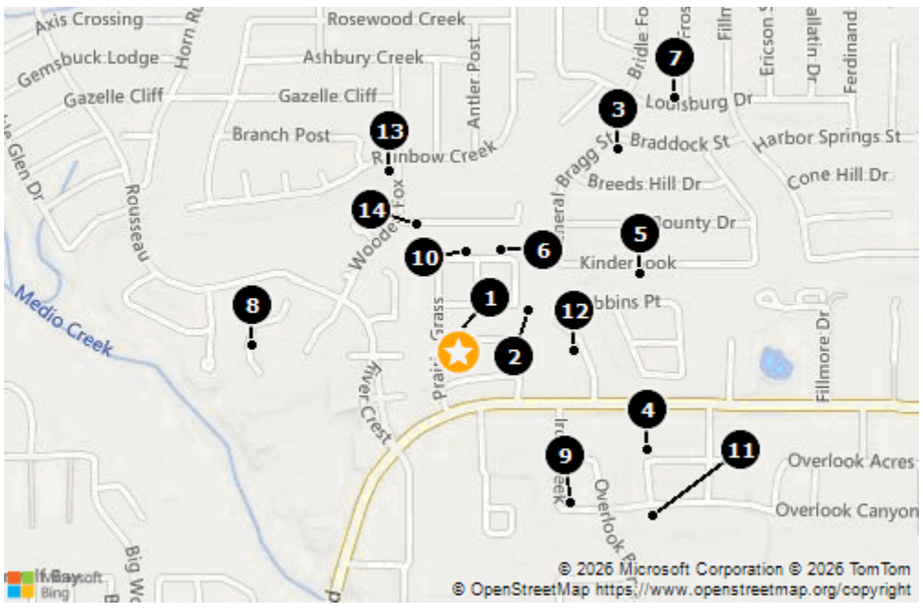
ICE SiteX Report

OrderID: 98722536

SiteX Property Information Report



Subject Property Location

10348 GOLD RUSH CRK, SAN ANTONIO, TX 78245-3169

County:	**BEXAR TX**	Census Tract:	480291719.162007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	05197-173-0030	Thomas Bros Pg-Grid:	

Valuation

Value:	**$299,000**	FSD:	16	Common Confidence Score:	44
Value Range:	$251,160 - $346,840	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	06 08 09 10 11 73
Assd Land Value:	$36,880	Market Land Value:	$36,880	Tax Year:	2026
Assd Improvement:	$260,940	Market Improvment Value:	$260,940	Total Taxable Value:	$4,008
Total Assessed Value:	$297,820	Total Assessor Market Value:	$297,820	Delinquent Year:	
				Tax Account ID:	1166150
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 173 Subdivision: WESTWARD POINTE 2 Tract No: 3
Abbreviated Description: CB 5197J (WESTWARD POINTE 2), BLOCK 173 LOT 3 PER PLAT 9623/67-74

Property Characteristics

Lot Size:	4,950 SF	Bedrooms:	4	Pool:	
Building Area:	2504 SF	Baths:	2	Fireplace:	Yes
Year Built:	2014	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/16/2024	Loan Amount:	N/A
Document #:	20240088109 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 3 Block: 173 Subdivision: WESTWARD POINTE TWO

Mortgage Record

Recording Date:	03/08/2023	Loan Amount:	N/A
Document #:	20230040107 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 3 Block: 173 Subdivision: WESTWARD POINTE TWO

Prior Transfer

Recording Date:	10/13/2022	Sales Price:	N/A
Document #:	20220245529 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/26/2022	Sales Price:	$216,558
Document #:	20220132913 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98722536

Document Type:
Legal Description:

Mortgage Record

Recording Date:	05/24/2022	Loan Amount:	N/A
Document #:	20220130065 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 3 Block: 173 Subdivision: WESTWARD POINTE TWO

Prior Transfer

Recording Date:	11/09/2020	Sales Price:	N/A
Document #:	20200271287 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/30/2020		
Document Type:			

Legal Description:
Lot: 3 Block: 173 Subdivision: WESTWARD POINTE TWO Map Ref: VOL 9623 PG 67&68

Prior Transfer

Recording Date:	10/30/2020	Sales Price:	N/A
Document #:	20200271287 BK-PG 18568 -583	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 173 Subdivision: WESTWARD POINTE 2 Tract No: 3
Abbreviated Description: CB 5197J (WESTWARD POINTE 2), BLOCK 173 LOT 3 PER PLAT 9623/67-74

Prior Transfer

Recording Date:	10/15/2020	Sales Price:	N/A
Document #:	20200246508 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/09/2020		
Document Type:			

Legal Description:
Lot: 3 Block: 173 Subdivision: WESTWARD POINTE TWO Map Ref: VOL 9623 PG 67-68

Prior Transfer

Recording Date:	01/23/2020	Sales Price:	N/A
Document #:	20200015752 BK-PG 18568-0587	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/14/2017	Sales Price:	N/A
Document #:	20170114067 BK-PG 18568-0583	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/13/2017		
Document Type:			

Legal Description:
Lot: 3 Block: 173 Subdivision: WESTWARD POINTE TWO Map Ref: VOL9623 PG67-68
City/Muni/Twp: SAN ANTONIO

Prior Transfer

Recording Date:	08/26/2016	Sales Price:	N/A
Document #:	20160167677 BK-PG 18051-1170	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/26/2016		
Document Type:			

Legal Description:
Lot: 3 Block: 173 Subdivision: WESTWARD POINTE Legal Unit: 2 Map Ref: VOL9623 PG67&68

Prior Transfer

Recording Date:	07/22/2016	Sales Price:	$173,000
Document #:	20160141326 BK-PG 17984-0663	Type of Sale:	Full Amount on Deed
Contract Date:	07/20/2016		
Document Type:			

Legal Description:
Lot: 3 Block: 173 Subdivision: WESTWARD POINTE 2 Map Ref: VOL9623 PG67&68

Prior Transfer

Recording Date:	05/16/2016	Sales Price:	N/A
Document #:	20160091036 BK-PG 16935-2429	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/29/2014	Sales Price:	N/A
Document #:	20140187073 BK-PG 16935-2426	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/29/2014		
Document Type:			

Legal Description:
Lot: 3 Block: 173 Subdivision: WESTWARD POINTE 2 Map Ref: MB9623 PG67&68

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,765 SF	Median # of Baths	2
Median Living Area	2,305 SF	Median Year Built	2014
Price Range - 2 Yrs		Age Range	6 years to 47 years
Median Value		Median Age	12 years

ICE SiteX Report

OrderID: 98722536

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**10347 GOLD RUSH CRK** **SAN ANTONIO, TX 78245-3169**	08/27/2026			2412	/3/2	2014	4,950 SF	
		APN: 05197-172-0210 Document #: 20260167904 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 172 Subdivision: WESTWARD POINTE Legal Unit: 2 MapRef: VOL 9623 PG 67-68 Abbreviated Description: Lot:21 Block:172 Subdivision:WESTWARD POINTE Legal Unit:2 Map Ref:VOL 9623 PG 67-68								
2	.12Mi.	**1230 RANCHLAND PLNS** **SAN ANTONIO, TX 78245-3163**	07/13/2026			2169	/3/2	2013	8,832 SF	
		APN: 05197-172-0370 Document #: 20260134818 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: 172 Subdivision: WESTWARD POINTE UNIT 2 MapRef: VOL 9623 PG 67-68 Abbreviated Description: Lot:37 Block:172 Subdivision:WESTWARD POINTE UNIT 2 Map Ref:VOL 9623 PG 67-68								
3	.37Mi.	**1206 GENERAL BRAGG ST** **SAN ANTONIO, TX 78245-1304**	07/09/2026			1782	6/3/2	1979	13,500 SF	
		APN: 15910-045-0090 Document #: 20260132467 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 45 Subdivision: LACKLAND CITY SUBDIVISION Legal Unit: 166 MapRef: VOL 8500 PG 33 Abbreviated Description: Lot:9 Block:45 Subdivision:LACKLAND CITY SUBDIVISION Legal Unit:166 Map Ref:VOL 8500 PG 33City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
4	.3Mi.	**10139 OVERLOOK PT** **SAN ANTONIO, TX 78245-4688**	06/25/2026			2401	/3/2	2017	8,069 SF	
		APN: 04332-129-0100 Document #: 20260121988 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 129 Subdivision: OVERLOOK AT MEDIO CREEK Legal Unit: 1 MapRef: VOL 9695 PG 18 Abbreviated Description: Lot:10 Block:129 Subdivision:OVERLOOK AT MEDIO CREEK Legal Unit:1 Map Ref:VOL 9695 PG 18City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
5	.29Mi.	**10550 KINDERHOOK** **SAN ANTONIO, TX 78245-1343**	06/23/2026			1224	5/3/2	1983	8,190 SF	
		APN: 15910-048-0350 Document #: 20260120374 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 35 Block: 48 Subdivision: LACKLAND CITY SUBDIVISION Legal Unit: 169 MapRef: VOL 9500 PG 158 Abbreviated Description: Lot:35 Block:48 Subdivision:LACKLAND CITY SUBDIVISION Legal Unit:169 Map Ref:VOL 9500 PG 158City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
6	.16Mi.	**10319 FORT DAVIS TRL** **SAN ANTONIO, TX 78245-3162**	06/22/2026			1642	/3/2	2016	4,603 SF	
		APN: 05197-172-0490 Document #: 20260118945 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 49 Block: 172 Subdivision: WESTWARD POINTE Phase No: 2 MapRef: VOL 9623 PG 67-68 Abbreviated Description: Lot:49 Block:172 Subdivision:WESTWARD POINTE Phase No:2 Map Ref:VOL 9623 PG 67-68								
7	.47Mi.	**1075 FROST FIRE** **SAN ANTONIO, TX 78245-1336**	06/17/2026			1393	5/3/2	1981	10,270 SF	
		APN: 15910-056-0340 Document #: 20260117182 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 34 Block: 1 Subdivision: LACKLAND CITY SUBDIVISION UNIT 170 MapRef: VOL 8700 PG 172 Abbreviated Description: Lot:34 Block:1 Subdivision:LACKLAND CITY SUBDIVISION UNIT 170 Map Ref:VOL 8700 PG 172City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
8	.28Mi.	**1314 BEGONIA BLF** **SAN ANTONIO, TX 78245-4709**	05/27/2026			2644	/4/2	2018	5,707 SF	
		APN: 05197-615-0430 Document #: 20260100999 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 43 Block: 15 Subdivision: PARK PLACE Phase No: II Legal Unit: 6A MapRef: VOL 9713 PG 86-90 Abbreviated Description: Lot:43 Block:15 Subdivision:PARK PLACE Phase No:II Legal Unit:6A Map Ref:VOL 9713 PG 86-90								
9	.27Mi.	**1632 IRON CRK** **SAN ANTONIO, TX 78245-3838**	05/12/2026			2401	/3/2	2017	7,760 SF	Yes
		APN: 04332-128-0070 Document #: 20260089794 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 128 Subdivision: OVERLOOK AT MEDIO CREEK UNIT 2 MapRef: VOL 9711 PG 92 Abbreviated Description: Lot:7 Block:128 Subdivision:OVERLOOK AT MEDIO CREEK UNIT 2 Map Ref:VOL 9711 PG 92								
10	.14Mi.	**10343 FORT DAVIS TRL** **SAN ANTONIO, TX 78245-3162**	05/06/2026			2410	/3/2	2015	4,534 SF	
		APN: 05197-172-0550 Document #: 20260084982 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 55 Block: 172 Subdivision: WESTWARD POINTE 2 MapRef: VOL 9623 PG 67-68 Abbreviated Description: Lot:55 Block:172 Subdivision:WESTWARD POINTE 2 Map Ref:VOL 9623 PG 67-68								
11	.36Mi.	**10142 OVERLOOK CYN** **SAN ANTONIO, TX 78245-4690**	05/04/2026			2701	/3/2	2017	7,134 SF	
		APN: 04332-130-0130 Document #: 20260083507 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 130 Subdivision: OVERLOOK AT MEDIO CREEK Legal Unit: 1 MapRef: VOL 9695 PG 18-21 Abbreviated Description: Lot:13 Block:130 Subdivision:OVERLOOK AT MEDIO CREEK Legal Unit:1 Map Ref:VOL 9695 PG 18-21								
12	.16Mi.	**10230 ROBBINS CRK** **SAN ANTONIO, TX 78245-4019**	04/28/2026			1668	/4/2	2020	5,439 SF	
		APN: 15910-001-0070 Document #: 20260079035 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: ROBBINS POINTE SUBDIVISION SUBDIVISION MapRef: VOL 20001 PG 1083-1 Abbreviated Description: Lot:7 Block:1 Subdivision:ROBBINS POINTE SUBDIVISION SUBDIVISION Map Ref:VOL 20001 PG 1083-1								
13	.27Mi.	**9235 RAINBOW CRK** **SAN ANTONIO, TX 78245-1481**	04/27/2026			2463	9/4/2	2006	6,396 SF	
		APN: 05197-624-0010 Document #: 20260076501 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 24 Subdivision: PARK PLACE PHASE II SUBDIVISION Legal Unit: 2 MapRef: VOL 9566 PG 63-64 Abbreviated Description: Lot:1 Block:24 Subdivision:PARK PLACE PHASE II SUBDIVISION Legal Unit:2 Map Ref:VOL 9566 PG 63-64								
14	.18Mi.	**10386 OAKWOOD CRST** **SAN ANTONIO, TX 78245-2907**	04/13/2026			2209	8/3/2	2005	5,500 SF	

ICE SiteX Report

OrderID: 98722536

APN: 05197-613-0040 Document #: 20260067781
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 13 Subdivision: PARK PLACE PHASE II SUBDIVISION Legal Unit: 1 MapRef: VOL 9562 PG 147&148 Abbreviated Description: Lot:4 Block:13 Subdivision:PARK PLACE PHASE II SUBDIVISION Legal Unit:1 Map Ref:VOL 9562 PG 147&148

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.	**10348 GOLD RUSH CRK**	**10/30/2020**	$297,820	$297,820	2,504	/4/2	2014	4,950 SF	
.01Mi.	**10352 GOLD RUSH CRK**	**02/04/2026**	$225,960	$225,960	1,536	/3/2	2014	4,950 SF	
.01Mi.	**10344 GOLD RUSH CRK**	**11/14/2014**	$285,160	$285,160	2,412	/4/2	2014	4,950 SF	
.02Mi.	**10340 GOLD RUSH CRK**	**05/29/2015**	$300,690	$300,690	2,504	/4/2	2015	4,950 SF	
.02Mi.	**10356 GOLD RUSH CRK**	**09/19/2014**	$238,450	$238,450	1,642	/3/2	2014	5,494 SF	
.02Mi.	**10347 ROADRUNNER RDG**	**04/01/2016**	$263,630	$263,630	1,702	/4/2	2014	4,950 SF	
.03Mi.	**10343 ROADRUNNER RDG**	**01/09/2015**	$286,090	$286,090	2,404	/4/2	2014	4,961 SF	
.03Mi.	**10336 GOLD RUSH CRK**	**05/30/2015**	$244,890	$244,890	1,702	/4/2	2015	4,950 SF	
.03Mi.	**10351 ROADRUNNER RDG**	**12/19/2014**	$292,660	$292,660	2,504	/4/2	2014	4,950 SF	
.03Mi.	**10339 ROADRUNNER RDG**	**03/15/2018**	$237,000	$237,000	1,702	/3/2	2015	5,039 SF	
.03Mi.	**10347 GOLD RUSH CRK**	**01/13/2014**	$287,150	$287,150	2,412	/3/2	2014	4,950 SF	
.03Mi.	**10343 GOLD RUSH CRK**	**04/07/2020**	$236,420	$236,420	1,642	/3/2	2014	4,950 SF	
.03Mi.	**10351 GOLD RUSH CRK**	**11/01/2024**	$287,330	$287,330	2,404	/4/2	2013	4,950 SF	
.03Mi.	**10335 ROADRUNNER RDG**	**08/27/2015**	$271,460	$271,460	2,169	/3/2	2015	5,206 SF	
.03Mi.	**10332 GOLD RUSH CRK**	**09/29/2022**	$269,830	$269,830	2,898	/3/2	2015	4,950 SF	
.04Mi.	**10339 GOLD RUSH CRK**	**10/04/2022**	$232,580	$232,580	1,642	/3/2	2012	4,950 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	32.9 years old	Households:	30,913
Median Household Income:	$76,881	Households w/Family:	74%
Household Income Per Capita:	$30,598	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Southwest Independent School District	Students:	14,833
Number of Schools:	18	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.75Mi.	**Southwest High School** Number of Students: 2,363 Student-Teacher Ratio: 16.17 Advanced Placement: Yes	C-	Public	9 - 12
0.94Mi.	**Francis R. Scobee Middle School** Number of Students: 797 Student-Teacher Ratio: 13.65	C-	Public	6 - 8
0.93Mi.	**Big Country Elementary School** Number of Students: 660 Student-Teacher Ratio: 14.9	B	Public	PK - 5

ICE SiteX Report

OrderID: 98722536

Flood Report

The Subject Property of **10348 GOLD RUSH CRK, SAN ANTONIO, TX 78245-3169** 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	73%	NOTABLY LOWER
BURGLARY	84%	LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	50%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	87%	LOWER
MURDER	74%	NOTABLY LOWER
OVERALL	58%	NOTABLY LOWER

Disaster Alerts

3/4/2025 - Duke Fire 7/12/2026 - Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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