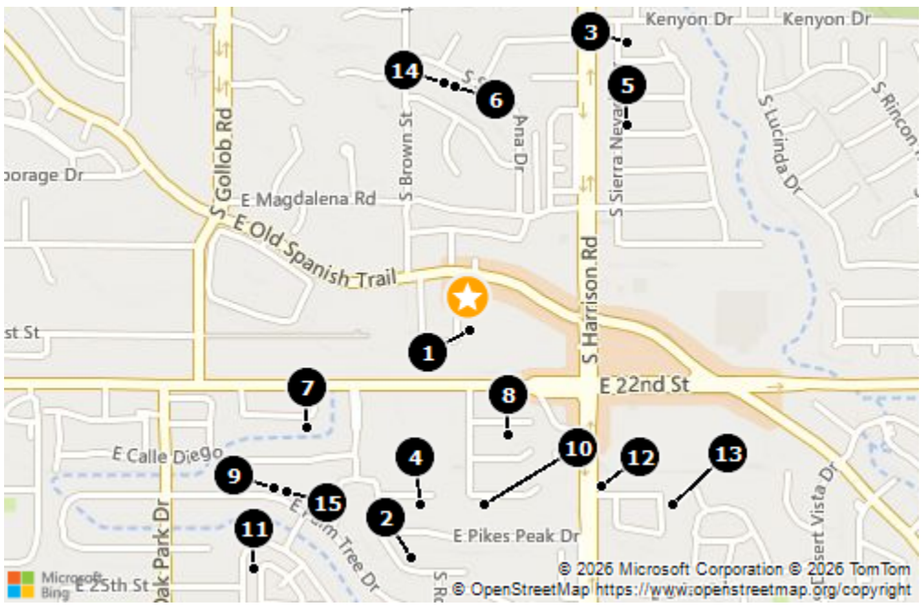
ICE SiteX Report

OrderID: 97974314

SiteX Property Information Report



Subject Property Location

1047 S SPECKLED STONE WAY, TUCSON, AZ 85710-8111

County:	**PIMA AZ**	Census Tract:	040190040.492012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	134-05-2330	Thomas Bros Pg-Grid:	

Valuation

Value:	**$372,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$331,080 - $412,920	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,553
Total Assessed Value:	$29,432	Total Assessor Market Value:	$294,324	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 38 District: FAR EAST Subdivision: STONE RIDGE II Map Ref: PLAT: 47 Sec/Twnship/Range: SEC 15 TWN 14S RNG 15E

Abbreviated Description:	STONE RIDGE II LOT 38
City/Muni/Twp:	HALCYON HIGHLANDS

Property Characteristics

Lot Size:	4,246 SF	Bedrooms:		Pool:	
Building Area:	2058 SF	Baths:	2	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/22/2024	Sales Price:	N/A
Document #:	20243270702 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/17/2021	Sales Price:	$176,000
Document #:	20211370413 BK-PG 20170-0001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/07/2021	Sales Price:	$318,000
Document #:	20211270644 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 38 District: FAR EAST Subdivision: STONE RIDGE II Map Ref: PLAT: 47 Sec/Twnship/Range: SEC 15 TWN 14S RNG 15E
Abbreviated Description: STONE RIDGE II LOT 38
City/Muni/Twp: HALCYON HIGHLANDS

Prior Transfer

Recording Date:	05/07/2021	Sales Price:	$318,000

ICE SiteX Report

OrderID: 97974314

Document #:	20211270644 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/06/2021		
Document Type:			

Legal Description:
Lot: 38 Subdivision: STONE RIDGE II Map Ref: MB 56 PG 47

Prior Transfer

Recording Date:	03/24/2017	Sales Price:	$220,000
Document #:	20170830644 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/01/2017		
Document Type:			

Legal Description:
Lot: 38 Subdivision: STONE RIDGE II Map Ref: MB56 PG47

Mortgage Record

Recording Date:	02/27/2017	Loan Amount:	N/A
Document #:	20170580010 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/01/2047	Type Finance:	VAR

Legal Description:
Lot: 38 Subdivision: STONE RIDGE II

Prior Transfer

Recording Date:	04/21/2015	Sales Price:	N/A
Document #:	20151110357 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/16/2015		
Document Type:			

Legal Description:
Lot: 38 Subdivision: STONE RIDGE II Map Ref: MAP56 PG47

Prior Transfer

Recording Date:	04/21/2015	Sales Price:	N/A
Document #:	20151110356 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/16/2015		
Document Type:			

Legal Description:
Lot: 38 Subdivision: STONE RIDGE II Map Ref: MAP56 PG47

Prior Transfer

Recording Date:	01/02/2015	Sales Price:	$155,540
Document #:	20150020150 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/02/2014	Sales Price:	N/A
Document #:	20141220067 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/29/2014		
Document Type:			

Legal Description:
Lot: 38 Subdivision: STONE RIDGE II Map Ref: MAP56 PG47

Prior Transfer

Recording Date:	04/20/2011	Sales Price:	$164,000
Document #:	20111100687 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/19/2011		
Document Type:			

Legal Description:
Lot: 38 Subdivision: STONE RIDGE II Map Ref: MAP56 PG47

Prior Transfer

Recording Date:	03/01/2011	Sales Price:	$126,000
Document #:	20110600508 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/31/2011		
Document Type:			

Legal Description:
Lot: 38 Subdivision: STONE RIDGE II Map Ref: MAP56 PG47

Prior Transfer

Recording Date:	02/13/2006	Sales Price:	$184,000
Document #:	20060290170 BK-PG 12431-0846	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/03/2005	Loan Amount:	N/A
Document #:	20051921007 BK-PG 12651-7309	Loan Type:	VA
TD Due Date:	10/01/2035	Type Finance:	

Legal Description:
Lot: 38 Subdivision: STONE RIDGE II

Mortgage Record

Recording Date:	11/18/2004	Loan Amount:	N/A
Document #:	20042230257 BK-PG 12431-0846	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/24/2024	Type Finance:	

Legal Description:
Lot: 38 Subdivision: STONE RIDGE II

ICE SiteX Report

OrderID: 97974314

Prior Transfer

Recording Date:	11/26/2003	Sales Price:	$175,869
Document #:	20032281102 BK-PG 12185-7481	Type of Sale:	Verified Sale Price
Contract Date:	11/05/2003		
Document Type:			

Legal Description:
Lot: 38 Subdivision: STONE RIDGE II Map Ref: MAP56 PG47

Area Sales Analysis

Total Area Sales	$5,276,190	Median # of Bedrooms	
Median Lot Size	8,975 SF	Median # of Baths	2
Median Living Area	1,864 SF	Median Year Built	1984
Price Range - 2 Yrs	$244,000 to $530,000	Age Range	22 years to 65 years
Median Value	$350,000	Median Age	42 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**1107 S SPECKLED STONE WAY TUCSON, AZ 85710-8113**	06/11/2026	$295,000	$212	1387	7//2	2003	4,240 SF	
		APN: 134-05-2270 Document #: 20261620267 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 32 Subdivision: FINAL PLAT SUBDIVISION MapRef: MB 56 PG 47 Abbreviated Description: Lot:32 Subdivision:FINAL PLAT SUBDIVISION Map Ref:MB 56 PG 47								
2	.36Mi.	**1535 S ROCKY MOUNTAIN DR TUCSON, AZ 85710-8640**	06/10/2026	$357,500	$184	1940	8//2	1973	11,507 SF	Yes
		APN: 136-07-2040 Document #: 20261610302 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 51 Subdivision: ESTES PARK NO 2 MapRef: MB 20 PG 60 Abbreviated Description: Lot:51 Subdivision:ESTES PARK NO 2 Map Ref:MB 20 PG 60								
3	.41Mi.	**639 S SIERRA NEVADA DR TUCSON, AZ 85748-6625**	05/27/2026	$392,000	$210	1864	6//2	1998	9,004 SF	
		APN: 133-55-1960 Document #: 20261470479 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 118 Subdivision: HIDDEN VISTA MapRef: MB 47 PG 62 Abbreviated Description: Lot:118 Subdivision:HIDDEN VISTA Map Ref:MB 47 PG 62								
4	.29Mi.	**9332 E TRAIL RIDGE PL TUCSON, AZ 85710-7410**	04/21/2026	$299,900	$253	1184	5//2	1970	8,932 SF	Yes
		APN: 136-07-1620 Document #: 20261110376 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Subdivision: ESTES PARK NO 2 MapRef: MB 20 PG 60 Abbreviated Description: Lot:9 Subdivision:ESTES PARK NO 2 Map Ref:MB 20 PG 60								
5	.32Mi.	**9545 E GRAND TETON RD TUCSON, AZ 85748-6649**	03/26/2026	$449,000	$210	2132	9//2	1997	7,853 SF	
		APN: 133-55-1420 Document #: 20260850310 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 64 Subdivision: HIDDEN VISTA MapRef: MB 47 PG 62 Abbreviated Description: Lot:64 Subdivision:HIDDEN VISTA Map Ref:MB 47 PG 62								
6	.29Mi.	**700 S SANTA ANA DR TUCSON, AZ 85710-6642**	03/10/2026	$358,890	$183	1951	8//2	1961	9,663 SF	
		APN: 134-05-0670 Document #: 20260690285 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 67 Subdivision: HERMOSA HILLS ESTATES MapRef: MB 15 PG 74 Abbreviated Description: Lot:67 Subdivision:HERMOSA HILLS ESTATES Map Ref:MB 15 PG 74								
7	.28Mi.	**9214 E CALLE MARIA TUCSON, AZ 85710-7335**	12/24/2025	$338,000	$205	1644	5//2	1984	4,896 SF	
		APN: 136-07-463B Document #: 20253580457 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 56&57 Subdivision: HERMOSA HIGHLANDS NO 4 MapRef: MB 24 PG 75 Abbreviated Description: Lot:56&57 Subdivision:HERMOSA HIGHLANDS NO 4 Map Ref:MB 24 PG 75								
8	.19Mi.	**9410 E GRAPEVINE SPRING PL TUCSON, AZ 85710-8127**	12/19/2025	$244,000	$146	1669	8//2	2004	4,950 SF	
		APN: 136-07-5470 Document #: 20253530500 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 57 Subdivision: HARRISON TERRACE MapRef: MB 56 PG 66 Abbreviated Description: Lot:57 Subdivision:HARRISON TERRACE Map Ref:MB 56 PG 66								
9	.37Mi.	**9133 E PALM TREE DR TUCSON, AZ 85710-8626**	12/10/2025	$320,000	$154	2067	7//2	1968	9,202 SF	
		APN: 136-07-0220 Document #: 20253440273 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Subdivision: HERMOSA HIGHLANDS MapRef: MB 17 PG 45 Abbreviated Description: Lot:15 Subdivision:HERMOSA HIGHLANDS Map Ref:MB 17 PG 45								
10	.29Mi.	**9390 E FIELD CANYON PL TUCSON, AZ 85710-8117**	11/25/2025	$362,000	$248	1456	7//2	2004	6,568 SF	Yes
		APN: 136-07-5080 Document #: 20253290667 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Subdivision: HARRISON TERRACE MapRef: MB 56 PG 66 Abbreviated Description: Lot:18 Subdivision:HARRISON TERRACE Map Ref:MB 56 PG 66								
11	.47Mi.	**1545 S AIDA AVE TUCSON, AZ 85710-8643**	10/31/2025	$300,000	$186	1612	6//2	1969	10,409 SF	
		APN: 136-07-0610 Document #: 20253040583 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 54 Subdivision: HERMOSA HIGHLANDS MapRef: MB 18 PG 46 Abbreviated Description: Lot:54 Subdivision:HERMOSA HIGHLANDS Map Ref:MB 18 PG 46								
12	.32Mi.	**9501 E KOKOPELLI CIR**	10/09/2025	$295,000			//	2001	8,975 SF	

ICE SiteX Report

OrderID: 97974314

TUCSON, AZ 85748-7407
APN: 136-40-1050 02 Document #: 20252820364
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: OCOTILLO COVE MapRef: MB 52 PG 43 Abbreviated Description: Lot:1 Subdivision:OCOTILLO COVE Map Ref:MB 52 PG 43

13	.4Mi.	**9541 E KOKOPELLI CIR**	09/04/2025	$350,000	$182	1917	7//3	2003	5,463 SF	

TUCSON, AZ 85748-7407
APN: 136-40-1150 Document #: 20252470124
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: OCOTILLO COVE MapRef: MB 52 PG 43 Abbreviated Description: Lot:11 Subdivision:OCOTILLO COVE Map Ref:MB 52 PG 43

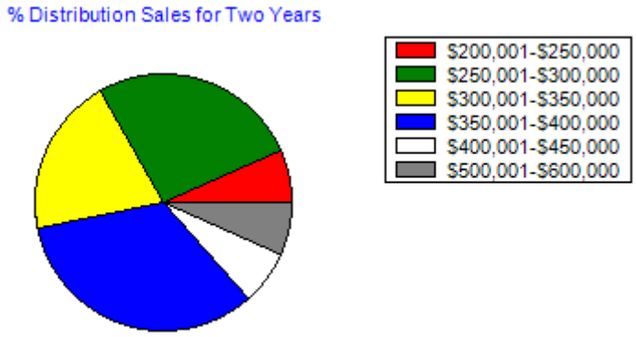
14	.3Mi.	**634 S SANTA ANA DR**	08/22/2025	$384,900	$188	2041	8//2	1962	9,710 SF	Yes

TUCSON, AZ 85710-6602
APN: 134-05-0660 Document #: 20252340247
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: HERMOSA HILLS ESTATES MapRef: MB 15 PG 74 Abbreviated Description: Lot:66 Subdivision:HERMOSA HILLS ESTATES Map Ref:MB 15 PG 74

15	.36Mi.	**9141 E PALM TREE DR**	08/18/2025	$530,000	$176	2995	10//2	1964	11,883 SF	Yes

TUCSON, AZ 85710-8626
APN: 136-07-0210 Document #: 20252300130
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: HERMOSA HIGHLANDS MapRef: MB 17 PG 45 Abbreviated Description: Lot:14 Subdivision:HERMOSA HIGHLANDS Map Ref:MB 17 PG 45

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.	**1047 S SPECKLED STONE WAY**	**05/07/2021**	$294,324	$29,432	2,058	9//2	2003	4,246 SF	
.01Mi.	**1057 S SPECKLED STONE WAY**	**04/29/2022**	$249,850	$24,985	1,409	6//1	2003	4,243 SF	
.01Mi.	**1037 S SPECKLED STONE WAY**	**01/22/2008**	$249,850	$24,985	1,409	6//1	2003	4,248 SF	
.02Mi.	**1067 S SPECKLED STONE WAY**	**05/07/2021**	$245,902	$24,590	1,387	7//2	2003	4,244 SF	
.02Mi.	**1027 S SPECKLED STONE WAY**	**08/15/2014**	$247,323	$24,732	1,416	7//2	2003	4,939 SF	
.02Mi.	**1077 S SPECKLED STONE WAY**	**11/28/2016**	$279,065	$27,907	1,865	9//2	2003	3,905 SF	
.02Mi.	**1046 S SPECKLED STONE WAY**	**08/05/2003**	$249,850	$24,985	1,409	6//1	2003	4,041 SF	
.03Mi.	**9350 E OLD SPANISH TRL**	**08/05/2003**	$249,850	$24,985	1,409		2003	4,041 SF	
.03Mi.	**1056 S SPECKLED STONE WAY**	**11/27/2013**	$245,902	$24,590	1,387	7//2	2003	4,041 SF	
.03Mi.	**1036 S SPECKLED STONE WAY**	**10/07/2013**	$245,902	$24,590	1,387	7//2	2003	4,041 SF	
.03Mi.	**1066 S SPECKLED STONE WAY**	**08/11/2003**	$279,065	$27,907	1,865	9//2	2003	4,041 SF	
.03Mi.	**1087 S SPECKLED STONE WAY**	**09/23/2003**	$250,461	$25,046	1,416	7//2	2003	4,225 SF	
.03Mi.	**1026 S SPECKLED STONE WAY**	**05/23/2022**	$242,805	$24,281	1,387	7//2	2003	4,335 SF	
.04Mi.	**1076 S SPECKLED STONE WAY**	**11/26/2003**	$249,850	$24,985	1,409	6//1	2003	4,041 SF	
.04Mi.	**1097 S SPECKLED STONE WAY**	**08/31/2015**	$249,850	$24,985	1,409	6//1	2003	4,241 SF	
.04Mi.	**1086 S SPECKLED STONE WAY**	**12/15/2014**	$250,461	$25,046	1,416	7//2	2003	4,040 SF	

ICE SiteX Report

OrderID: 97974314

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	42.8 years old	Households:	26,438
Median Household Income:	$56,331	Households w/Family:	50%
Household Income Per Capita:	$32,760	Households w/Family Married:	32%
Most Common Education Level:	Some College	Households w/Family Children:	21%

School District

School District Zone:	Tucson Unified District	Students:	40,316
Number of Schools:	90	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.61Mi.	**Tucson Unified Virtual Academy** Number of Students: 1,184 Student-Teacher Ratio: 18.65	D	Public	KG - 12
5.87Mi.	**University High School** Number of Students: 982 Student-Teacher Ratio: 23.16 Advanced Placement: Yes	A+	Public	8 - 12
9.25Mi.	**Miles-Exploratory Learning Center** Number of Students: 285 Student-Teacher Ratio: 9.43	A+	Public	PK - 8
1.56Mi.	**Sahuaro High School** Number of Students: 1,250 Student-Teacher Ratio: 19.29 Advanced Placement: Yes	C	Public	8 - 12
0.62Mi.	**Gridley Middle School** Number of Students: 501 Student-Teacher Ratio: 14.56	C	Public	6 - 8
0.50Mi.	**Gale Elementary School** Number of Students: 332 Student-Teacher Ratio: 13.61	A-	Public	PK - 6

Flood Report

The Subject Property of **1047 S SPECKLED STONE WAY, TUCSON, AZ 85710-8111** 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	132%	NOTABLY HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	78%	LOWER
MURDER	113%	HIGHER
OVERALL	109%	SIMILAR

Disaster Alerts

No alerts noted

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

OrderID: 97974314

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