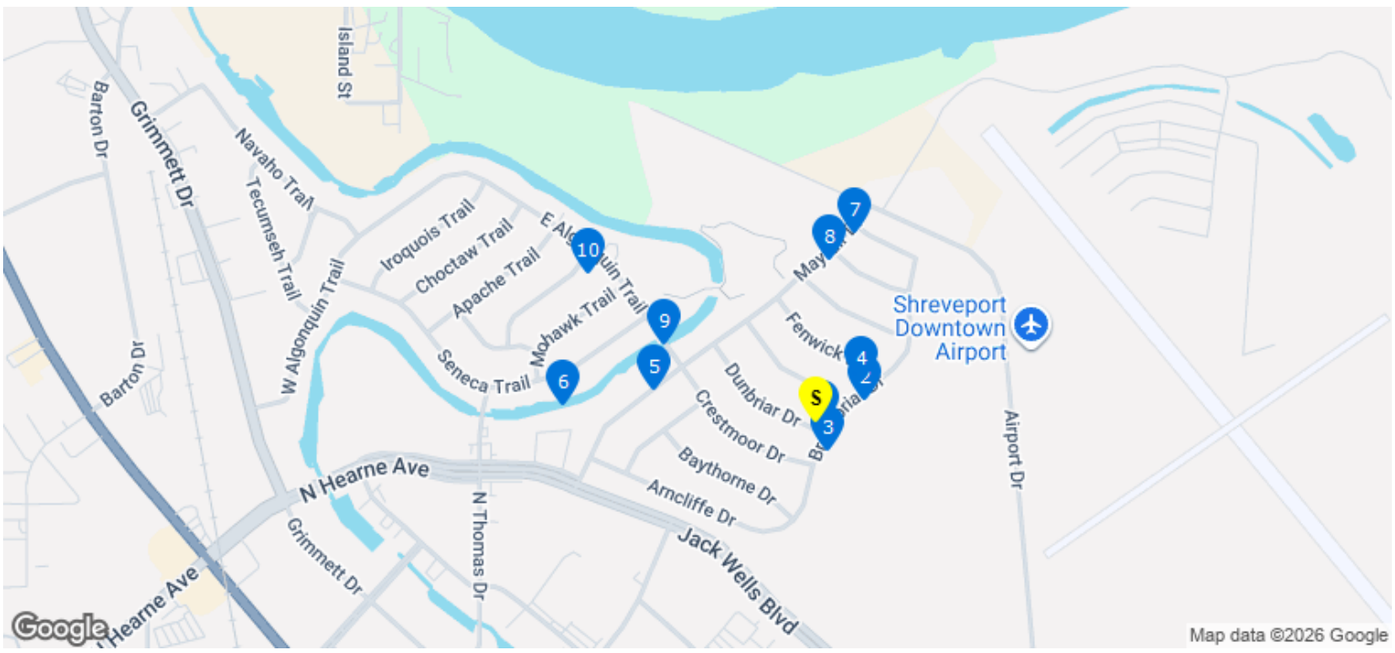
ICE SiteX Report

OrderID: 98768633

SiteX Property Information Report



Subject Property Location

1114 DUNBRIAR DR, SHREVEPORT, LA 71107-5527

County:	**CADDO LA**	Census Tract:	0205.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	181413-016-0189-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$76,000**	FSD:	15	Common Confidence Score:	46
Value Range:	$64,600 - $87,400	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4
Assd Land Value:	$1,159	Market Land Value:	$11,590	Tax Year:	2025
Assd Improvement:	$3,556	Market Improvment Value:	$35,560	Total Taxable Value:	$738
Total Assessed Value:	$4,715	Total Assessor Market Value:	$47,150	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 189 District: 002 Subdivision: HIGHLAND PARK, UNIT B Legal Unit: B Sec/Twnship/Range: SEC 13 TWN 18 RNG 14

Abbreviated Description:	LOT 189, HIGHLAND PARK SUBN., UNIT B, 181413-16-189
City/Muni/Twp:	SHREVEPORT

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1076 SF	Baths:	1	Fireplace:	
Year Built:	2001	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Shingle (Not Wood)
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/01/2025	Sales Price:	N/A
Document #:	3031635 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/29/2025	Sales Price:	N/A
Document #:	3022227 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	03/24/2025	Loan Amount:	N/A
Document #:	3002718 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/21/2025		
TD Due Date:	04/01/2055	Type Finance:	

Legal Description:
Subdivision: HIGHLAND PARK SUB UNIT B SUB Map Ref: BK 900 PG 471

ICE SiteX Report

OrderID: 98768633

Prior Transfer

Recording Date:	03/24/2025	Sales Price:	$112,000
Document #:	3002717 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	03/21/2025		
Document Type:	Deed		

Legal Description:
Subdivision: HIGHLAND PARK SUB UNIT B SUB Map Ref: BK 900 PG 471

Mortgage Record

Recording Date:	05/01/2024	Loan Amount:	N/A
Document #:	2965859 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	03/08/2024		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: HIGHLAND PARK SUB UNIT B SUB Map Ref: 0

Mortgage Record

Recording Date:	04/08/2024	Loan Amount:	N/A
Document #:	2965859 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	03/05/2024		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: HIGHLAND PARK SUB UNIT B SUB Map Ref: BK 900 PG 471

Prior Transfer

Recording Date:	04/08/2024	Sales Price:	$52,500
Document #:	2963331 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	03/05/2024		
Document Type:	Deed		

Legal Description:
Subdivision: HIGHLAND PARK SUB UNIT B SUB Map Ref: BK 900 PG 471

Prior Transfer

Recording Date:	11/27/2023	Sales Price:	N/A
Document #:	2950571 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/10/2023		
Document Type:	Deed		

Legal Description:
Subdivision: HIGHLAND PARK SUB UNIT B SUB Map Ref: BK 900 PG 471

Prior Transfer

Recording Date:	07/07/2023	Sales Price:	$72,500
Document #:	2935005 BK-PG 4624-41	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	06/13/2023	Sales Price:	$46,667
Document #:	2931723 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	05/31/2023		
Document Type:	Deed		

Legal Description:
Subdivision: HIGHLAND PARK SUB UNIT B SUB Map Ref: BK 900 PG 471

Prior Transfer

Recording Date:	06/22/2022	Sales Price:	N/A
Document #:	2890323 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	06/22/2022	Sales Price:	N/A
Document #:	2890322 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	10/08/2007	Loan Amount:	N/A
Document #:	2123817 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	10/05/2007		
TD Due Date:	11/01/2037	Type Finance:	

Legal Description:
Subdivision: HIGHLAND PARK SUBDIVISION Legal Unit: B Map Ref: MB900 PG471-473
City/Muni/Twp: SHREVEPORT

Prior Transfer

Recording Date:	10/08/2007	Sales Price:	$72,500
Document #:	2123816 BK-PG 3985-640	Type of Sale:	Arms-Length Transfer
Contract Date:	10/05/2007		
Document Type:	Deed		

Legal Description:
Subdivision: HIGHLAND PARK SUBDIVISION Legal Unit: B Map Ref: MB900 PG471-473
City/Muni/Twp: SHREVEPORT

ICE SiteX Report

OrderID: 98768633

Area Sales Analysis

Total Area Sales	$703,900	Median # of Bedrooms	3
Median Lot Size	6,621 SF	Median # of Baths	1
Median Living Area	1,179 SF	Median Year Built	2000
Price Range - 2 Yrs	$37,000 to $129,900	Age Range	25 years to 41 years
Median Value	$65,750	Median Age	26 years

Comparable Sales Data

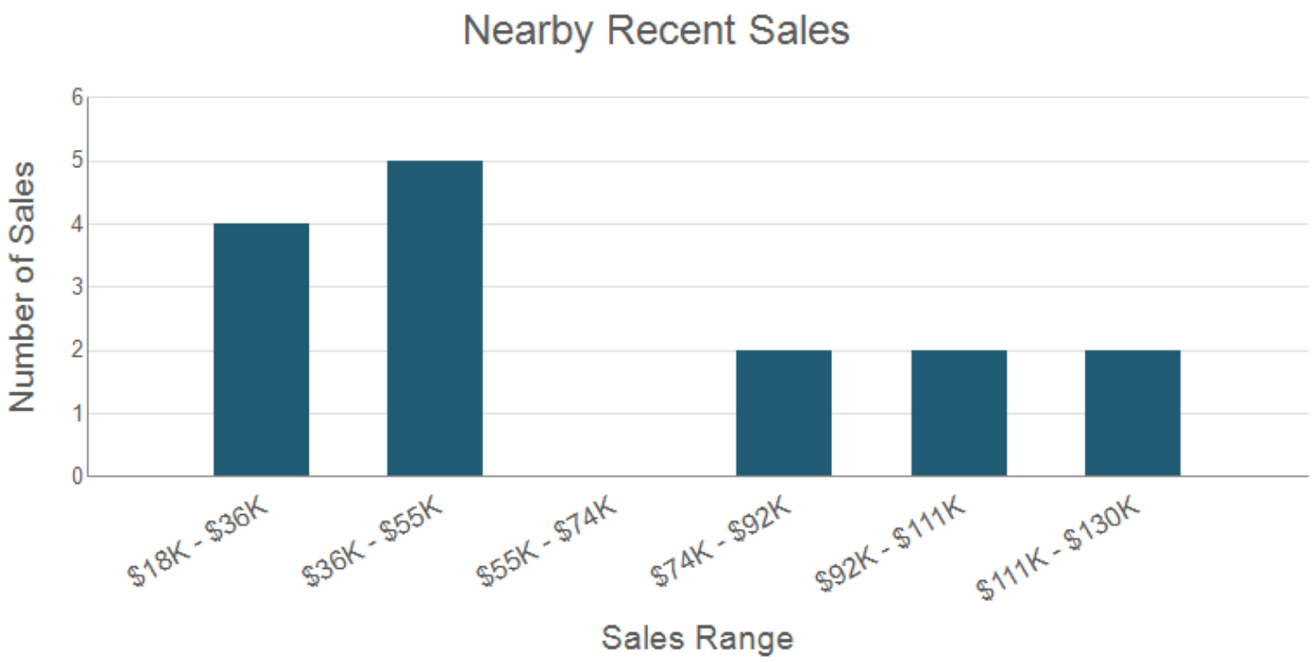
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**1110 DUNBRIAR DR** **SHREVEPORT, LA 71107-5527**	07/06/2026	$110,000	$107	1032	7/3/1	1993	SF	
		APN: 181413-016-0188-00 Document #: 3054443 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 188 Subdivision: HIGHLAND PARK SUB UNIT B SUB MapRef: BK 900 PG 471 Abbreviated Description: Lot:188 Subdivision:HIGHLAND PARK SUB UNIT B SUB Map Ref:BK 900 PG 471								
2	.05Mi.	**318 BROOKBRIAR DR** **SHREVEPORT, LA 71107-5554**	02/26/2026	$46,500	$43	1090	9/3/2	2001	5,184 SF	
		APN: 181413-015-0185-00 Document #: 3039669 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 185 Subdivision: HIGHLAND PARK SUB UNIT B SUB MapRef: BK 900 PG 471 Abbreviated Description: Lot:185 Subdivision:HIGHLAND PARK SUB UNIT B SUB Map Ref:BK 900 PG 471								
3	.08Mi.	**246 BROOKBRIAR DR** **SHREVEPORT, LA 71107-5555**	09/10/2026	$129,900	$103	1260	8/3/1	2001	6,621 SF	
		APN: 181413-017-0219-00 Document #: 3063083 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 219 Subdivision: HIGHLAND PARK SUB UNIT B SUB MapRef: BK 900 PG 471 Abbreviated Description: Lot:219 Subdivision:HIGHLAND PARK SUB UNIT B SUB Map Ref:BK 900 PG 471								
4	.09Mi.	**1113 FENWICK DR** **SHREVEPORT, LA 71107-5530**	03/13/2026	$82,500	$65	1264	6/3/1	2000	SF	
		APN: 181413-017-0245-00 Document #: 3041517 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 245 Subdivision: HIGHLAND PARK SUB UNIT B SUB MapRef: BK 900 PG 471 Abbreviated Description: Lot:245 Subdivision:HIGHLAND PARK SUB UNIT B SUB Map Ref:BK 900 PG 471								
5	.2Mi.	**1121 HEATHERWOOD DR** **SHREVEPORT, LA 71107-5534**	05/08/2026	$126,500	$88	1437	5/3/1	1991	SF	
		APN: 181413-019-0298-00 Document #: 3047627 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 298 Subdivision: HIGHLAND PARK SUB UNIT B SUB MapRef: BK 900 PG 471 Abbreviated Description: Lot:298 Subdivision:HIGHLAND PARK SUB UNIT B SUB Map Ref:BK 900 PG 471								
6	.24Mi.	**130 MAYFAIR DR** **SHREVEPORT, LA 71107-5539**	03/30/2026	$75,000	$58	1297	6/3/1	1985	8,059 SF	
		APN: 181413-014-0004-00 Document #: 3043246 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: O Subdivision: HIGHLAND PARK SUB UNIT B SUB MapRef: BK 900 PG 471 Abbreviated Description: Lot:O Subdivision:HIGHLAND PARK SUB UNIT B SUB Map Ref:BK 900 PG 471								
7	.24Mi.	**418 MAYFAIR DR** **SHREVEPORT, LA 71107-5545**	09/17/2025	$37,000	$32	1170	5/3/1	2001	SF	
		APN: 181413-011-0161-00 Document #: 3024018 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 161 Subdivision: HIGHLAND PARK SUB UNIT A SUB MapRef: BK 800 PG 627 Abbreviated Description: Lot:161 Subdivision:HIGHLAND PARK SUB UNIT A SUB Map Ref:BK 800 PG 627								
8	.26Mi.	**113 BROOKBRIAR DR** **SHREVEPORT, LA 71107-5514**	02/02/2026	$24,900	$20	1252	6/3/1	2001	SF	
		APN: 181413-020-0334-00 Document #: 3037124 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 334 Subdivision: HIGHLAND PARK SUB UNIT B SUB MapRef: BK 900 PG 471 Abbreviated Description: Lot:334 Subdivision:HIGHLAND PARK SUB UNIT B SUB Map Ref:BK 900 PG 471								
9	.36Mi.	**1220 N HEARNE AVE** **SHREVEPORT, LA 71107-6616**	09/19/2025	$25,000			//		97,574 SF	
		APN: 181413-023-0003-00 Document #: 3024412 Document Type: Cash Sale Deed Price Code: A Land Use: Commercial - Vacant Land Legal: Lot: 2 Subdivision: FREESTATE INDUSTRIAL PARK DISTRICT 11 SUB MapRef: BK 2100 PG 379 Abbreviated Description: Lot:2 Subdivision:FREESTATE INDUSTRIAL PARK DISTRICT 11 SUB Map Ref:BK 2100 PG 379								
10	.38Mi.	**459 SENECA TRL** **SHREVEPORT, LA 71107-5461**	08/10/2026	$45,000	$38	1187	7/3/1	1999	6,011 SF	
		APN: 181423-036-0016-00 Document #: 3059613 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 Subdivision: CHEROKEE PARK SUB MapRef: BK 700 PG 251 Abbreviated Description: Lot:16 Subdivision:CHEROKEE PARK SUB Map Ref:BK 700 PG 251								
11	.4Mi.	**406 CHICKASAW TRL** **SHREVEPORT, LA 71107-5414**	05/18/2026	$46,500	$45	1041	5/3/2	2000	SF	
		APN: 181423-039-0121-00 Document #: 3048386 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 121 Subdivision: CHEROKEE PARK SUB UNIT 1 SUB MapRef: BK 700 PG 251 Abbreviated Description: Lot:121 Subdivision:CHEROKEE PARK SUB UNIT 1 SUB Map Ref:BK 700 PG 251								
12	.42Mi.	**464 SENECA TRL** **SHREVEPORT, LA 71107-5449**	09/19/2025	$25,000	$14	1806	8/4/2	2003	6,011 SF	
		APN: 181423-037-0081-00 Document #: 3024342 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 81 Subdivision: CHEROKEE PARK SUB UNIT 1 SUB MapRef: BK 700 PG 251 Abbreviated Description: Lot:81 Subdivision:CHEROKEE PARK SUB UNIT 1 SUB Map Ref:BK 700 PG 251								
13	.43Mi.	**426 CHICKASAW TRL**	09/24/2026	$37,000	$43	866	5/3/2	2000	SF	

ICE SiteX Report

OrderID: 98768633

		SHREVEPORT, LA 71107-5414							
	APN: 181423-039-0116-00 Document #: 3064739 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 116 Subdivision: CHEROKEE PARK SUB UNIT 1 SUB MapRef: BK 700 PG 251 Abbreviated Description: Lot:116 Subdivision:CHEROKEE PARK SUB UNIT 1 SUB Map Ref:BK 700 PG 251								
14	.48Mi.	**2131 E ALGONQUIN TRL**	08/17/2026	$35,000	$32	1093	5/3/1	2000	SF
		SHREVEPORT, LA 71107-5447							
	APN: 181423-040-0183-00 Document #: 3060427 Document Type: Cash Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 183 Subdivision: CHEROKEE PARK SUB UNIT 1 SUB Abbreviated Description: Lot:183 Subdivision:CHEROKEE PARK SUB UNIT 1 SUB								
15	.62Mi.	**470 CHOCTAW TRL**	09/21/2026	$17,500	$7	2581	6/3/2	2000	SF
		SHREVEPORT, LA 71107-5416							
	APN: 181423-043-0203-00 Document #: 3064102 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 203 Subdivision: CHEROKEE PARK SUB MapRef: BK 700 PG 251 Abbreviated Description: Lot:203 Subdivision:CHEROKEE PARK SUB Map Ref:BK 700 PG 251								
16	.76Mi.	**931 GRIMMETT DR**	05/05/2026	$225,000	$2,250	100	//		SF
		SHREVEPORT, LA 71107-6713							
	APN: 181424-001-0063-00 Document #: 3047225 Document Type: Cash Sale Deed Price Code: Land Use: Miscellaneous (General) Legal: Lot: 7 6 Block: 1 Subdivision: NORTH SHREVEPORT SUB MapRef: BK 100 PG 53 Abbreviated Description: Lot:7 6 Block:1 Subdivision:NORTH SHREVEPORT SUB Map Ref:BK 100 PG 53								
17	.82Mi.	**1130 N MARKET ST**	05/20/2026	$89,000	$890	100	//		9,409 SF
		SHREVEPORT, LA 71107-6634							
	APN: 181424-023-0006-00 Document #: 3048746 Document Type: Warranty Deed Price Code: A Land Use: Commercial (General) Legal: Lot: 6 Subdivision: MCKINLEY COMMERCIAL SUB MapRef: BK 9050 PG 245 Abbreviated Description: Lot:6 Subdivision:MCKINLEY COMMERCIAL SUB Map Ref:BK 9050 PG 245								
18	.83Mi.	**1134 N MARKET ST**	10/02/2026	$62,000	$620	100	//		5,314 SF
		SHREVEPORT, LA 71107-6634							
	APN: 181424-023-0005-00 Document #: 3065696 Document Type: Cash Sale Deed Price Code: A Land Use: Commercial (General) Legal: Lot: 5 Subdivision: MCKINLEY COMMERCIAL SUB MapRef: BK 9050 PG 245 Abbreviated Description: Lot:5 Subdivision:MCKINLEY COMMERCIAL SUB Map Ref:BK 9050 PG 245								
19	.83Mi.	**741 TECUMSEH TRL**	10/01/2026	$50,000	$47	1058	5/3/1	2003	SF
		SHREVEPORT, LA 71107-5321							
	APN: 181423-049-0361-00 Document #: 3065554 Document Type: Cash Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 361 Subdivision: CHEROKEE PARK SUB UNIT 3 SUB MapRef: BK 800 PG 205 Abbreviated Description: Lot:361 Subdivision:CHEROKEE PARK SUB UNIT 3 SUB Map Ref:BK 800 PG 205								
20	.84Mi.	**1102 N MARKET ST**	08/20/2026	$215,000	$2,150	100	//		SF
		SHREVEPORT, LA 71107-6634							
	APN: 181424-019-0003-00 01 Document #: 3060733 Document Type: Warranty Deed Price Code: A Land Use: Commercial (General) Legal: Lot: 3 Subdivision: NORTH SHREVEPORT SUB UNIT 4 SUB MapRef: BK 2500 PG 108 Abbreviated Description: Lot:3 Subdivision:NORTH SHREVEPORT SUB UNIT 4 SUB Map Ref:BK 2500 PG 108								

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.

ICE SiteX Report

OrderID: 98768633

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.	**1114 DUNBRIAR DR**	**03/24/2025**	$47,150	$4,715	1,076	8/3/1	2001		
.01Mi.	**1118 DUNBRIAR DR**	**03/31/2022**	$37,030	$3,703	1,032	6/2/1	1993		
.01Mi.	**1110 DUNBRIAR DR**	**10/27/2004**	$28,050	$2,805	1,032	7/3/1	1993		
.02Mi.	**1122 DUNBRIAR DR**	**01/12/2022**	$66,580	$6,658	1,766	7/4/2	2001		
.02Mi.	**1106 DUNBRIAR DR**	**09/15/2022**	$44,960	$4,496	1,006	5/2/1	2001		
.02Mi.	**1117 ENGLEMEADE DR**	**10/01/2003**	$47,240	$4,724	1,079	7/3/1	2001		
.02Mi.	**1113 ENGLEMEADE DR**	**07/08/2025**	$50,180	$5,018	1,170	5/3/1	2001		
.03Mi.	**1109 ENGLEMEADE DR**	**07/30/1992**	$62,840	$6,284	1,709	6/3/1	2001	6,795 SF	
.03Mi.	**1121 ENGLEMEADE DR**	**09/11/2024**	$42,070	$4,207	1,030	5/3/1	1997		
.03Mi.	**1126 DUNBRIAR DR**	**03/27/2019**	$47,170	$4,717	1,056	8/3/1	2001		
.04Mi.	**1113 DUNBRIAR DR**	**07/11/2007**	$49,220	$4,922	1,064	7/3/1	2001		
.04Mi.	**1105 ENGLEMEADE DR**	**11/04/2003**	$52,440	$5,244	1,160	5/3/1	2001	6,229 SF	
.04Mi.	**1109 DUNBRIAR DR**	**07/27/2021**	$46,580	$4,658	1,069	5/3/1	2001	6,011 SF	
.04Mi.	**1125 ENGLEMEADE DR**	**01/28/2015**	$56,010	$5,601	1,478	6/3/1	2001	5,619 SF	
.04Mi.	**310 BROOKBRIAR DR**	**05/27/1998**	$46,010	$4,601	981	6/3/1	2001	7,187 SF	
.04Mi.	**1105 DUNBRIAR DR**	**04/08/2022**	$45,310	$4,531	1,069	5/3/1	2001	5,184 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	37.2 years old	Households:	11,029
Median Household Income:	$55,228	Households w/Family:	66%
Household Income Per Capita:	$28,445	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Caddo Parish School District	Students:	32,165
Number of Schools:	56	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.30Mi.	**Cherokee Park Elementary School** Number of Students: 282 Student-Teacher Ratio: 10.51	D-	Public	PK - 6
6.50Mi.	**Caddo Middle Career and Technology School** Number of Students: 336 Student-Teacher Ratio: 12.06	F	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	107%	SIMILAR
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	145%	NOTABLY HIGHER
MURDER	117%	HIGHER
OVERALL	112%	HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

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: 98768633

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