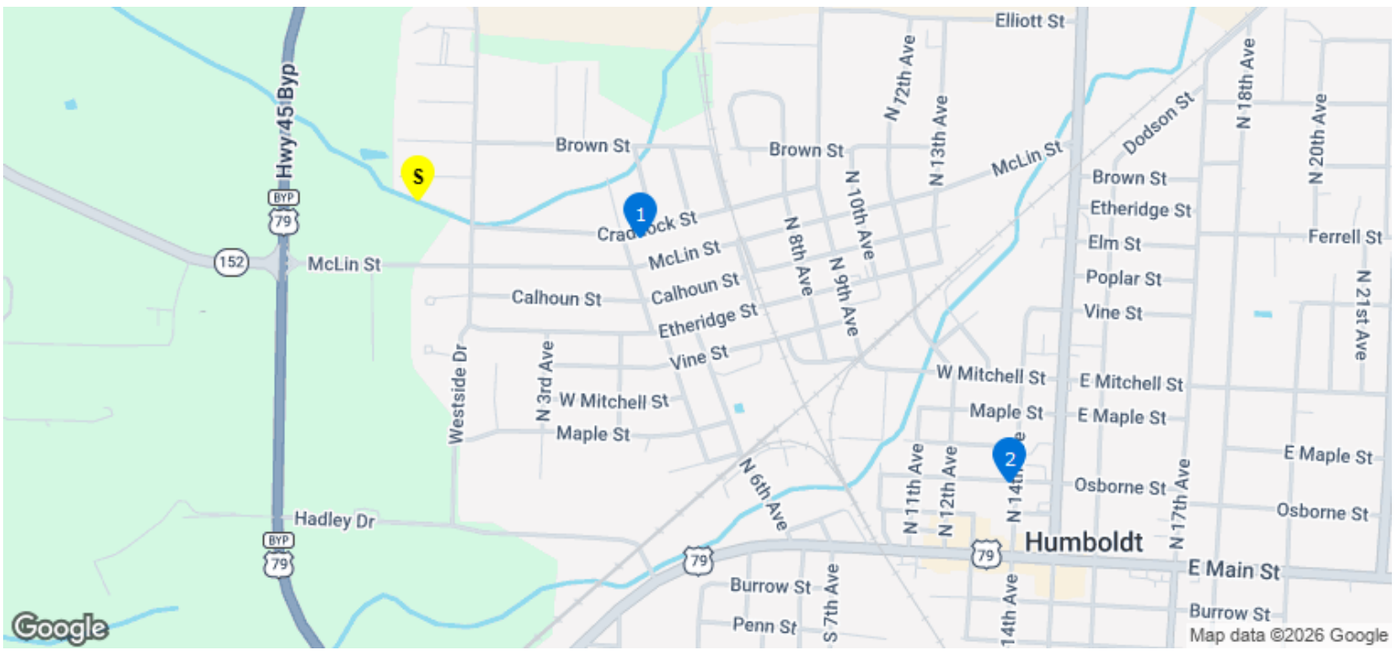
ICE SiteX Report

OrderID: 98775520

SiteX Property Information Report



Subject Property Location

128 WALNUT DR, HUMBOLDT, TN 38343-2301

County:	**GIBSON TN**	Census Tract:	9669.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	169D A 04800	Thomas Bros Pg-Grid:	

Valuation

Value:	**$212,000**	FSD:	34	Common Confidence Score:	21
Value Range:	$139,920 - $284,080	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	27A04
Assd Land Value:	$2,750	Market Land Value:	$11,000	Tax Year:	2025
Assd Improvement:	$55,600	Market Improvment Value:	$222,400	Total Taxable Value:	$1,581
Total Assessed Value:	$58,350	Total Assessor Market Value:	$233,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12,13 Block: 3 District: 03 Subdivision: WALNUT GROVE SUBD Map Ref: 169D

Abbreviated Description:	WALNUT GROVE 3 13
City/Muni/Twp:	HUMBOLDT

Property Characteristics

Lot Size:	15,210 SF	Bedrooms:		Pool:	
Building Area:	2651 SF	Baths:	2.5	Fireplace:	
Year Built:	1977	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (not specified)
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:	No Basement	Roof Cover:	Composition Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/02/2024	Sales Price:	N/A
Document #:	238296 BK-PG 1077-1271	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	03/21/2024	Loan Amount:	N/A
Document #:	232140 BK-PG 1101-2975	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/27/2024		
TD Due Date:	03/01/2064	Type Finance:	

Legal Description:
Block: 3 Subdivision: WALNUT GROVE SUBDIVISION Map Ref: 0
City/Muni/Twp: CITY OF HUMBOLDT

Prior Transfer

Recording Date:	02/09/2023	Sales Price:	N/A
Document #:	222917 BK-PG 1077-1271	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

ICE SiteX Report

OrderID: 98775520

Mortgage Record

Recording Date:	04/12/2022	Loan Amount:	N/A
Document #:	215316 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/08/2022		
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Block: 3 Subdivision: WALNUT GROVE SUBDIVISION Map Ref: CAB 1 SL 167

Prior Transfer

Recording Date:	04/12/2022	Sales Price:	$140,000
Document #:	215315 BK-PG 1077-1269	Type of Sale:	Arms-Length Transfer
Contract Date:	04/08/2022		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WALNUT GROVE SUBDIVISION Map Ref: CAB 1 SL 167

Prior Transfer

Recording Date:	05/12/2021	Sales Price:	N/A
Document #:	205433 BK-PG 1062-1103	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/11/2021		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WALNUT GROVE SUBDIVISION Map Ref: CAB 1 SL 167

Prior Transfer

Recording Date:	08/26/2020	Sales Price:	N/A
Document #:	198088 BK-PG 1051-1059	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/26/2020		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WALNUT GROVE SUBDIVISION Map Ref: CAB 1 SL 167

Prior Transfer

Recording Date:	09/09/2019	Sales Price:	$20,000
Document #:	189238 BK-PG 1039-219	Type of Sale:	Lender Sold
Contract Date:	09/03/2019		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WALNUT GROVE
Abbreviated Description: HOUSEHOLD UNITS

Prior Transfer

Recording Date:	04/17/2019	Sales Price:	$25,200
Document #:	185660 BK-PG 1034-1012	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	04/10/2019		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WALNUT GROVE
Abbreviated Description: HOUSEHOLD UNITS

Prior Transfer

Recording Date:	04/03/2017	Sales Price:	N/A
Document #:	169393 BK-PG 1014-709	Type of Sale:	Lender Sold
Contract Date:	03/17/2017		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WALNUT GROVE

Prior Transfer

Recording Date:	09/28/2015	Sales Price:	$25,200
Document #:	157530 BK-PG 999-569	Type of Sale:	Lender Owned
Contract Date:	08/27/2015		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WALNUT GROVE

Prior Transfer

Recording Date:	06/15/2015	Sales Price:	N/A
Document #:	155217 BK-PG 883-1209	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	04/24/2015	Sales Price:	$63,727
Document #:	154165 BK-PG 978-2060	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	08/13/2013	Sales Price:	$72,242
Document #:	140944 BK-PG 932-1809	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/02/2013	Loan Amount:	N/A
Document #:	140691 BK-PG 978-2060	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/27/2013		

ICE SiteX Report

OrderID: 98775520

TD Due Date:		Type Finance:	
Legal Description:			
Map Ref: 0			

Prior Transfer

Recording Date:	02/13/2009	Sales Price:	N/A
Document #:	102857 BK-PG 885-2211	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	02/13/2009	Sales Price:	$55,250
Document #:	102856 BK-PG 885-2211	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	01/06/2009	Loan Amount:	N/A
Document #:	BK-PG 932-1809	Loan Type:	
Contract Date:	12/23/2008		
TD Due Date:	12/23/2029	Type Finance:	
Legal Description:			
Map Ref: 0			

Prior Transfer

Recording Date:	11/07/2006	Sales Price:	$55,250
Document #:	80272 BK-PG 885-2211	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/07/2006	Sales Price:	$55,250
Document #:	80271 BK-PG 885-2211	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/03/2006	Sales Price:	$55,250
Document #:	74027 BK-PG 885-2211	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	05/03/2006	Loan Amount:	N/A
Document #:	BK-PG 885-2211	Loan Type:	
Contract Date:	04/21/2006		
TD Due Date:	04/21/2036	Type Finance:	ADJ
Legal Description:			
Map Ref: 0			

Mortgage Record

Recording Date:	03/11/2006	Loan Amount:	N/A
Document #:	BK-PG 883-1209	Loan Type:	
Contract Date:	02/24/2006		
TD Due Date:		Type Finance:	
Legal Description:			
Map Ref: 0			

Prior Transfer

Recording Date:	02/24/2006	Sales Price:	$44,500
Document #:	BK-PG 883-1207	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		
Legal Description:			
Block: 3 Subdivision: WALNUT GROVE			

Prior Transfer

Recording Date:	02/14/2006	Sales Price:	$39,000
Document #:	BK-PG 883-1205	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		
Legal Description:			
Block: 3 Subdivision: WALNUT GROVE			

Prior Transfer

Recording Date:	03/31/2005	Sales Price:	$76,500
Document #:	BK-PG 849-304	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		
Legal Description:			
Block: 3 Subdivision: WALNUT GROVE			

Area Sales Analysis

Total Area Sales	$319,000	Median # of Bedrooms	
Median Lot Size	7,245 SF	Median # of Baths	2
Median Living Area	1,909 SF	Median Year Built	1928
Price Range - 2 Yrs	$156,000 to $163,000	Age Range	79 years to 117 years
Median Value	$159,500	Median Age	98 years

ICE SiteX Report

OrderID: 98775520

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**102 SWEET GUM DR** **HUMBOLDT, TN 38343-2309**	09/24/2025	$30,000	$32	945	//1	1972	8,250 SF	
		APN: 169D A 03700 Document #: 245744 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: 2 District: 3RD Subdivision: WALNUT GROVE SUBDIVISION MapRef: MB 1 PG 167 Abbreviated Description: Lot:1 Block:2 District:3RD Subdivision:WALNUT GROVE SUBDIVISION Map Ref:MB 1 PG 167City/Muni/Twp:CITY OF HUMBOLDT City/Muni/Twp: CITY OF HUMBOLDT								
2	.26Mi.	**580 WESTSIDE DR** **HUMBOLDT, TN 38343-3190**	03/03/2026	$45,500	$47	975	//1	1971	6,325 SF	
		APN: 169D E 04700 Document #: 249568 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 2 Subdivision: WEST SIDE SUBDIVISION FIRST ADDITION MapRef: MB 1 PG 149 Abbreviated Description: Lot:20 Block:2 Subdivision:WEST SIDE SUBDIVISION FIRST ADDITION Map Ref:MB 1 PG 149								
3	.26Mi.	**76 ETHERIDGE ST** **HUMBOLDT, TN 38343-2350**	12/15/2025	$18,000	$12	1443	//2	1932	5,250 SF	
		APN: 169D E 00400 Document #: 247687 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
4	.32Mi.	**501 CRADDOCK ST** **HUMBOLDT, TN 38343-2335**	09/08/2025	$163,000	$93	1754	//2	1947	7,560 SF	
		APN: 170A A 03800 Document #: 245270 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
5	.34Mi.	**470 WESTSIDE DR** **HUMBOLDT, TN 38343-4109**	09/15/2025	$40,000	$41	975	//1	1971	6,325 SF	
		APN: 169D E 03900 Document #: 245492 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: WEST SIDE SUBDIVISION MapRef: MB 1 PG 149 Abbreviated Description: Lot:12 Block:2 Subdivision:WEST SIDE SUBDIVISION Map Ref:MB 1 PG 149								
6	.36Mi.	**112 VINE ST** **HUMBOLDT, TN 38343-3160**	04/30/2026	$40,000	$38	1040	//2	2003	5,250 SF	
		APN: 170A L 02000 Document #: 251363 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Block: 4 Subdivision: CRADDOCK ADDITION Abbreviated Description: Lot:8 Block:4 Subdivision:CRADDOCK ADDITION								
7	.37Mi.	**115 W MITCHELL ST** **HUMBOLDT, TN 38343-3151**	10/20/2026	$85,000	$92	925	//1	1951	5,000 SF	
		APN: 170A L 03500 Document #: 256080 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 4 Subdivision: CRADDOCKS ADDITION Abbreviated Description: Lot:19 Block:4 Subdivision:CRADDOCKS ADDITION City/Muni/Twp:TOWN OF HUMBOLDT City/Muni/Twp: TOWN OF HUMBOLDT								
8	.4Mi.	**803 N 5TH AVE** **HUMBOLDT, TN 38343-2363**	07/10/2025	$51,500	$60	864	//1	1998	5,000 SF	
		APN: 169D D 01800 Document #: 243675 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
9	.42Mi.	**350 WESTSIDE DR** **HUMBOLDT, TN 38343-3101**	07/24/2025	$90,000	$93	971	//2	1990	7,810 SF	
		APN: 170H C 04106 Document #: 244054 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
10	.49Mi.	**508 MACLIN STREET EXT** **HUMBOLDT, TN 38343-2312**	06/05/2026	$139,750	$82	1702	//2.5	1990	SF	
		APN: 169 00207 Document #: 252469 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Abbreviated Description: Lot:7								
11	.49Mi.	**317 MAPLE ST** **HUMBOLDT, TN 38343-3145**	01/21/2026	$20,000	$17	1187	//2	1965	5,000 SF	
		APN: 170H A 02300 Document #: 248530 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: District: 3RD Abbreviated Description: District:3RD								
12	.58Mi.	**812 BROWN ST** **HUMBOLDT, TN 38343-2424**	12/16/2025	$30,000	$22	1377	//1	1955	2,500 SF	
		APN: 170A B 00600 Document #: 247744 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
13	.59Mi.	**1315 N 9TH AVE** **HUMBOLDT, TN 38343-**	05/21/2026	$13,500	$3	4208	//2.5	1950	9,135 SF	
		APN: 165P F 01300 Document #: 252017 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:CITY OF HUMBOLDT City/Muni/Twp: CITY OF HUMBOLDT								
14	.62Mi.	**1302 N 9TH AVE** **HUMBOLDT, TN 38343-1735**	09/09/2025	$95,000	$63	1512	//	1998	5,000 SF	
		APN: 165P E 01800 Document #: 245304 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								
15	.7Mi.	**1010 CALHOUN ST** **HUMBOLDT, TN 38343-3843**	07/02/2026	$20,000	$18	1107	//	1989	5,500 SF	
		APN: 170A E 01600 Document #: 253192 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership)								

ICE SiteX Report

OrderID: 98775520

Legal: Lot: 3,4 Block: 23 District: THIRD Subdivision: OSBORNE PLAN Abbreviated Description: Lot:3,4 Block:23 District:THIRD Subdivision:OSBORNE PLAN City/Muni/Twp:CITY OF HUMBOLDT City/Muni/Twp: CITY OF HUMBOLDT

16	.7Mi.	**917 N 12TH AVE** **HUMBOLDT, TN 38343-3824**	03/23/2026	$50,000	$46	1080	//1	1920	2,850 SF

APN: 170A E 00700 Document #: 250135
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 53 District: 3RD Abbreviated Description: Lot:53 District:3RD City/Muni/Twp:CITY OF HUMBOLDT City/Muni/Twp: CITY OF HUMBOLDT

17	.71Mi.	**1006 N 12TH AVE** **HUMBOLDT, TN 38343-3827**	07/17/2025	$30,000	$45	672	//1	1932	7,150 SF

APN: 170A D 02200 Document #: 243868
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

18	.72Mi.	**500 W MAIN ST** **HUMBOLDT, TN 38343-3227**	07/31/2025	$60,000			//		6,000 SF

APN: 170H J 00200 Document #: 244250
Document Type: Warranty Deed Price Code: A
Land Use: Commercial (General)
Legal: District: THIRD Abbreviated Description: District:THIRD

19	.73Mi.	**1207 CALHOUN ST** **HUMBOLDT, TN 38343-**	08/25/2025	$2,000			//		5,000 SF

APN: 170A D 01100 Document #: 244852
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal:

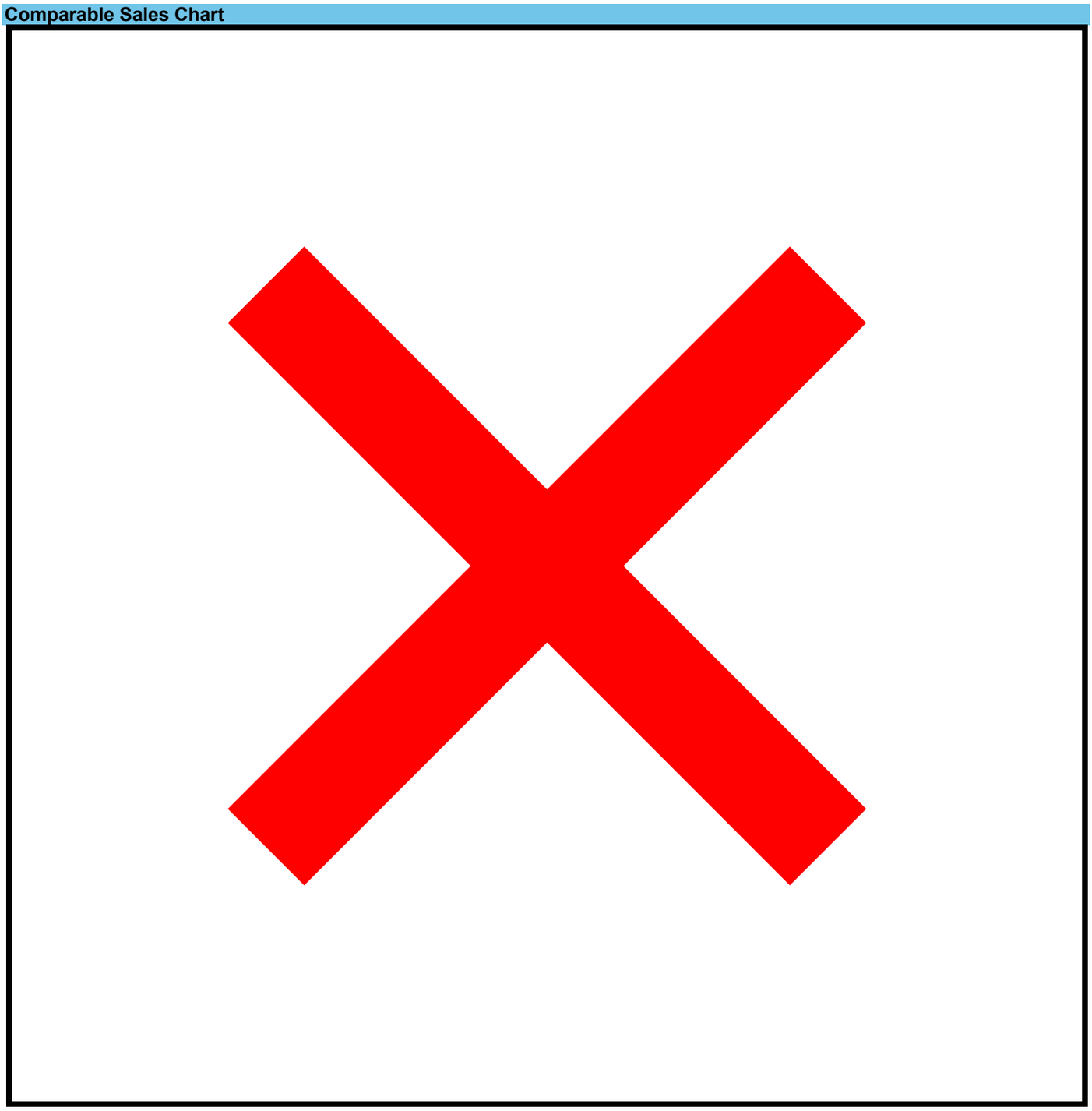
20	.74Mi.	**1211 CALHOUN ST** **HUMBOLDT, TN 38343-3844**	08/11/2025	$4,000			//		5,000 SF

APN: 170A D 01000 Document #: 244517
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Block: 4 Subdivision: OSBORNE PLAN Abbreviated Description: Block:4 Subdivision:OSBORNE PLAN City/Muni/Twp:CITY OF HUMBOLDT City/Muni/Twp: CITY OF HUMBOLDT

ICE SiteX Report

OrderID: 98775520

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: 98775520

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.	**128 WALNUT DR**	**04/08/2022**	$233,400	$58,350	2,651	//2.5	1977	15,210 SF	
.03Mi.	**127 WALNUT DR**	**01/17/2023**	$175,100	$43,775	1,786	//1.5	1978	6,710 SF	
.03Mi.	**123 WALNUT DR**	**03/06/1972**	$199,200	$49,800	3,039	//4	1979	5,940 SF	
.05Mi.	**117 WALNUT DR**	**02/07/2023**	$120,700	$30,175	1,132	//1	1980	5,940 SF	
.05Mi.	**114 WALNUT DR**	**01/01/1980**	$99,700	$24,925	912	//1	1980	10,070 SF	
.05Mi.	**128 SWEET GUM DR**	**12/07/2011**	$83,300	$20,825	945	//1	1972	6,710 SF	
.05Mi.	**126 SWEET GUM DR**	**05/02/2015**	$43,300	$10,825	945	//1	1972	5,940 SF	
.05Mi.	**124 SWEET GUM DR**	**05/03/2023**	$72,900	$18,225	1,020	//1	1988	5,940 SF	
.05Mi.	**113 WALNUT DR**	**06/29/2020**	$131,200	$32,800	1,394	//3	1978	5,940 SF	
.06Mi.	**122 SWEET GUM DR**	**11/14/2023**	$48,200	$12,050	945	//1	1972	5,940 SF	
.06Mi.	**118 SWEET GUM DR**	**08/29/2022**	$79,200	$19,800	945	//1	1972	5,940 SF	
.07Mi.	**107 WALNUT DR**	**05/09/1991**	$114,400	$28,600	1,016	//1	1991	8,910 SF	
.07Mi.	**108 WALNUT DR**	**08/10/2011**	$103,900	$25,975	988	//1	1980	12,190 SF	
.07Mi.	**114 SWEET GUM DR**	**07/20/2023**	$87,600	$21,900	945	//1	1972	5,940 SF	
.08Mi.	**110 SWEET GUM DR**	**12/06/1991**	$86,400	$21,600	945	//1	1972	5,940 SF	
.08Mi.	**125 SWEET GUM DR**	**08/15/2006**	$77,300	$19,325	945	//1	1972	6,588 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	44.6 years old	Households:	6,829
Median Household Income:	$60,734	Households w/Family:	67%
Household Income Per Capita:	$31,415	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Humboldt City School District	Students:	1,044
Number of Schools:	3	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.70Mi.	**Humboldt Junior/Senior High School** Number of Students: 408 Student-Teacher Ratio: NA Advanced Placement: Yes	D	Public	7 - 12
0.41Mi.	**Stigall Primary School** Number of Students: 232 Student-Teacher Ratio: NA	NA	Public	PK - 1
2.01Mi.	**East Elementary School** Number of Students: 404 Student-Teacher Ratio: NA	F	Public	2 - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	99%	SIMILAR
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	113%	HIGHER
OVERALL	107%	SIMILAR

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/22/2026 - 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: 98775520

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