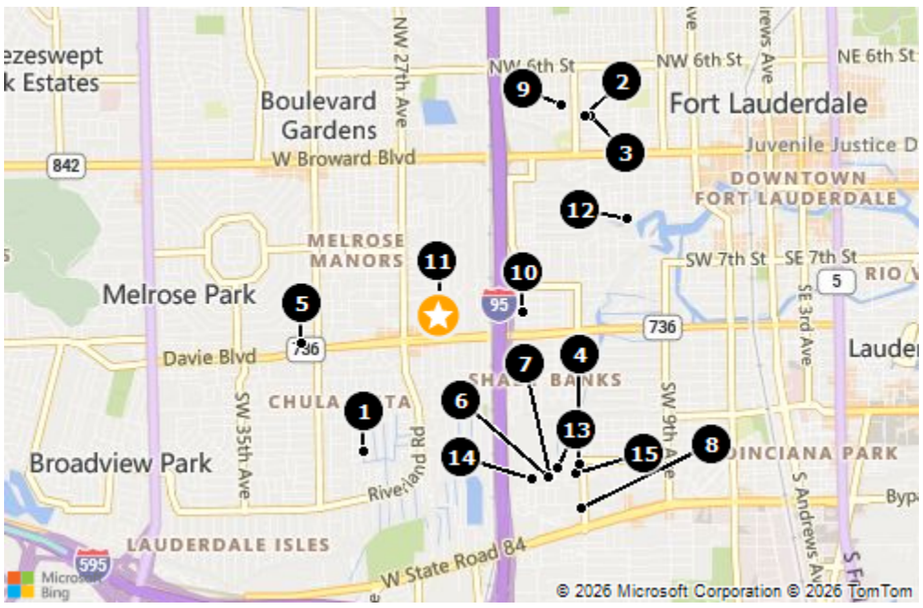
ICE SiteX Report

OrderID: 97524984

SiteX Property Information Report



Subject Property Location

1108 SW 25TH AVE, FORT LAUDERDALE, FL 33312-3016

County:	**BROWARD FL**	Census Tract:	120110428.011022
Property Use:	Duplex (2 units, any combination)	Zoning:	RS-8
Parcel Number:	50-42-08-07-0530	Thomas Bros Pg-Grid:	

Valuation

Value:	**$506,000**	FSD:	8	Common Confidence Score:	72
Value Range:	$465,520 - $546,480	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0312
Assd Land Value:	$29,250	Market Land Value:	$29,250	Tax Year:	2024
Assd Improvement:	$376,350	Market Improvment Value:	$376,350	Total Taxable Value:	$8,322
Total Assessed Value:	$405,600	Total Assessor Market Value:	$405,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14,15 Block: 2 District: 0312 Subdivision: HOOSIER HEIGHTS 26-47 B Sec/Twnship/Range: SEC 08 TWN 50S RNG 42E

Abbreviated Description:	HOOSIER HEIGHTS 26-47 B LOT 14 N1/2,15 BLK 2
City/Muni/Twp:	FORT LAUDERDALE

Property Characteristics

Lot Size:	9,750 SF	Bedrooms:		Pool:	
Building Area:	1332 SF	Baths:		Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Block
Number of Units:	2	Garage Type:	Carport	Heating:	
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Roll Comp
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/08/2026	Sales Price:	$427,121
Document #:	120795516 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/01/2025	Sales Price:	$427,121
Document #:	120195739 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/20/2024	Sales Price:	$427,121
Document #:	119808816 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/08/2024	Sales Price:	N/A
Document #:	119382498 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 97524984

Prior Transfer

Recording Date:	07/11/2022	Sales Price:	$450,000
Document #:	118262309 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/03/2022		
Document Type:			

Legal Description:
Lot: 14&15 Block: 2 Subdivision: HOOSIER HEIGHTS Map Ref: MB 26 PG 47
Abbreviated Description: PORTION LOT14

Prior Transfer

Recording Date:	06/15/2022	Sales Price:	$325,000
Document #:	118214917 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/04/2022	Sales Price:	$450,000
Document #:	118262309 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 14,15 Block: 2 District: 0312 Subdivision: HOOSIER HEIGHTS 26-47 B Sec/Twnship/Range: SEC 08 TWN 50S RNG 42E
Abbreviated Description: HOOSIER HEIGHTS 26-47 B LOT 14 N1/2,15 BLK 2
City/Muni/Twp: FORT LAUDERDALE

Prior Transfer

Recording Date:	10/15/2021	Sales Price:	$299,250
Document #:	117665396 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/12/2021	Loan Amount:	N/A
Document #:	117654098 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 14&15 Block: 2 Subdivision: HOOSIER HEIGHTS
Abbreviated Description: PORTION LOT14

Prior Transfer

Recording Date:	06/21/2021	Sales Price:	$299,250
Document #:	117360942 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/06/2020	Sales Price:	$299,250
Document #:	116590521 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/21/2020	Sales Price:	$89,250
Document #:	116364914 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/27/2020	Sales Price:	$315,000
Document #:	116311444 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/24/2020		
Document Type:			

Legal Description:
Lot: 14&15 Block: 2 Subdivision: HOOSIER HEIGHTS Map Ref: MB 26 PG 47
Abbreviated Description: PORTION LOT14

Prior Transfer

Recording Date:	01/24/2020	Sales Price:	$315,000
Document #:		Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/18/2018	Sales Price:	$159,434
Document #:	115394202 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/02/2018	Sales Price:	$150,000
Document #:	115358939 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/27/2018		
Document Type:			

Legal Description:
Lot: 14&15 Block: 2 Subdivision: HOOSIER HEIGHTS Map Ref: MB 26 PG 47
Abbreviated Description: NORTH2 LOT14

ICE SiteX Report

OrderID: 97524984

Prior Transfer

Recording Date:	01/15/2016	Sales Price:	$189,200
Document #:	113459633 BK-PG 40564-1392	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/08/2016	Loan Amount:	N/A
Document #:	113445550 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2031	Type Finance:	

Legal Description:
Lot: 15&14 Block: 2 Subdivision: HOOSIER HEIGHTS

Prior Transfer

Recording Date:	10/12/2005	Sales Price:	$80,000
Document #:	105450740 BK-PG 38865-1332	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/23/2005	Sales Price:	$238,200
Document #:	105387839 BK-PG 40564-1391	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/19/2005		
Document Type:			

Legal Description:
Lot: 15&14 Block: 2 Subdivision: HOOSIER HEIGHTS Map Ref: MB26 PG47
Abbreviated Description: N2 LOT14

Prior Transfer

Recording Date:	01/12/2005	Sales Price:	N/A
Document #:	104637354 BK-PG 38865-1331	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/24/2004		
Document Type:			

Legal Description:
Lot: 15&14 Block: 2 Subdivision: HOOSIER HEIGHTS Map Ref: MB26 PG47
Abbreviated Description: N2 LOT14

Prior Transfer

Recording Date:	04/28/1998	Sales Price:	$12,727
Document #:	BK-PG 28116-633	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/28/1998		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/01/1989	Sales Price:	$7,857
Document #:	BK-PG 16472-16	Type of Sale:	Price Unconfirmed
Contract Date:	02/01/1989		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$7,523,700	Median # of Bedrooms	
Median Lot Size	5,980 SF	Median # of Baths	
Median Living Area	1,652 SF	Median Year Built	1968
Price Range - 2 Yrs	$270,000 to $780,000	Age Range	49 years to 74 years
Median Value	$471,700	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.9Mi.	**1980 SW 28TH LN** **FORT LAUDERDALE, FL 33312-3863**	05/18/2026	$495,000	$301	1642	//	1973	6,913 SF	
2	1.45Mi.	**1433 NW 3RD CT** **FORT LAUDERDALE, FL 33311-8807**	05/15/2026	$390,000	$276	1408	//	1952	7,161 SF	
3	1.47Mi.	**1421 NW 3RD CT** **FORT LAUDERDALE, FL 33311-8807**	05/15/2026	$390,000	$276	1408	//	1952	8,847 SF	
4	1.19Mi.	**1510 SW 20TH ST** **FORT LAUDERDALE, FL 33315-1822**	05/14/2026	$750,000	$453	1652	//	1959	6,426 SF	

1 .9Mi. **1980 SW 28TH LN** **FORT LAUDERDALE, FL 33312-3863** 05/18/2026 $495,000 $301 1642 // 1973 6,913 SF
APN: 50-42-17-34-0080 Document #: 120871105
Document Type: Price Code: R
Land Use: Duplex (2 units, any combination)
Legal: Lot: 8 Block: 1 Subdivision: ROHAN ACRES MapRef: MB 73 PG 6 Abbreviated Description: Lot:8 Block:1 Subdivision:ROHAN ACRES Map Ref:MB 73 PG 6

2 1.45Mi. **1433 NW 3RD CT** **FORT LAUDERDALE, FL 33311-8807** 05/15/2026 $390,000 $276 1408 // 1952 7,161 SF
APN: 50-42-04-20-0605 Document #: 120870320
Document Type: Price Code: R
Land Use: Duplex (2 units, any combination)
Legal: Lot: 8 Block: 6 Subdivision: SEMINOLE FOREST MapRef: MB 14 PG 16 Abbreviated Description: Lot:8 Block:6 Subdivision:SEMINOLE FOREST Map Ref:MB 14 PG 16

3 1.47Mi. **1421 NW 3RD CT** **FORT LAUDERDALE, FL 33311-8807** 05/15/2026 $390,000 $276 1408 // 1952 8,847 SF
APN: 50-42-04-20-0600 Document #: 120870329
Document Type: Price Code: R
Land Use: Duplex (2 units, any combination)
Legal: Lot: 4 Block: 6 Subdivision: SEMINOLE FOREST MapRef: MB 14 PG 16 Abbreviated Description: Lot:4 Block:6 Subdivision:SEMINOLE FOREST Map Ref:MB 14 PG 16

4 1.19Mi. **1510 SW 20TH ST** **FORT LAUDERDALE, FL 33315-1822** 05/14/2026 $750,000 $453 1652 // 1959 6,426 SF
APN: 50-42-16-36-0040 Document #: 120866973
Document Type: Price Code: R
Land Use: Duplex (2 units, any combination)
Legal: Lot: 4 Subdivision: MARILYNN GARDENS MapRef: MB 48 PG 50 Abbreviated Description: Lot:4 Subdivision:MARILYNN GARDENS Map Ref:MB 48 PG 50

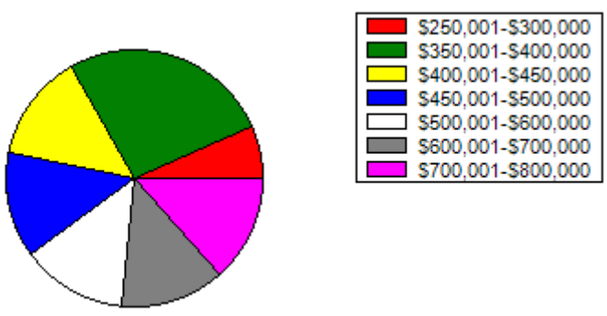
ICE SiteX Report

OrderID: 97524984

5	.81Mi.	**1248 SW 32ND AVE** **FORT LAUDERDALE, FL 33312-2751**	04/23/2026	$395,000	$281	1402	//	1956	5,321 SF
	APN: 50-42-18-13-0120 Document #: 120825900 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 13 Block: 1 Subdivision: BREEZYWAY MANOR ADDITION MapRef: MB 29 PG 1 Abbreviated Description: Lot:13 Block:1 Subdivision:BREEZYWAY MANOR ADDITION Map Ref:MB 29 PG 1								
6	1.14Mi.	**2120 SW 18TH AVE** **FORT LAUDERDALE, FL 33315-1808**	04/01/2026	$620,000	$287	2160	//	1977	5,671 SF
	APN: 50-42-16-10-0231 Document #: 120782112 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 16 Block: 3 Subdivision: OSCEOLA PARK MapRef: MB 9 PG 46 Abbreviated Description: Lot:16 Block:3 Subdivision:OSCEOLA PARK Map Ref:MB 9 PG 46								
7	1.15Mi.	**1799 SW 22ND ST** **FORT LAUDERDALE, FL 33315-1836**	04/01/2026	$620,000	$287	2160	//	1977	5,720 SF
	APN: 50-42-16-10-0230 Document #: 120782105 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 15 Block: 3 Subdivision: OSCEOLA PARK MapRef: MB 9 PG 46 Abbreviated Description: Lot:15 Block:3 Subdivision:OSCEOLA PARK Map Ref:MB 9 PG 46								
8	1.39Mi.	**1502 SW 24TH ST** **FORT LAUDERDALE, FL 33315-1852**	03/02/2026	$780,000	$276	2821	//	1970	7,004 SF
	APN: 50-42-21-19-0010 Document #: 120724094 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 1 Subdivision: WOEHLKE SUBDIVISION MapRef: MB 34 PG 32 Abbreviated Description: Lot:1 Subdivision:WOEHLKE SUBDIVISION Map Ref:MB 34 PG 32								
9	1.42Mi.	**414 NW 15TH WAY** **FORT LAUDERDALE, FL 33311-8846**	02/17/2026	$400,000	$291	1372	//	1953	5,650 SF
	APN: 50-42-04-24-0670 Document #: 120700098 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 20 Block: 3 Subdivision: DORSEY PARK FIRST ADDITION MapRef: MB 21 PG 30 Abbreviated Description: Lot:20 Block:3 Subdivision:DORSEY PARK FIRST ADDITION Map Ref:MB 21 PG 30								
10	.5Mi.	**1901 SW 11TH ST** **FORT LAUDERDALE, FL 33312-3209**	02/04/2026	$435,000	$239	1820	//	1960	5,366 SF
	APN: 50-42-09-12-0472 Document #: 120679792 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 10 Block: 3 Subdivision: RIVERSIDE PARK MapRef: MB 7 PG 24 Abbreviated Description: Lot:10 Block:3 Subdivision:RIVERSIDE PARK Map Ref:MB 7 PG 24								
11	.05Mi.	**1019 SW 24TH AVE** **FORT LAUDERDALE, FL 33312-3051**	01/15/2026	$415,000	$309	1343	//	1954	6,500 SF
	APN: 50-42-08-07-0640 Document #: 120645825 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 28 Block: 2 Subdivision: HOOSIER HEIGHTS MapRef: MB 26 PG 47 Abbreviated Description: Lot:28 Block:2 Subdivision:HOOSIER HEIGHTS Map Ref:MB 26 PG 47								
12	1.24Mi.	**1117-1121 WAVERLY RD** **FORT LAUDERDALE, FL 33312-2521**	01/14/2026	$270,000	$261	1032	//	1968	5,018 SF
	APN: 50-42-09-09-0390 Document #: 120642552 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 1-4 Block: 105 Subdivision: WAVERLY PLACE MapRef: MB 2 PG 19 Abbreviated Description: Block:105 Subdivision:WAVERLY PLACE Map Ref:MB 2 PG 19Abbreviated Description:PORTION LOTS1-4								
13	1.13Mi.	**1715 SW 21ST ST** **FORT LAUDERDALE, FL 33315-1830**	12/31/2025	$562,000	$328	1713	//	1969	5,980 SF
	APN: 50-42-16-10-0092 Document #: 120620308 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 11 Block: 2 Subdivision: OSCEOLA PARK MapRef: MB 9 PG 46 Abbreviated Description: Lot:11 Block:2 Subdivision:OSCEOLA PARK Map Ref:MB 9 PG 46								
14	1.09Mi.	**1841 SW 22ND ST** **FORT LAUDERDALE, FL 33315-1866**	12/23/2025	$471,700	$224	2104	//	1972	5,500 SF
	APN: 50-42-16-10-0351 Document #: 120611915 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 19 Block: 4 Subdivision: OSCEOLA PARK MapRef: MB 9 PG 46 Abbreviated Description: Lot:19 Block:4 Subdivision:OSCEOLA PARK Map Ref:MB 9 PG 46								
15	1.22Mi.	**1530 SW 21ST ST** **FORT LAUDERDALE, FL 33315-1829**	12/15/2025	$530,000	$290	1822	//	1969	6,420 SF
	APN: 50-42-16-36-0120 Document #: 120596485 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 12 Subdivision: MARILYNN GARDENS MapRef: MB 48 PG 50 Abbreviated Description: Lot:12 Subdivision:MARILYNN GARDENS Map Ref:MB 48 PG 50								

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

OrderID: 97524984

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.	**1108 SW 25TH AVE**	**06/04/2022**	$405,600	$405,600	1,332		1957	9,750 SF	
.03Mi.	**1105 SW 24TH AVE**	**04/11/2023**	$392,020	$213,680	1,405		1956	6,500 SF	
.04Mi.	**1021 SW 24TH AVE**	**08/06/2025**	$392,220	$392,220	1,320		1956	6,500 SF	
.05Mi.	**1019 SW 24TH AVE**	**08/03/2018**	$392,390	$392,390	1,343		1954	6,500 SF	
.06Mi.	**1108 SW 24TH AVE**	**05/25/2018**	$392,180	$392,180	1,550		1957	6,500 SF	
.06Mi.	**1104 SW 24TH AVE**	**07/18/2025**	$392,080	$392,080	1,550		1957	6,500 SF	
.06Mi.	**1100 SW 24TH AVE**	**02/12/2003**	$392,240	$392,240	1,485		1957	6,500 SF	
.06Mi.	**1120 SW 26TH AVE**	**09/30/2025**	$392,190	$392,190	1,490		1958	6,500 SF	
.07Mi.	**1130 SW 26TH AVE**	**07/02/2025**	$392,280	$232,040	1,399		1956	6,500 SF	
.07Mi.	**1016 SW 24TH AVE**	**09/04/2025**	$392,160	$392,160	1,515		1956	6,500 SF	
.07Mi.	**1140 SW 26TH AVE**	**10/24/2018**	$392,130	$392,130	1,413		1957	6,500 SF	
.08Mi.	**1012 SW 24TH AVE**	**11/09/1995**	$392,320	$392,320	1,496		1956	6,500 SF	
.08Mi.	**1171 SW 24TH AVE**	**02/05/2014**	$464,790	$464,790	1,640		1954	6,500 SF	
.08Mi.	**1150 SW 26TH AVE**	**07/10/2019**	$392,240	$392,240	1,456		1956	6,500 SF	
.08Mi.	**1008 SW 24TH AVE**	**09/06/2025**	$392,100	$392,100	1,369		1955	6,500 SF	
.09Mi.	**1160 SW 26TH AVE**	**12/14/2020**	$392,110	$392,110	1,683		1956	6,500 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	40.0 years old	Households:	21,105
Median Household Income:	$75,543	Households w/Family:	68%
Household Income Per Capita:	$43,021	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Broward County School District	Students:	243,553
Number of Schools:	325	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.42Mi.	**New River Middle School** Number of Students: 1,566 Student-Teacher Ratio: 23.03	C+	Public	6 - 8
0.10Mi.	**Riverland Elementary School** Number of Students: 459 Student-Teacher Ratio: 17	B-	Public	PK - 5
0.60Mi.	**Stranahan High School** Number of Students: 1,286 Student-Teacher Ratio: 24.26 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **1108 SW 25TH AVE, FORT LAUDERDALE, FL 33312-3016** 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	110%	HIGHER
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	103%	SIMILAR
OVERALL	91%	LOWER

ICE SiteX Report

OrderID: 97524984

Disaster Alerts

10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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