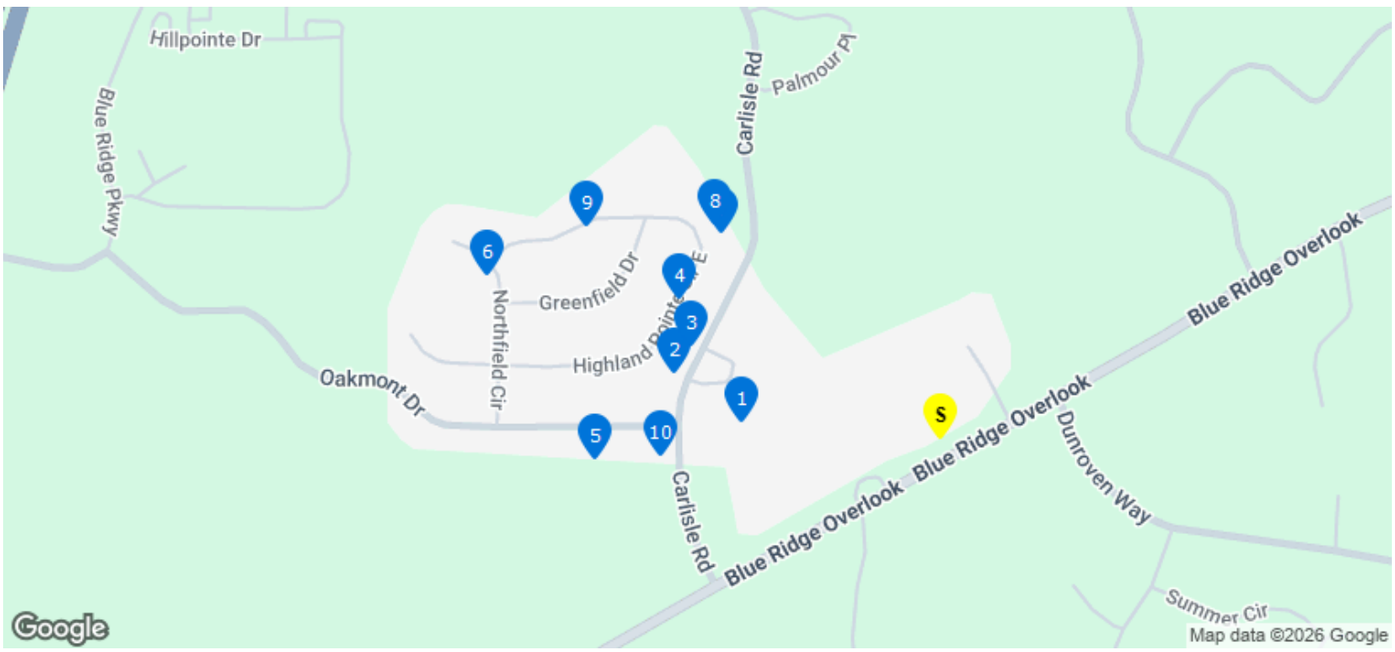
ICE SiteX Report

OrderID: 98775463

SiteX Property Information Report



Subject Property Location

1240 BLUE RIDGE OVERLOOK, DAWSONVILLE, GA 30534-6880

County:	**DAWSON GA**	Census Tract:	9702.04
Property Use:	Single Family Residential	Zoning:	RSR
Parcel Number:	115 130	Thomas Bros Pg-Grid:	

Valuation

Value:	**$521,000**	FSD:	30	Common Confidence Score:	24
Value Range:	$364,700 - $677,300	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$30,000	Market Land Value:	$75,000	Tax Year:	2026
Assd Improvement:	$114,760	Market Improvment Value:	$286,900	Total Taxable Value:	$779
Total Assessed Value:	$144,760	Total Assessor Market Value:	$361,900	Delinquent Year:	
				Tax Account ID:	9151
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 5 Subdivision: BLUERIDGE OVERLOOK

Abbreviated Description:	LOT 5 BLUE RIDGE OVERLOOK S/D
City/Muni/Twp:	UNINCORPORATED

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	3	Pool:	
Building Area:	1696 SF	Baths:	2	Fireplace:	1
Year Built:	1997	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Vinyl siding
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Unfinished Basement	Roof Cover:	Composition Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/17/2026	Sales Price:	$174,000
Document #:	BK-PG 1361-384	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	11/18/2022	Sales Price:	N/A
Document #:	BK-PG 1656-593	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: BLUERIDGE OVERLOOK
Abbreviated Description: LOT 5 BLUE RIDGE OVERLOOK S/D
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	08/30/2019	Sales Price:	$143,125
Document #:	BK-PG 1076-33	Type of Sale:	
Document Type:	Release		

Legal Description:

ICE SiteX Report

OrderID: 98775463

Mortgage Record

Recording Date:	08/13/2019	Loan Amount:	N/A
Document #:	BK-PG 0000001361-0000000384	Loan Type:	
Contract Date:	08/01/2019		
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:
Map Ref: 1874099

Mortgage Record

Recording Date:	05/29/2013	Loan Amount:	N/A
Document #:	BK-PG 1076-33	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/20/2013		
TD Due Date:	06/01/2043	Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	07/16/2010	Sales Price:	N/A
Document #:	BK-PG 955-625	Type of Sale:	Lender Sold
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	12/17/2009	Sales Price:	$60,000
Document #:	BK-PG 759-357	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	08/24/2006	Loan Amount:	N/A
Document #:	BK-PG 759-357	Loan Type:	Conventional
Contract Date:	07/28/2006		
TD Due Date:	08/01/2026	Type Finance:	

Legal Description:
Map Ref: 0
Abbreviated Description: Original BkPg/Doc 497-155

Area Sales Analysis

Total Area Sales	$3,663,000	Median # of Bedrooms	3
Median Lot Size	1 SF	Median # of Baths	2
Median Living Area	1,753 SF	Median Year Built	2013
Price Range - 2 Yrs	$325,000 to $530,000	Age Range	9 years to 21 years
Median Value	$355,000	Median Age	13.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**1061 CARLISLE RD DAWSONVILLE, GA 30534-6812**	08/18/2026	$530,000	$290	1829	5/3/2	2006	43,560 SF	

APN: 115 096 003 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Section: 1 District: 13 Tract No: 2A&2B Land Lot: 540 MapRef: MB 90 PG 78 Abbreviated Description: Section:1 District:13 Tract No:2A&2B Land Lot:540 Map Ref:MB 90 PG 78

2	.19Mi.	**130 HIGHLAND POINTE CIR E DAWSONVILLE, GA 30534-9420**	06/29/2026	$345,000	$183	1887	5/3/2	2007	SF	

APN: 115 011 070 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 70 Section: 1 District: 13 Subdivision: HIGHLAND POINTE AT OAKMONT SUBDIVISION Phase No: II Land Lot: 541 MapRef: MB 72 PG 225 Abbreviated Description: Lot:70 Section:1 District:13 Subdivision:HIGHLAND POINTE AT OAKMONT SUBDIVISION Phase No:II Land Lot:541 Map Ref:MB 72 PG 225

3	.2Mi.	**112 HIGHLAND POINTE CIR E DAWSONVILLE, GA 30534-9420**	08/10/2026	$325,000	$202	1608	5/3/2	2007	SF	

APN: 115 011 067 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 67 Section: 1 District: 13 Subdivision: HIGHLAND POINTE AT OAKMONT Phase No: 2 Land Lot: 541 MapRef: MB66PG235,237,239,24 Abbreviated Description: Lot:67 Section:1 District:13 Subdivision:HIGHLAND POINTE AT OAKMONT Phase No:2 Land Lot:541 Map Ref:MB66PG235,237,239,24

4	.22Mi.	**157 HIGHLAND POINTE CIR E DAWSONVILLE, GA 30534-9418**	12/03/2025	$330,000	$208	1587	5/3/2	2015	SF	

APN: 115 011 172 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 172 District: 13 Subdivision: HIGHLAND POINTE AT OAKINONT SUBDIVISION Phase No: II Land Lot: 541 MapRef: MB 74 PG 223 Abbreviated Description: Lot:172 District:13 Subdivision:HIGHLAND POINTE AT OAKINONT SUBDIVISION Phase No:II Land Lot:541 Map Ref:MB 74 PG 223

5	.23Mi.	**214 HIGHLAND POINTE CIR E DAWSONVILLE, GA 30534-9436**	03/06/2026	$370,000	$197	1876	5/3/2	2017	SF	

APN: 115 011 083 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 83 District: 13 Subdivision: HIGHLAND POINTE AT OAKMONT SUBDIVSION Phase No: 3 Land Lot: 541 MapRef: MB 72 PG 155 Abbreviated Description: Lot:83 District:13 Subdivision:HIGHLAND POINTE AT OAKMONT SUBDIVSION Phase No:3 Land Lot:541 Map Ref:MB 72 PG 155

6	.3Mi.	**302 HIGHLAND POINTE CIR E DAWSONVILLE, GA 30534-9428**	09/03/2026	$360,000	$227	1585	5/3/2	2015	SF	

APN: 115 011 096 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98775463

Legal: Lot: 96 Section: 1 District: 13 Subdivision: HIGHLAND POINTE AT OAKMONT SUBDIVISION Phase No: II Land Lot: 541 MapRef: MB 74 PG 217-222 Abbreviated Description: Lot:96 Section:1 District:13 Subdivision:HIGHLAND POINTE AT OAKMONT SUBDIVISION Phase No:II Land Lot:541 Map Ref:MB 74 PG 217-222

7	.33Mi.	**346 HIGHLAND POINTE CIR E** **DAWSONVILLE, GA 30534-9428**	07/15/2026	$364,500	$177	2061	5/3/2	2011	SF	

APN: 115 011 101 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 101 Section: 1&B District: 13 Subdivision: HIGHLAND POINTE AT OAKMONT Phase No: II Land Lot: 541 MapRef: MB 74 PG 217-227 Abbreviated Description: Lot:101 Section:1&B District:13 Subdivision:HIGHLAND POINTE AT OAKMONT Phase No:II Land Lot:541 Map Ref:MB 74 PG 217-227

8	.33Mi.	**71 NORTHFIELD CIR** **DAWSONVILLE, GA 30534-9423**	02/27/2026	$363,500	$174	2087	5/3/2	2009	SF	

APN: 115 011 121 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 121 Section: 1 District: 13 Subdivision: HIGHLAND POINTE AT OAKMONT Phase No: II Land Lot: 541 MapRef: MB 74 PG 223 Abbreviated Description: Lot:121 Section:1 District:13 Subdivision:HIGHLAND POINTE AT OAKMONT Phase No:II Land Lot:541 Map Ref:MB 74 PG 223

9	.35Mi.	**139 NORTHFIELD CIR** **DAWSONVILLE, GA 30534-9427**	08/04/2026	$355,000	$208	1703	5/3/2	2010	SF	

APN: 115 011 115 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 115 Section: B&1 District: 13 Subdivision: HIGHLAND POINTE AT OAKMONT Phase No: II Land Lot: 541 MapRef: MB 74 PG 217 Abbreviated Description: Lot:115 Section:B&1 District:13 Subdivision:HIGHLAND POINTE AT OAKMONT Phase No:II Land Lot:541 Map Ref:MB 74 PG 217

10	.37Mi.	**179 OAKMONT DR** **DAWSONVILLE, GA 30534-7731**	05/06/2026	$360,000	$194	1860	5/3/2	2006	SF	

APN: 115 011 025 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Section: 1 District: 13 Subdivision: HIGHLAND POINTE AT OAKMONT Land Lot: 541 MapRef: MB 66 PG 55-65 Abbreviated Description: Lot:25 Section:1 District:13 Subdivision:HIGHLAND POINTE AT OAKMONT Land Lot:541 Map Ref:MB 66 PG 55-65

11	.37Mi.	**157 NORTHFIELD CIR** **DAWSONVILLE, GA 30534-9427**	12/19/2025	$353,900	$192	1842	5/3/2	2013	SF	

APN: 115 011 112 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 112 Section: B District: 13 Subdivision: HIGHLAND POINTE AT OAKMONT SUBDIVISION Phase No: II Land Lot: 541 MapRef: MB 74 PG 217 Abbreviated Description: Lot:112 Section:B District:13 Subdivision:HIGHLAND POINTE AT OAKMONT SUBDIVISION Phase No:II Land Lot:541 Map Ref:MB 74 PG 217

12	.42Mi.	**329 DUNROVEN WAY** **DAWSONVILLE, GA 30534-6849**	09/03/2026	$1,575,000	$523	3014	//3	2022	283,140 SF	P

APN: 115 022 001 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Section: 1 District: 14 Land Lot: 669 MapRef: MB 87 PG 79 Abbreviated Description: Section:1 District:14 Land Lot:669 Map Ref:MB 87 PG 79

13	.6Mi.	**77 BLUE RIDGE DR** **DAWSONVILLE, GA 30534-2193**	04/08/2026	$591,600			//		SF	

APN: 041A 007 119 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 119 Section: 2 District: 4 Subdivision: THE PRESERVE AT CRYSTAL FALLS Phase No: I Land Lot: 811 MapRef: MB 91 PG 15-20 Abbreviated Description: Lot:119 Section:2 District:4 Subdivision:THE PRESERVE AT CRYSTAL FALLS Phase No:I Land Lot:811 Map Ref:MB 91 PG 15-20

14	.6Mi.	**62 BLUE RIDGE DR** **DAWSONVILLE, GA 30534-2193**	03/13/2026	$455,600			//		SF	

APN: 041A 007 100 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 100 Section: 2 District: 4 Subdivision: THE PRESERVE AT CRYSTAL FALLS Phase No: I Land Lot: 811 MapRef: MB 91 PG 15-20 Abbreviated Description: Lot:100 Section:2 District:4 Subdivision:THE PRESERVE AT CRYSTAL FALLS Phase No:I Land Lot:811 Map Ref:MB 91 PG 15-20

15	.6Mi.	**41 BLUE RIDGE DR** **DAWSONVILLE, GA 30534-2193**	03/04/2026	$547,900			//		SF	

APN: 041A 007 123 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 123 Section: 2 District: 4 Subdivision: THE PRESERVE AT CRYSTAL FALLS Phase No: I Land Lot: 811 MapRef: MB 91 PG 15-20 Abbreviated Description: Lot:123 Section:2 District:4 Subdivision:THE PRESERVE AT CRYSTAL FALLS Phase No:I Land Lot:811 Map Ref:MB 91 PG 15-20

16	.6Mi.	**29 BLUE RIDGE DR** **DAWSONVILLE, GA 30534-2193**	01/23/2026	$101,000			//		SF	

APN: 041A 007 124 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 124 District: 4 Subdivision: THE PRESERVE AT CRYSTAL FALLS SUBDIVISION Land Lot: 811 MapRef: MB 91 PG 15-20 Abbreviated Description: Lot:124 District:4 Subdivision:THE PRESERVE AT CRYSTAL FALLS SUBDIVISION Land Lot:811 Map Ref:MB 91 PG 15-20

17	.6Mi.	**46 BLUE RIDGE DR** **DAWSONVILLE, GA 30534-2193**	01/16/2026	$101,000			//		SF	

APN: 041A 007 098 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 98 Section: 2 District: 4 Subdivision: THE PRESERVE AT CRYSTAL FALLS Phase No: I Land Lot: 811 MapRef: MB 91 PG 15-20 Abbreviated Description: Lot:98 Section:2 District:4 Subdivision:THE PRESERVE AT CRYSTAL FALLS Phase No:I Land Lot:811 Map Ref:MB 91 PG 15-20

18	.6Mi.	**54 BLUE RIDGE DR** **DAWSONVILLE, GA 30534-2193**	12/03/2025	$548,500			//		SF	

APN: 041A 007 099 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Agricultural / Rural (General)
Legal: Lot: 99 Section: 2 District: 4 Subdivision: THE PRESERVE AT CRYSTAL FALLS SUBDIVISION Phase No: I Land Lot: 811 MapRef: MB 91 PG 15-20 Abbreviated Description: Lot:99 Section:2 District:4 Subdivision:THE PRESERVE AT CRYSTAL FALLS SUBDIVISION Phase No:I Land Lot:811 Map Ref:MB 91 PG 15-20

19	.71Mi.	**454 SUMMIT OVERLOOK DR** **DAWSONVILLE, GA 30534-7775**	08/21/2026	$2,000,000	$349	5729	7/5/6	2000	225,205 SF	B

APN: 115 018 024 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 24 Section: 1 District: 13 Subdivision: THE SUMMIT SUBDIVISION Land Lot: 470&503 MapRef: MB 44 PG 195,197&199 Abbreviated Description: Lot:24 Section:1 District:13 Subdivision:THE SUMMIT SUBDIVISION Land Lot:470&503 Map Ref:MB 44 PG 195,197&199

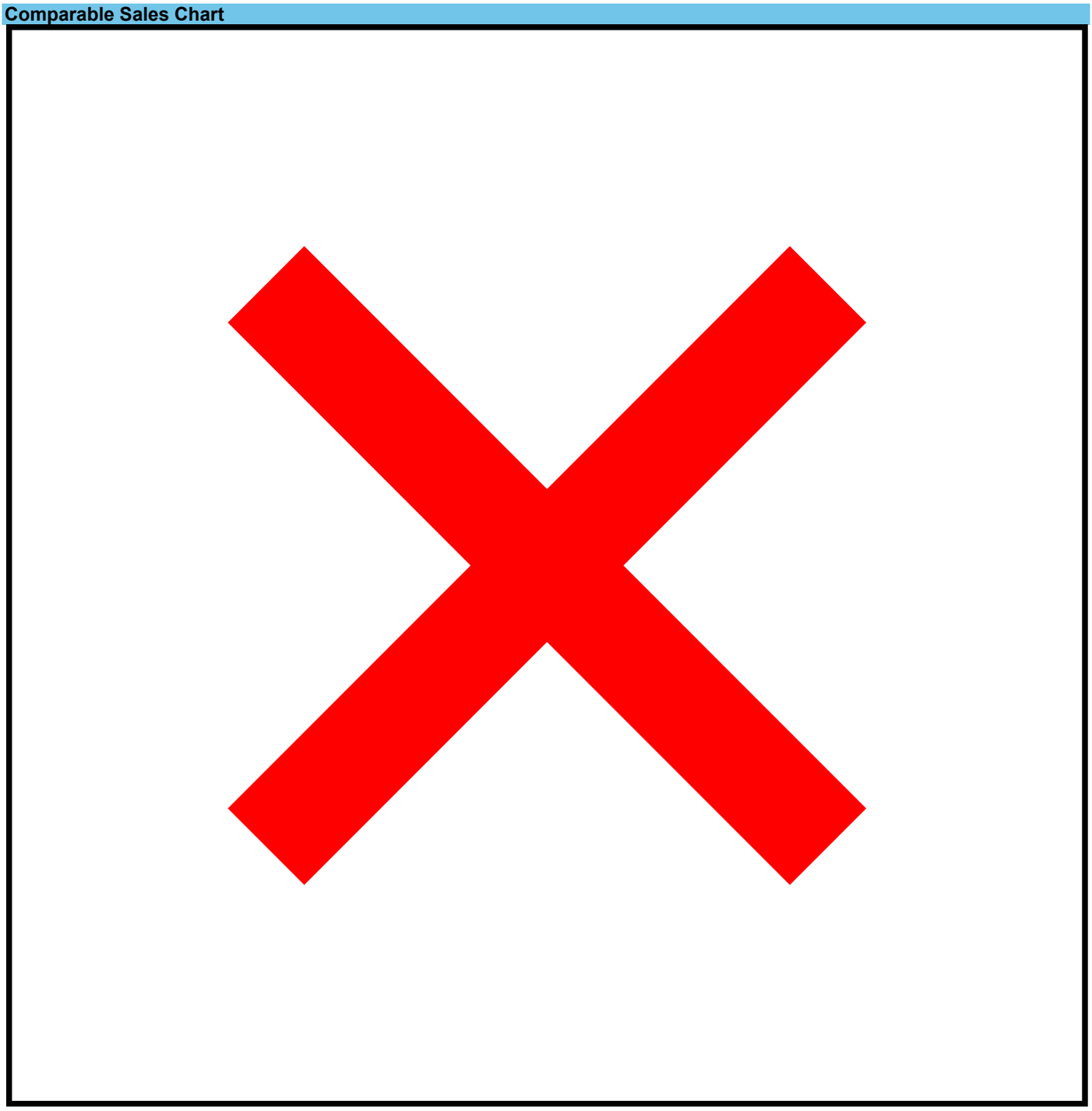
20	.84Mi.	**31 SHADE TREE PL**	01/05/2026	$115,000	$171	672	//	1975	17,424 SF	

ICE SiteX Report

OrderID: 98775463

DAWSONVILLE, GA 30534-7712
APN: 107 123 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 30 Section: 1 District: 13 Subdivision: SHADE TREE PLACE SUBDIVISION Land Lot: 542 Abbreviated Description: Lot:30 Section:1 District:13 Subdivision:SHADE TREE PLACE SUBDIVISION Land Lot:542

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.

ICE SiteX Report

OrderID: 98775463

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.	**1240 BLUE RIDGE OVERLOOK**	**11/18/2022**	$361,900	$144,760	1,696	5/3/2	1997	1 SF	
.03Mi.	**1206 BLUE RIDGE OVERLOOK**	**11/19/2012**	$361,600	$144,640	1,901	5/3/2	1997	1 SF	
.06Mi.	**1288 BLUE RIDGE OVERLOOK**	**11/08/2016**	$438,590	$175,436	2,330	6/4/2	1996	2 SF	P
.06Mi.	**1222 BLUE RIDGE OVERLOOK**	**11/04/2013**	$379,100	$151,640	2,049	5/3/2	1996	2 SF	
.06Mi.	**1250 BLUE RIDGE OVERLOOK**	**02/07/2022**	$561,800	$224,720	2,841	//3	2018	2 SF	
.07Mi.	**1257 BLUE RIDGE OVERLOOK**	**11/29/2021**	$708,100	$283,240	2,328	6/4/3	2014	2 SF	P
.07Mi.	**1184 BLUE RIDGE OVERLOOK**	**03/25/2009**	$422,150	$168,860	2,829	5/3/3	1997	1 SF	
.07Mi.	**1264 BLUE RIDGE OVERLOOK**	**07/13/2005**	$460,600	$184,240	1,966	5/3/2	1997	2 SF	
.08Mi.	**1152 BLUE RIDGE OVERLOOK**	**08/02/2022**	$444,400	$177,760	1,914	5/3/2	1995	1 SF	P
.08Mi.	**1180 BLUE RIDGE OVERLOOK**	**06/30/2021**	$515,200	$206,080	2,971	5/3/2	1997	1 SF	P
.09Mi.	**1342 BLUE RIDGE OVERLOOK**	**04/16/2021**	$368,300	$147,320	1,530	5/3/2	2007	1 SF	
.09Mi.	**48 DUNROVEN WAY**	**11/06/2017**	$550,300	$220,120	2,232	6/4/3	1996	1 SF	
.11Mi.	**1360 BLUE RIDGE OVERLOOK**	**06/21/1999**	$371,500	$148,600	1,817	5/3/2	1997	1 SF	
.13Mi.	**1021 CARLISLE RD**	**04/12/2022**	$392,420	$156,968	1,514	5/3/2	2004	1 SF	
.13Mi.	**1045 CARLISLE RD**	**12/20/2013**	$483,900	$193,560	2,160	6/4/2	2001	1 SF	
.13Mi.	**1148 BLUE RIDGE OVERLOOK**	**05/17/2013**	$1,480,200	$592,080		//4	2024	11 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	41.5 years old	Households:	16,255
Median Household Income:	$96,432	Households w/Family:	71%
Household Income Per Capita:	$43,980	Households w/Family Married:	57%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

School District

School District Zone:	Dawson County School District	Students:	4,296
Number of Schools:	7	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.34Mi.	**Dawson County Middle School** Number of Students: 641 Student-Teacher Ratio: 15.91	B+	Public	6 - 7
2.73Mi.	**Kilough Elementary School** Number of Students: 461 Student-Teacher Ratio: 14.45	B	Public	PK - 5
6.43Mi.	**Dawson County High School** Number of Students: 880 Student-Teacher Ratio: 15.52 Advanced Placement: Yes	B+	Public	10 - 12
7.10Mi.	**Dawson County Junior High** Number of Students: 603 Student-Teacher Ratio: 15.91	B	Public	8 - 9

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	102%	SIMILAR
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	105%	SIMILAR
MURDER	110%	HIGHER
OVERALL	96%	SIMILAR

Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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: 98775463

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