:4 Subdivision:WISTERIA HEIGHTS PLAT 5 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
14	.33Mi.	**1305 13TH ST SE** **BONDURANT, IA 50035-4437**	08/12/2026	$345,000	$248	1391	5/3/3	2013	8,775 SF	
		APN: 231/00235-310-000 Document #: 2026-00050025 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Subdivision: WISTERIA HEIGHTS PLAT 3 Abbreviated Description: Lot:10 Subdivision:WISTERIA HEIGHTS PLAT 3 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
15	.35Mi.	**704 15TH ST SE** **BONDURANT, IA 50035-4423**	05/11/2026	$395,000	$179	2211	7/4/2	2003	11,140 SF	
		APN: 231/00220-090-009 Document #: 2026-00026975 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Subdivision: CLARENCE OLESON VISTA ESTATES PLAT 1 Abbreviated Description: Lot:9 Subdivision:CLARENCE OLESON VISTA ESTATES PLAT 1 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
16	.38Mi.	**438 4TH ST SE** **BONDURANT, IA 50035-2154**	06/25/2026	$346,000	$242	1430	4/3/2	2015	7,759 SF	
		APN: 231/00221-594-419 Document #: 2026-00038541 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19 Subdivision: MEADOW BROOK NORTH PLAT 20 Abbreviated Description: Lot:19 Subdivision:MEADOW BROOK NORTH PLAT 20 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
17	.39Mi.	**706 PLEASANT ST SE** **BONDURANT, IA 50035-5505**	05/11/2026	$870,000	$418	2083	5/2/4	2016	34,586 SF	
		APN: 231/00220-409-000 Document #: 2026-00027146 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Subdivision: FOX RUN PLAT 1 Abbreviated Description: Lot:9 Subdivision:FOX RUN PLAT 1 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
18	.43Mi.	**701 LINCOLN ST SE** **BONDURANT, IA 50035-2045**	08/06/2026	$327,000	$281	1164	5/3/2	2006	19,096 SF	
		APN: 231/00221-594-032 Document #: 2026-00048703 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Subdivision: MEADOW BROOK NORTH PLAT NO 15 Abbreviated Description: Lot:2 Subdivision:MEADOW BROOK NORTH PLAT NO 15 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
19	.44Mi.	**434 3RD ST SE** **BONDURANT, IA 50035-1045**	07/17/2026	$300,000	$160	1880	5/3/2	2013	8,263 SF	
		APN: 231/00221-594-308 Document #: 2026-00043948 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Subdivision: MEADOW BROOK NORTH PLAT 19 Abbreviated Description: Lot:8 Subdivision:MEADOW BROOK NORTH PLAT 19 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								
20	.45Mi.	**206 11TH ST SE** **BONDURANT, IA 50035-2032**	07/01/2026	$180,000	$208	864	4/2/1	1988	7,800 SF	
		APN: 231/00221-464-000 Document #: 2026-00040036 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Subdivision: MEADOW BROOK NORTH PLAT NO 2 Abbreviated Description: Lot:14 Subdivision:MEADOW BROOK NORTH PLAT NO 2 City/Muni/Twp:CITY OF BONDURANT City/Muni/Twp: CITY OF BONDURANT								

ICE SiteX Report

OrderID: 98798773

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1004 COVE ST SE**	**05/27/2022**	$361,800	$361,800	2,108	7/4/2	2021	8,125 SF	
.01Mi.	**1000 COVE ST SE**	**06/07/2022**	$335,400	$335,400	1,495	5/3/2	2021	8,125 SF	
.01Mi.	**1008 COVE ST SE**	**09/16/2022**	$335,600	$335,600	1,490	5/3/2	2021	8,125 SF	
.02Mi.	**932 COVE ST SE**	**05/10/2022**	$361,700	$361,700	2,107	7/4/2	2021	8,125 SF	
.03Mi.	**1012 COVE ST SE**	**07/18/2022**	$359,600	$359,600	2,110	7/4/2	2021	8,605 SF	
.04Mi.	**1005 COVE ST SE**	**08/02/2022**	$355,500	$355,500	1,490	5/3/2	2021	8,125 SF	
.04Mi.	**1001 COVE ST SE**	**05/09/2022**	$340,300	$340,300	1,880	7/4/2	2021	9,230 SF	
.04Mi.	**928 COVE ST SE**	**12/30/2021**	$343,000	$343,000	1,495	5/3/2	2021	8,125 SF	
.04Mi.	**1009 COVE ST SE**	**07/21/2022**	$349,700	$349,700	2,006	7/4/2	2021	8,125 SF	
.04Mi.	**1016 COVE ST SE**	**08/16/2022**	$350,400	$350,400	1,495	5/3/2	2021	10,160 SF	
.04Mi.	**1013 COVE ST SE**	**12/08/2022**	$335,700	$335,700	2,110	7/4/2	2021	9,620 SF	
.05Mi.	**924 COVE ST SE**	**12/14/2021**	$327,700	$327,700	1,249	5/3/3	2021	8,125 SF	
.05Mi.	**917 COVE ST SE**	**03/25/2022**	$335,100	$335,100	1,285	5/3/3	2021	9,250 SF	
.05Mi.	**1004 MICHAEL ST SE**	**08/01/2024**	$352,000	$352,000	2,088	7/4/2	2024	8,851 SF	
.05Mi.	**1020 COVE ST SE**	**04/12/2023**	$368,500	$368,500	2,110	7/4/2	2022	14,165 SF	
.06Mi.	**1017 COVE ST SE**	**08/01/2023**	$345,600	$345,600	1,495	5/3/3	2022	7,700 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	90%

Demographics & Income

Median Age:	32.4 years old	Households:	3,189
Median Household Income:	$125,709	Households w/Family:	79%
Household Income Per Capita:	$43,843	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	50%

School District

School District Zone:	Bondurant-Farrar Community School District	Students:	2,824
Number of Schools:	5	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.74Mi.	**Bondurant - Farrar Middle School** Number of Students: 445 Student-Teacher Ratio: 13.42	B-	Public	6 - 8
1.39Mi.	**Bondurant - Farrar High School** Number of Students: 849	C+	Public	9 - 12

ICE SiteX Report

OrderID: 98798773

Student-Teacher Ratio: 16.67 Advanced Placement: Yes			
0.68Mi. **Morris Elementary** Number of Students: 601 Student-Teacher Ratio: 14.34	NA	Public	KG - 2
0.71Mi. **Anderson Elementary** Number of Students: 531 Student-Teacher Ratio: 15.55	B-	Public	PK - 5

Flood Report

The Subject Property of **1004 COVE ST SE, BONDURANT, IA 50035-2143** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	74%	NOTABLY LOWER
BURGLARY	69%	NOTABLY LOWER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	48%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	91%	LOWER
OVERALL	60%	NOTABLY LOWER

Disaster Alerts

7/1/2026 - Severe Storms And Flooding

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Data deemed reliable, but not guaranteed.
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