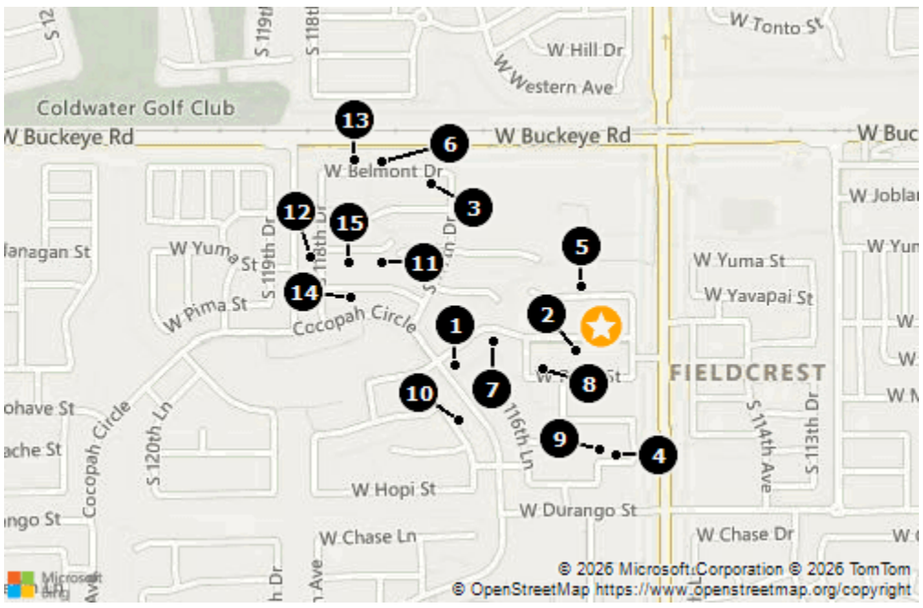
ICE SiteX Report

OrderID: 97841739

SiteX Property Information Report



Subject Property Location

11570 W COCOPAH ST, AVONDALE, AZ 85323-6218

County:	**MARICOPA AZ**	Census Tract:	040130822.113003
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	500-30-338	Thomas Bros Pg-Grid:	

Valuation

Value:	**$526,000**	FSD:	13	Common Confidence Score:	52
Value Range:	$457,620 - $594,380	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	650100
Assd Land Value:		Market Land Value:	$87,200	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$349,000	Total Taxable Value:	$2,557
Total Assessed Value:	$43,620	Total Assessor Market Value:	$436,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 313 Subdivision: COLDWATER RIDGE Map Ref: MB 61445 Sec/Twnship/Range: SEC 13 TWN 1N RNG 1W
Abbreviated Description: COLDWATER RIDGE MCR 614-45

Property Characteristics

Lot Size:	6,960 SF	Bedrooms:		Pool:	Yes
Building Area:	3342 SF	Baths:	3.67	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	2	Number of Cars:	3	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/29/2026	Sales Price:	N/A
Document #:	20260052605 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/19/2023	Loan Amount:	N/A
Document #:	20230029266 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Lot: 313 Subdivision: COLDWATER RIDGE
City/Muni/Twp: AVONDALE

Mortgage Record

Recording Date:	11/23/2021	Loan Amount:	N/A
Document #:	20211249212 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2048	Type Finance:	

Legal Description:
Lot: 313 Subdivision: COLDWATER RIDGE
City/Muni/Twp: AVONDALE

Prior Transfer

Recording Date:	01/22/2018	Sales Price:	$274,900

ICE SiteX Report

OrderID: 97841739

Document #:	20180049224 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 313 Subdivision: COLDWATER RIDGE Map Ref: MB 61445 Sec/Twnship/Range: SEC 13 TWN 1N RNG 1W
Abbreviated Description: COLDWATER RIDGE MCR 614-45

Prior Transfer

Recording Date:	01/22/2018	Sales Price:	$274,900
Document #:	20180049224 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/03/2018		
Document Type:			

Legal Description:
Lot: 313 Subdivision: COLDWATER RIDGE Map Ref: MB 614 PG 45

Prior Transfer

Recording Date:	07/18/2014	Sales Price:	$72,000
Document #:	2014-0471948 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/14/2012	Sales Price:	N/A
Document #:	2012-1033133 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/07/2012		
Document Type:			

Legal Description:
Lot: 313 Subdivision: COLDWATER RIDGE Map Ref: MAP614 PG45

Prior Transfer

Recording Date:	08/07/2012	Sales Price:	N/A
Document #:	2012-0702000 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/07/2012		
Document Type:			

Legal Description:
Lot: 313 Subdivision: COLDWATER RIDGE Map Ref: MAP614 PG45

Prior Transfer

Recording Date:	10/21/2010	Sales Price:	N/A
Document #:	2010-0920744 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/20/2010		
Document Type:			

Legal Description:
Lot: 313 Subdivision: COLDWATER RIDGE Map Ref: MAP614 PG45

Prior Transfer

Recording Date:	09/16/2010	Sales Price:	$363,928
Document #:	2010-0803289 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/14/2010		
Document Type:			

Legal Description:
Lot: 313 Subdivision: COLDWATER RIDGE Map Ref: MAP614 PG45

Prior Transfer

Recording Date:	07/16/2007	Sales Price:	$306,000
Document #:	2007-0803145 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/27/2007	Loan Amount:	N/A
Document #:	2007-0738909 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2037	Type Finance:	FIX

Legal Description:
Lot: 313 Subdivision: COLDWATER RIDGE

Mortgage Record

Recording Date:	02/27/2006	Loan Amount:	N/A
Document #:	2006-0257537 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/15/2036	Type Finance:	

Legal Description:
Lot: 313 Subdivision: COLDWATER RIDGE

Prior Transfer

Recording Date:	05/03/2005	Sales Price:	$198,850
Document #:	2005-0577106 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/14/2005	Loan Amount:	N/A
Document #:	2005-0477478 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 313 Subdivision: FINAL PLAT OF COLDWATER RIDGE

Prior Transfer

Recording Date:	05/28/2004	Sales Price:	$219,469

ICE SiteX Report

OrderID: 97841739

Document #:	2004-0610431 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/22/2004		
Document Type:			

Legal Description:
Lot: 313 Subdivision: COLDWATER RIDGE Map Ref: MAP614 PG45

Prior Transfer

Recording Date:	05/28/2004	Sales Price:	$219,469
Document #:	2004-0610430 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/26/2004		
Document Type:			

Legal Description:
Lot: 313 Subdivision: COLDWATER RIDGE Map Ref: MAP614 PG45

Area Sales Analysis

Total Area Sales	$6,137,400	Median # of Bedrooms	
Median Lot Size	6,095 SF	Median # of Baths	2.67
Median Living Area	1,885 SF	Median Year Built	2004
Price Range - 2 Yrs	$320,000 to $590,000	Age Range	21 years to 23 years
Median Value	$385,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**11725 W COCOPAH ST** **AVONDALE, AZ 85323-6224**	06/25/2026	$535,000	$160	3342	//3.67	2004	7,123 SF	Yes
		APN: 500-30-361 Document #: 20260381467 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 336 Subdivision: COLDWATER RIDGE MapRef: MB 614 PG 45 Abbreviated Description: Lot:336 Subdivision:COLDWATER RIDGE Map Ref:MB 614 PG 45								
2	.05Mi.	**11581 W COCOPAH ST** **AVONDALE, AZ 85323-6219**	05/27/2026	$400,000	$119	3342	//3.67	2004	7,018 SF	
		APN: 500-30-327 Document #: 20260319879 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 302 Subdivision: COLDWATER RIDGE MapRef: MB 614 PG 45 Abbreviated Description: Lot:302 Subdivision:COLDWATER RIDGE Map Ref:MB 614 PG 45								
3	.3Mi.	**11763 W BELMONT DR** **AVONDALE, AZ 85323-6215**	05/18/2026	$358,000	$267	1340	6//2	2004	5,280 SF	
		APN: 500-30-140 Document #: 20260300255 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 115 Subdivision: COLDWATER RIDGE MapRef: MB 614 PG 45 Abbreviated Description: Lot:115 Subdivision:COLDWATER RIDGE Map Ref:MB 614 PG 45								
4	.17Mi.	**11558 W APACHE ST** **AVONDALE, AZ 85323-6209**	05/07/2026	$365,000	$237	1536	5//2.33	2004	7,482 SF	
		APN: 500-30-269 Document #: 20260276028 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 244 Subdivision: COLDWATER RIDGE MapRef: MB 614 PG 45 Abbreviated Description: Lot:244 Subdivision:COLDWATER RIDGE Map Ref:MB 614 PG 45								
5	.2Mi.	**11578 W HOPI ST** **AVONDALE, AZ 85323-6232**	03/13/2026	$375,000	$217	1726	5//2.67	2004	8,220 SF	
		APN: 500-30-264 Document #: 20260147202 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 239 Subdivision: COLDWATER RIDGE MapRef: MB 614 PG 45 Abbreviated Description: Lot:239 Subdivision:COLDWATER RIDGE Map Ref:MB 614 PG 45								
6	.37Mi.	**11794 W BELMONT DR** **AVONDALE, AZ 85323-6214**	03/09/2026	$415,000	$178	2326	//3.67	2004	5,520 SF	Yes
		APN: 500-30-041 Document #: 20260135890 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 16 Subdivision: COLDWATER RIDGE MapRef: MB 614 PG 45 Abbreviated Description: Lot:16 Subdivision:COLDWATER RIDGE Map Ref:MB 614 PG 45								
7	.15Mi.	**11623 W COCOPAH ST** **AVONDALE, AZ 85323-6222**	01/12/2026	$460,000	$244	1885	6//2.67	2004	10,202 SF	Yes
		APN: 500-30-356 Document #: 20260018039 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 331 Subdivision: COLDWATER RIDGE MapRef: MB 614 PG 45 Abbreviated Description: Lot:331 Subdivision:COLDWATER RIDGE Map Ref:MB 614 PG 45								
8	.09Mi.	**11610 W PIMA ST** **AVONDALE, AZ 85323-6251**	10/08/2025	$369,900	$198	1862	6//2.67	2003	7,018 SF	
		APN: 500-30-310 Document #: 20250580800 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 285 Subdivision: COLDWATER RIDGE MapRef: MB 614 PG 45 Abbreviated Description: Lot:285 Subdivision:COLDWATER RIDGE Map Ref:MB 614 PG 45								
9	.17Mi.	**11566 W APACHE ST** **AVONDALE, AZ 85323-6209**	09/23/2025	$590,000	$211	2790	//4	2004	10,119 SF	Yes
		APN: 500-30-267 Document #: 20250547026 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 242 Subdivision: COLDWATER RIDGE MapRef: MB 614 PG 45 Abbreviated Description: Lot:242 Subdivision:COLDWATER RIDGE Map Ref:MB 614 PG 45								
10	.22Mi.	**1713 S 117TH DR** **AVONDALE, AZ 85323-6282**	09/17/2025	$392,500	$200	1953	//3	2005	6,095 SF	Yes
		APN: 500-30-408 Document #: 20250537205 Document Type: Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 383 Subdivision: COLDWATER RIDGE MapRef: MB 614 PG 45 Abbreviated Description: Lot:383 Subdivision:COLDWATER RIDGE Map Ref:MB 614 PG 45								

ICE SiteX Report

OrderID: 97841739

11	.31Mi.	**11805 W FLANAGAN ST** **AVONDALE, AZ 85323-6231**	07/11/2025	$320,000	$202	1580	7//2	2003	5,280 SF

APN: 500-30-174 Document #: 20250399835
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 149 Subdivision: COLDWATER RIDGE Abbreviated Description: Lot:149 Subdivision:COLDWATER RIDGE

12	.4Mi.	**1322 S 118TH DR** **AVONDALE, AZ 85323-6286**	05/16/2025	$417,000	$175	2379	//3.33	2004	5,520 SF

APN: 500-30-215 Document #: 20250283751
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 190 Subdivision: COLDWATER RIDGE MapRef: MB 614 PG 45 Abbreviated Description: Lot:190 Subdivision:COLDWATER RIDGE Map Ref:MB 614 PG 45

13	.4Mi.	**11810 W BELMONT DR** **AVONDALE, AZ 85323-6216**	04/09/2025	$370,000	$220	1678	6//2.67	2004	5,304 SF

APN: 500-30-037 Document #: 20250197112
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 12 Subdivision: COLDWATER RIDGE MapRef: MB 614 PG 45 Abbreviated Description: Lot:12 Subdivision:COLDWATER RIDGE Map Ref:MB 614 PG 45

14	.34Mi.	**11821 W YUMA ST** **AVONDALE, AZ 85323-6260**	03/28/2025	$385,000	$199	1932	//2.67	2003	5,280 SF

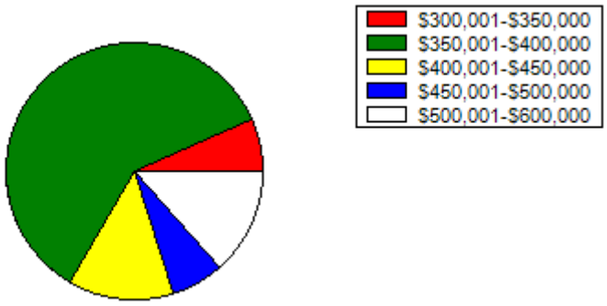
APN: 500-30-202 Document #: 20250171960
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 177 Subdivision: COLDWATER RIDGE MapRef: MB 614 PG 45 Abbreviated Description: Lot:177 Subdivision:COLDWATER RIDGE Map Ref:MB 614 PG 45

15	.35Mi.	**11825 W FLANAGAN ST** **AVONDALE, AZ 85323-6231**	03/03/2025	$385,000	$243	1580	7//2	2003	5,280 SF

APN: 500-30-179 Document #: 20250113460
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 154 Subdivision: COLDWATER RIDGE MapRef: DOC 2003-1366203 Abbreviated Description: Lot:154 Subdivision:COLDWATER RIDGE Map Ref:DOC 2003-1366203

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**11570 W COCOPAH ST**	**01/22/2018**	$436,200	$43,620	3,342	//3.67	2004	6,960 SF	Yes
.01Mi.	**11566 W COCOPAH ST**	**06/05/2024**	$416,700	$41,670	2,902	//3.67	2004	7,060 SF	Yes
.01Mi.	**11574 W COCOPAH ST**	**06/22/2006**	$369,700	$36,970	2,207	6//3	2004	6,960 SF	
.02Mi.	**11578 W COCOPAH ST**	**09/18/2024**	$392,300	$39,230	2,902	//3.67	2004	6,960 SF	
.02Mi.	**11569 W YUMA ST**	**10/02/2024**	$438,800	$43,880	3,342	//3.67	2004	6,960 SF	Yes
.03Mi.	**11565 W YUMA ST**	**09/20/2004**	$363,500	$36,350	2,207	6//3	2004	7,060 SF	
.03Mi.	**11577 W YUMA ST**	**03/08/2017**	$363,200	$36,320	2,207	6//3	2004	6,960 SF	
.03Mi.	**11569 W COCOPAH ST**	**02/02/2021**	$371,700	$37,170	2,265	6//3	2004	7,018 SF	
.03Mi.	**11582 W COCOPAH ST**	**04/19/2018**	$411,600	$41,160	3,342	//3.67	2004	6,960 SF	
.03Mi.	**11565 W COCOPAH ST**	**04/30/2008**	$438,600	$43,860	3,342	//3.67	2004	7,118 SF	Yes
.03Mi.	**11573 W COCOPAH ST**	**02/21/2024**	$418,300	$41,830	2,902	//3.67	2004	7,018 SF	Yes
.04Mi.	**1502 S 115TH DR**	**01/11/2010**	$437,600	$43,760	3,342	//3.67	2004	7,347 SF	Yes
.04Mi.	**11577 W COCOPAH ST**	**09/30/2008**	$365,300	$36,530	2,207	6//3	2004	7,018 SF	
.04Mi.	**11581 W YUMA ST**	**02/16/2021**	$393,600	$39,360	2,902	//3.67	2003	6,960 SF	
.04Mi.	**11586 W COCOPAH ST**	**03/25/2021**	$416,600	$41,660	2,902	//3.67	2004	6,960 SF	Yes
.05Mi.	**11581 W COCOPAH ST**	**08/31/2020**	$409,500	$40,950	3,342	//3.67	2004	7,018 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	58%

ICE SiteX Report

OrderID: 97841739

Demographics & Income

Median Age:	31.3 years old	Households:	13,239
Median Household Income:	$71,655	Households w/Family:	73%
Household Income Per Capita:	$27,151	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Tolleson Union High School District	Students:	13,931
Number of Schools:	8	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.42Mi.	**La Joya Community High School** Number of Students: 2,306 Student-Teacher Ratio: 20.91 Advanced Placement: Yes	A-	Public	9 - 12
2.69Mi.	**Tres Rios Service Academy** Number of Students: 713 Student-Teacher Ratio: NA	C	Public	PK - 8
2.69Mi.	**Tres Rios Service Academy** Number of Students: 713 Student-Teacher Ratio: NA	C	Public	PK - 8
1.02Mi.	**Underdown Learning Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - 8
0.74Mi.	**Collier Business Academy for Financial Literacy** Number of Students: 773 Student-Teacher Ratio: NA	B	Public	PK - 8
0.74Mi.	**Collier Business Academy for Financial Literacy** Number of Students: 773 Student-Teacher Ratio: NA	B	Public	PK - 8
0.37Mi.	**Estrella Vista STEM Leadership Academy** Number of Students: 893 Student-Teacher Ratio: NA	B-	Public	PK - 8
0.37Mi.	**Estrella Vista STEM Leadership Academy** Number of Students: 893 Student-Teacher Ratio: NA	B-	Public	PK - 8
0.73Mi.	**Quentin STEM Academy for Health Sciences** Number of Students: 914 Student-Teacher Ratio: NA	D-	Public	PK - 8
1.49Mi.	**Fine Arts Academy** Number of Students: 811 Student-Teacher Ratio: NA	D-	Public	PK - 8
1.49Mi.	**Fine Arts Academy** Number of Students: 811 Student-Teacher Ratio: NA	D-	Public	PK - 8
0.73Mi.	**Quentin STEM Academy for Health Sciences** Number of Students: 914 Student-Teacher Ratio: NA	D-	Public	PK - 8
1.95Mi.	**Country Place Leadership Academy** Number of Students: 900 Student-Teacher Ratio: NA	D	Public	PK - 8
1.95Mi.	**Country Place Leadership Academy** Number of Students: 900 Student-Teacher Ratio: NA	D	Public	PK - 8
0.42Mi.	**La Joya Community High School** Number of Students: 2,306 Student-Teacher Ratio: 20.91 Advanced Placement: Yes	A-	Public	9 - 12
0.17Mi.	**Littleton STEM Academy for Computer Science** Number of Students: 802 Student-Teacher Ratio: NA	B	Public	PK - 8
0.17Mi.	**Littleton STEM Academy for Computer Science** Number of Students: 802 Student-Teacher Ratio: NA	B	Public	PK - 8
1.02Mi.	**Underdown Learning Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - 8

ICE SiteX Report

OrderID: 97841739

Flood Report

The Subject Property of **11570 W COCOPAH ST, AVONDALE, AZ 85323-6218** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	93%	SIMILAR
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	46%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	86%	LOWER
OVERALL	73%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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