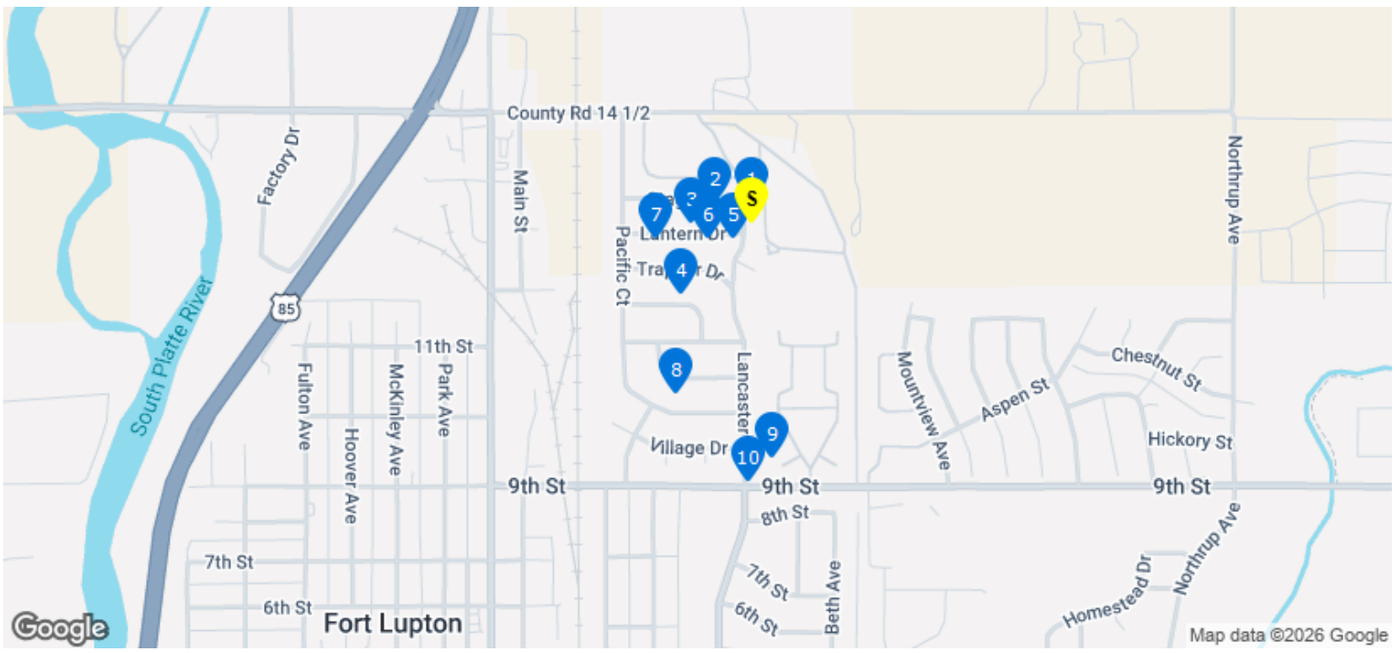
ICE SiteX Report

OrderID: 98809156

SiteX Property Information Report



Subject Property Location

1202 STAGE DR, FORT LUPTON, CO 80621-2749

County:	**WELD CO**	Census Tract:	0019.05
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0044892	Thomas Bros Pg-Grid:	

Valuation

Value:	**$350,000**	FSD:	12	Common Confidence Score:	67
Value Range:	$308,000 - $392,000	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0881
Assd Land Value:	$5,000	Market Land Value:	$80,000	Tax Year:	2025
Assd Improvement:	$17,590	Market Improvment Value:	$281,420	Total Taxable Value:	$3,609
Total Assessed Value:	$22,590	Total Assessor Market Value:	$361,420	Delinquent Year:	
				Tax Account ID:	R0044892
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Block: 2 Subdivision: LANCASTER NORTH ADD 5TH FG Map Ref: MAP 1418 Sec/Twnship/Range: SEC 32 TWN 2N RNG 66W
Abbreviated Description: FTL 5LN2-12 L12 BLK2 LANCASTER NORTH ADDITION 5TH FILING

Property Characteristics

Lot Size:	7,013 SF	Bedrooms:	3	Pool:	
Building Area:	1040 SF	Baths:	2	Fireplace:	
Year Built:	1992	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/29/2026	Sales Price:	N/A
Document #:	5117482 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	01/24/2022	Loan Amount:	N/A
Document #:	4796434 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/04/2022		
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Block: 2 Subdivision: LACASTER NORTH ADDITION FIFTH FILING Map Ref: 0
City/Muni/Twp: FORT LUPTON

Prior Transfer

Recording Date:	12/14/2020	Sales Price:	$261,596
Document #:	4660339 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

ICE SiteX Report

OrderID: 98809156

Prior Transfer

Recording Date:	11/13/2020	Sales Price:	$261,596
Document #:	4650556 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/29/2020	Loan Amount:	N/A
Document #:	4594420 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	05/28/2020		
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Block: 22 Subdivision: LANCASTER NORTH ADDITION FIFTH FILING Map Ref: 0
City/Muni/Twp: FORT LUPTON

Mortgage Record

Recording Date:	05/29/2020	Loan Amount:	N/A
Document #:	4594419 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/28/2020		
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Block: 2 Subdivision: LANCASTER NORTH ADDITION FIFTH FILING
City/Muni/Twp: FORT LUPTON

Prior Transfer

Recording Date:	05/29/2020	Sales Price:	$310,000
Document #:	4594418 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/28/2020		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: LANCASTER NORTH ADDITION FIFTH FILING
City/Muni/Twp: FORT LUPTON

Prior Transfer

Recording Date:	05/03/2019	Sales Price:	$257,254
Document #:	4486490 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/26/2019	Loan Amount:	N/A
Document #:	4484422 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/19/2019		
TD Due Date:	05/01/2049	Type Finance:	

Legal Description:
Block: 2 Subdivision: LANCASTER NORTH ADDITION FIFTH FILING Map Ref: 0
City/Muni/Twp: FORT LUPTON

Prior Transfer

Recording Date:	04/10/2018	Sales Price:	$195,000
Document #:	4389653 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/12/2018	Loan Amount:	N/A
Document #:	4381801 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/09/2018		
TD Due Date:	04/01/2048	Type Finance:	

Legal Description:
Block: 2 Subdivision: LANCASTER NORTH ADDITION FIFTH FILING
City/Muni/Twp: FORT LUPTON

Prior Transfer

Recording Date:	03/12/2018	Sales Price:	$262,000
Document #:	4381800 BK-PG -	Type of Sale:	Distressed Sale
Contract Date:	03/09/2018		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: LANCASTER NORTH ADDITION FIFTH FILING
City/Muni/Twp: FORT LUPTON

Mortgage Record

Recording Date:	11/07/2017	Loan Amount:	N/A
Document #:	4350732 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	11/02/2017		
TD Due Date:		Type Finance:	

Legal Description:
Block: 2 Subdivision: LANCASTER NORTH ADDITION FIFTH FILING
City/Muni/Twp: FORT LUPTON

Prior Transfer

Recording Date:	11/07/2017	Sales Price:	$140,000
Document #:	4350731 BK-PG -	Type of Sale:	Distressed Sale
Contract Date:	11/02/2017		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98809156

Legal Description:
Block: 2 Subdivision: LANCASTER NORTH ADDITION FIFTH FILING
City/Muni/Twp: FORT LUPTON

Area Sales Analysis

Total Area Sales	$3,457,500	Median # of Bedrooms	3
Median Lot Size	6,098 SF	Median # of Baths	2
Median Living Area	1,080 SF	Median Year Built	1995
Price Range - 2 Yrs	$225,000 to $460,000	Age Range	28 years to 49 years
Median Value	$354,000	Median Age	31.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**1113 LANTERN DR** **FORT LUPTON, CO 80621-2726**	05/05/2026	$225,000	$170	1326	6/3/2	1998	6,098 SF	
		APN: R6990398 Document #: 5099879 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 2 Subdivision: LANCASTER NORTH ADDITION FIFTH FILING Abbreviated Description: Lot:15 Block:2 Subdivision:LANCASTER NORTH ADDITION FIFTH FILING City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
2	.03Mi.	**1203 STAGE DR** **FORT LUPTON, CO 80621-2750**	04/17/2026	$348,000	$335	1040	5/3/2	1992	6,752 SF	
		APN: R0044692 Document #: 5096057 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: LANCASTER NORTH ADDITION FIFTH FILING Abbreviated Description: Lot:11 Block:1 Subdivision:LANCASTER NORTH ADDITION FIFTH FILING								
3	.06Mi.	**1101 LANTERN DR** **FORT LUPTON, CO 80621-2726**	07/20/2026	$265,000	$200	1326	6/3/2	1998	6,098 SF	
		APN: R6990698 Document #: 5115298 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Block: 2 Subdivision: LANCASTER NORTH ADDITION - FIFTH FILING Abbreviated Description: Lot:18 Block:2 Subdivision:LANCASTER NORTH ADDITION - FIFTH FILING								
4	.06Mi.	**1103 STAGE DR** **FORT LUPTON, CO 80621-2748**	10/01/2025	$335,000	$310	1080	6/3/2	1997	6,098 SF	
		APN: R6988798 Document #: 5056700 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: LANCASTER NORTH ADDITION FIFTH FILING Abbreviated Description: Lot:7 Block:1 Subdivision:LANCASTER NORTH ADDITION FIFTH FILING City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
5	.13Mi.	**1000 TRAPPER DR** **FORT LUPTON, CO 80621-2722**	04/02/2026	$402,000	$353	1140	5/3/2	1988	6,011 SF	
		APN: R5328486 Document #: 5092665 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 4 Subdivision: LANCASTER NORTH ADDITION FIFTH FILING Abbreviated Description: Lot:4 Block:4 Subdivision:LANCASTER NORTH ADDITION FIFTH FILING City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
6	.13Mi.	**903 LANTERN DR** **FORT LUPTON, CO 80621-2701**	10/14/2025	$362,500	$268	1352	6/3/2	1998	6,316 SF	
		APN: R6991298 Document #: 5059302 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 24 Block: 2 Subdivision: LANCASTER NORTH ADDITION FIFTH FILING Abbreviated Description: Lot:24 Block:2 Subdivision:LANCASTER NORTH ADDITION FIFTH FILING City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
7	.21Mi.	**1002 LONGVIEW DR** **FORT LUPTON, CO 80621-2511**	07/01/2026	$380,000	$444	856	6/3/2	1979	7,013 SF	
		APN: R5323986 Document #: 5111770 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1&2 Block: 3 Subdivision: LANCASTER NORTH ADDITION FOURTH FILING Abbreviated Description: Lot:1&2 Block:3 Subdivision:LANCASTER NORTH ADDITION FOURTH FILING City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
8	.27Mi.	**1252 MAIN ST** **FORT LUPTON, CO 80621-2600**	02/17/2026	$180,000	$175	1026	/2/1	1900	9,409 SF	
		APN: R5307686 Document #: 5083251 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Subdivision: SEBOLDS FIRST ADDITION Abbreviated Description: Subdivision:SEBOLDS FIRST ADDITION Abbreviated Description:LOT: PORTION OF LOT 10 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
9	.3Mi.	**1021 PACIFIC CT** **FORT LUPTON, CO 80621-2514**	07/13/2026	$250,000	$326	768	/4/2	1976	8,189 SF	
		APN: R5315986 Document #: 5113853 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: LANCASTER NORTH ADDITION Abbreviated Description: Lot:12 Block:2 Subdivision:LANCASTER NORTH ADDITION Abbreviated Description:FIRST FILING City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
10	.32Mi.	**910 LANCASTER AVE** **FORT LUPTON, CO 80621-2504**	05/20/2026	$460,000	$446	1032	/3/2	1978	6,011 SF	
		APN: R5310986 Document #: 5103059 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 10 Subdivision: LANCASTER NORTH ADDITION FIRST FILING Abbreviated Description: Lot:5 Block:10 Subdivision:LANCASTER NORTH ADDITION FIRST FILING								
11	.35Mi.	**903 LANCASTER AVE** **FORT LUPTON, CO 80621-2503**	03/03/2026	$335,000	$310	1080	/4/2	1977	7,492 SF	
		APN: R5312486 Document #: 5085901 Document Type: Personal Representatives Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Block: 1 Subdivision: LANCASTER NORTH ADDITION Abbreviated Description: Lot:18 Block:1 Subdivision:LANCASTER NORTH ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
12	.35Mi.	**1102 APPLEWOOD AVE** **FORT LUPTON, CO 80621-2404**	11/17/2025	$360,000	$266	1352	/2/1	1977	6,578 SF	
		APN: R5331186 Document #: 5065538 Document Type: Warranty Deed Price Code: A								

ICE SiteX Report

OrderID: 98809156

Land Use: Single Family Residential
Legal: Lot: 9 Block: 10 Subdivision: MONTVIEW Abbreviated Description: Lot:9 Block:10 Subdivision:MONTVIEW City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

13	.44Mi.	**1218 8TH ST** **FORT LUPTON, CO 80621-1600**	01/26/2026	$387,000	$310	1247	6/4/2	1998	7,841 SF

APN: R7002498 Document #: 5079319
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: 53 Abbreviated Description: Block:53 Abbreviated Description:LOT: EAST 2 OF LOT 3 City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

14	.45Mi.	**735 COPPER AVE** **FORT LUPTON, CO 80621-1650**	10/20/2026	$458,950	$314	1460	6/2/2	1998	10,019 SF

APN: R7002798 Document #: 5133417
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: VINCENTS EAST ADDITION 2ND FILING Abbreviated Description: Lot:6 Block:2 Subdivision:VINCENTS EAST ADDITION 2ND FILING City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

15	.46Mi.	**1082 DOGWOOD AVE** **FORT LUPTON, CO 80621-2449**	09/17/2026	$345,000	$317	1090	6/3/2	1998	6,098 SF

APN: R7216798 Document #: 5127485
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: ASPEN HILL ADDITION Abbreviated Description: Lot:26 Subdivision:ASPEN HILL ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

16	.46Mi.	**908 APPLEWOOD CT** **FORT LUPTON, CO 80621-2406**	05/27/2026	$445,000	$475	936	/3/2	1977	6,316 SF

APN: R5332486 Document #: 5104331
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 48 Block: 8 Subdivision: MOUNTVIEW Abbreviated Description: Lot:48 Block:8 Subdivision:MOUNTVIEW

17	.46Mi.	**1702 ASPEN ST** **FORT LUPTON, CO 80621-2410**	02/19/2026	$430,000	$463	928	/4/2	1978	7,797 SF

APN: R5334786 Document #: 5083704
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 31 Block: 8 Subdivision: MOUNTVIEW Abbreviated Description: Lot:31 Block:8 Subdivision:MOUNTVIEW City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

18	.47Mi.	**740 BETH AVE** **FORT LUPTON, CO 80621-1646**	07/27/2026	$435,000	$367	1184	6/5/3	1998	13,939 SF

APN: R7000498 Document #: 5116848
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1 Subdivision: VINCENTS EAST ADDITION 2ND FILING Abbreviated Description: Lot:12 Block:1 Subdivision:VINCENTS EAST ADDITION 2ND FILING City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

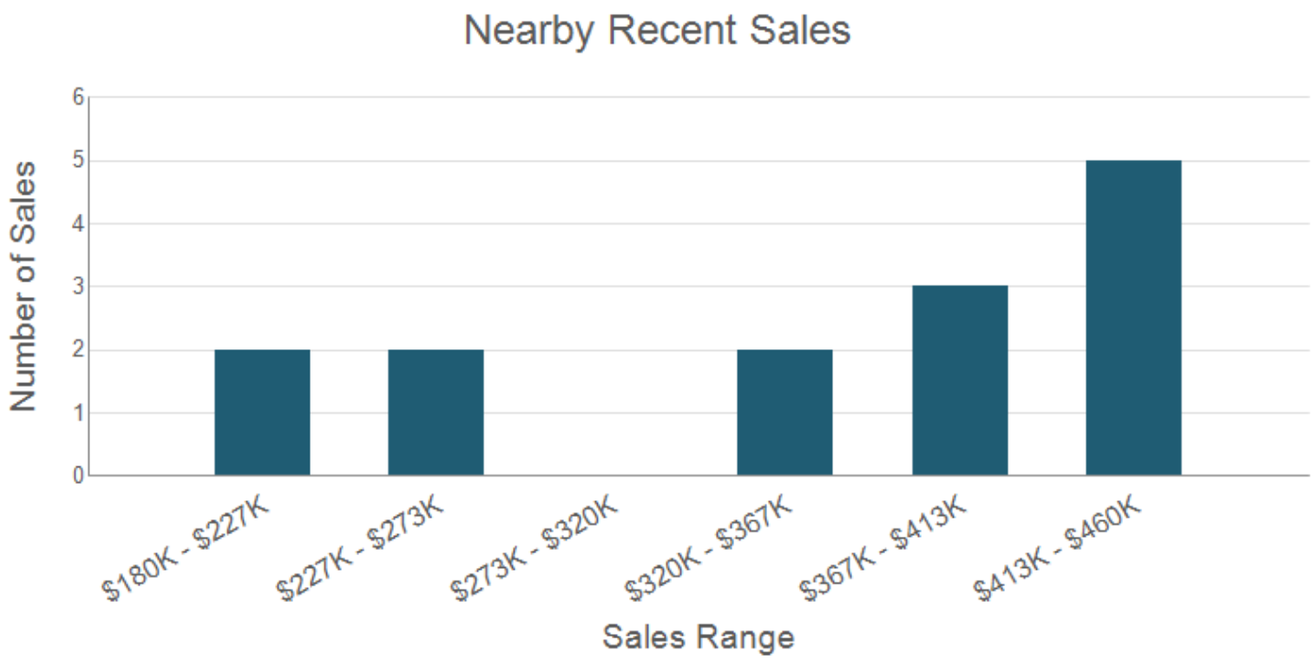
19	.47Mi.	**914 BIRCH CT** **FORT LUPTON, CO 80621-2414**	06/03/2026	$412,000	$440	936	/3/2	1978	6,316 SF

APN: R5334686 Document #: 5105896
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 32 Block: 8 Subdivision: MOUNTVIEW Abbreviated Description: Lot:32 Block:8 Subdivision:MOUNTVIEW

20	.47Mi.	**1120 MCKINLEY AVE** **FORT LUPTON, CO 80621-2626**	04/08/2026	$390,000	$316	1233	9/7/3	1970	9,060 SF

APN: R5275786 Document #: 5094071
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: JANSEEN AND YOUNG SUBDIVISION Abbreviated Description: Lot:2 Subdivision:JANSEEN AND YOUNG SUBDIVISION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

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.

ICE SiteX Report

OrderID: 98809156

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.	**1202 STAGE DR**	**05/29/2020**	$361,420	$22,590	1,040	5/3/2	1992	7,013 SF	
.01Mi.	**1200 STAGE DR**	**11/24/1997**	$333,718	$20,860	1,296	6/3/2	1997	6,098 SF	
.02Mi.	**1203 LANTERN DR**	**11/20/2025**	$361,777	$22,610	1,040	5/3/2	1992	7,013 SF	
.02Mi.	**1201 LANTERN DR**	**10/10/2001**	$304,609	$19,040	1,040	6/3/2	1998	6,098 SF	
.02Mi.	**1114 STAGE DR**	**12/28/1999**	$309,369	$19,340	1,040	6/3/2	1997	6,098 SF	
.03Mi.	**1306 LANCASTER AVE**	**11/04/1998**	$384,796	$24,050	1,576	6/4/2	1992	6,011 SF	
.03Mi.	**1308 LANCASTER AVE**	**06/01/2006**	$381,898	$23,870	1,328	7/4/3	1992	6,011 SF	
.03Mi.	**1203 STAGE DR**	**09/04/2024**	$372,444	$23,280	1,040	5/3/2	1992	6,752 SF	
.03Mi.	**1304 LANCASTER AVE**	**10/04/1991**	$364,534	$22,780	1,328	5/6/2	1992	6,011 SF	
.03Mi.	**1113 LANTERN DR**	**07/02/2025**	$341,626	$21,350	1,326	6/3/2	1998	6,098 SF	
.03Mi.	**1201 STAGE DR**	**08/14/1998**	$324,146	$20,260	1,170	6/3/2	1997	6,098 SF	
.03Mi.	**1310 LANCASTER AVE**	**08/19/2021**	$370,004	$23,130	1,328	5/3/3	1992	6,011 SF	
.04Mi.	**1110 STAGE DR**	**08/02/2024**	$295,541	$18,470	1,040	6/3/2	1997	6,098 SF	
.04Mi.	**1302 LANCASTER AVE**	**11/01/1991**	$399,568	$24,970	1,892	5/5/4	1992	6,011 SF	
.04Mi.	**1111 STAGE DR**	**03/04/2009**	$329,116	$20,570	1,248	6/3/2	1997	6,098 SF	
.04Mi.	**1109 LANTERN DR**	**04/26/2021**	$345,076	$21,570	1,326	6/3/2	1998	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	37.2 years old	Households:	6,692
Median Household Income:	$80,441	Households w/Family:	76%
Household Income Per Capita:	$36,703	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Weld County School District Re-8	Students:	2,503
Number of Schools:	7	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.53Mi.	**Twombly Elementary School** Number of Students: 473 Student-Teacher Ratio: 14.68	D+	Public	KG - 5
1.28Mi.	**Butler Elementary School** Number of Students: 355 Student-Teacher Ratio: 14.15	D	Public	KG - 5
1.14Mi.	**Fort Lupton Middle School** Number of Students: 438 Student-Teacher Ratio: 15.15	D	Public	6 - 8
1.25Mi.	**Fort Lupton High School** Number of Students: 721 Student-Teacher Ratio: 19.13 Advanced Placement: Yes	B+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	84%	LOWER
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	116%	HIGHER
MURDER	107%	SIMILAR
OVERALL	115%	HIGHER

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: 98809156

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