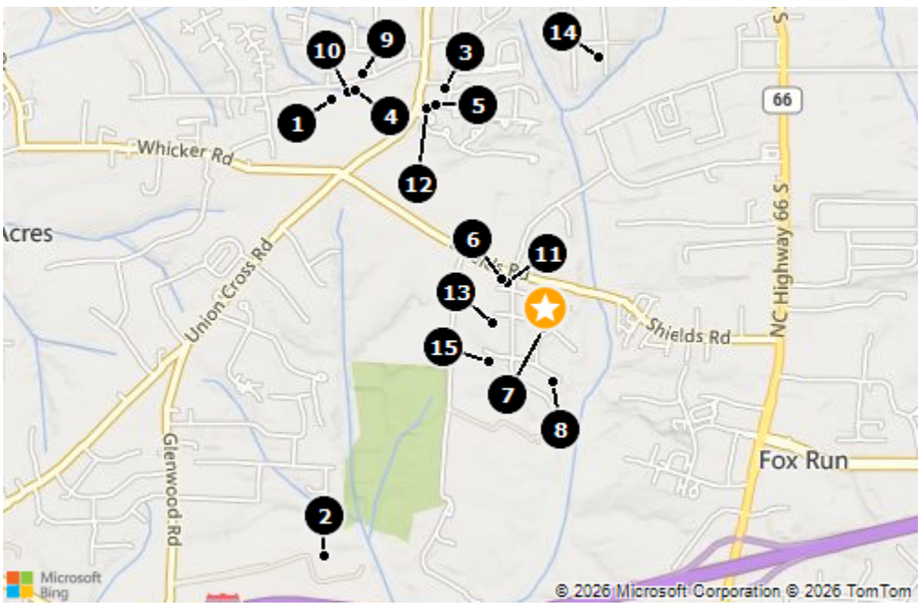
ICE SiteX Report

OrderID: 98655486

SiteX Property Information Report



Subject Property Location

1318 COLSTON CT, KERNERSVILLE, NC 27284-3370

County:	**FORSYTH NC**	Census Tract:	370670033.151006
Property Use:	Single Family Residential	Zoning:	RS12
Parcel Number:	6885-35-1333.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$489,000**	FSD:	8	Common Confidence Score:	71
Value Range:	$449,880 - $528,120	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$48,000	Market Land Value:	$48,000	Tax Year:	2025
Assd Improvement:	$447,900	Market Improvment Value:	$447,900	Total Taxable Value:	$5,233
Total Assessed Value:	$495,900	Total Assessor Market Value:	$495,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 5645D Subdivision: TREDEGAR SEC 1 AND 2 Map Ref: PM6885

Abbreviated Description:	LO:008 BL:5645D
City/Muni/Twp:	ABBOTTS CREEK

Property Characteristics

Lot Size:	13,939 SF	Bedrooms:	3	Pool:	
Building Area:	2641 SF	Baths:	2	Fireplace:	2
Year Built:	1999	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:		Roof Cover:	Asphalt
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/10/2025	Sales Price:	$401,149
Document #:	2025031911 BK-PG 3728-823	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/14/2022	Sales Price:	$415,000
Document #:	2022051100 BK-PG 3728-818	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/28/2022		
Document Type:			

Legal Description:

Lot: 8 Section: 1 Subdivision: TREDEGAR Map Ref: MB 39 PG 43

Prior Transfer

Recording Date:	11/14/2022	Sales Price:	$415,000
Document #:	BK-PG 3728 -818	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 8 Block: 5645D Subdivision: TREDEGAR SEC 1 AND 2 Map Ref: PM6885
Abbreviated Description: LO:008 BL:5645D
City/Muni/Twp: ABBOTTS CREEK

ICE SiteX Report

OrderID: 98655486

Prior Transfer

Recording Date:	08/10/2020	Sales Price:	$143,500
Document #:	2020034447 BK-PG 3459-2231	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/10/2019	Loan Amount:	N/A
Document #:	2019017223 BK-PG 3459-2231	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 8 Section: I Subdivision: TREDEGAR
City/Muni/Twp: KERNERSVILLE

Prior Transfer

Recording Date:	04/26/2019	Sales Price:	N/A
Document #:	2019015233 BK-PG 3348-4277	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/25/2017	Loan Amount:	N/A
Document #:	2017020351 00173 BK-PG 3348-4277	Loan Type:	Unknown
TD Due Date:	05/25/2047	Type Finance:	

Legal Description:
Lot: 8 Section: 1 Subdivision: TREDEGAR
City/Muni/Twp: KERNERSVILLE

Prior Transfer

Recording Date:	04/18/2013	Sales Price:	$185,500
Document #:	004005 BK-PG 3025-2664	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/24/2011	Sales Price:	$156,500
Document #:	BK-PG 2925-2027	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/21/2011	Loan Amount:	N/A
Document #:	BK-PG 3025-2664	Loan Type:	New Conventional
TD Due Date:	11/01/2026	Type Finance:	

Legal Description:
Lot: 8 Section: 1 Subdivision: TREDEGAR
City/Muni/Twp: KERNERSVILLE

Mortgage Record

Recording Date:	12/15/2009	Loan Amount:	N/A
Document #:	BK-PG 2925-2027	Loan Type:	New Conventional
TD Due Date:	11/01/2039	Type Finance:	

Legal Description:
Lot: 8 Subdivision: SECTION 1 TREDEGAR
City/Muni/Twp: KERNERSVILLE

Prior Transfer

Recording Date:	11/23/2009	Sales Price:	$201,600
Document #:	2009050667 00122 BK-PG 2471-334	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/14/2004	Sales Price:	$85,000
Document #:	BK-PG 2471-0332	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/14/2004		
Document Type:			

Legal Description:
Lot: 8 Subdivision: SECTION 1 TREDEGAR Map Ref: MB39 PG43
City/Muni/Twp: KERNERSVILLE

Mortgage Record

Recording Date:	04/16/2003	Loan Amount:	N/A
Document #:	BK-PG 2341-1747	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	UNK

Legal Description:
Lot: 8 Subdivision: TREDEGAR SECTION 1

Mortgage Record

Recording Date:	03/05/2003	Loan Amount:	N/A
Document #:	BK-PG 2328-1440	Loan Type:	Unknown
TD Due Date:	03/01/2033	Type Finance:	

Legal Description:
Lot: 8 Subdivision: TREDEGAR SECTION 1

Prior Transfer

Recording Date:	01/13/2003	Sales Price:	N/A

ICE SiteX Report

OrderID: 98655486

Document #:	BK-PG 2313-1134	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/11/2003		
Document Type:			

Legal Description:
Lot: 8 Subdivision: TREDEGAR SECTION 1 Map Ref: MB39 PG43

Mortgage Record

Recording Date:	01/06/2003	Loan Amount:	N/A
Document #:	BK-PG 2311-2857	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 8 Subdivision: TREDEGAR SECTION 1

Mortgage Record

Recording Date:	01/06/2003	Loan Amount:	N/A
Document #:	BK-PG 2311-2841	Loan Type:	Unknown
TD Due Date:	02/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 8 Subdivision: TREDEGAR SECTION 1

Mortgage Record

Recording Date:	09/06/2001	Loan Amount:	N/A
Document #:	BK-PG 2198-1465	Loan Type:	Unknown
TD Due Date:	09/15/2016	Type Finance:	

Legal Description:
Lot: 8 Subdivision: TREDEGAR SECTION 1
City/Muni/Twp: KERNERSVILLE

Prior Transfer

Recording Date:	03/30/2001	Sales Price:	$230,000
Document #:	BK-PG 2164-1854	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/30/2001		
Document Type:			

Legal Description:
Lot: 8 Subdivision: TREDEGAR SECTION 1 Map Ref: MB39 PG43
City/Muni/Twp: KERNERSVILLE

Prior Transfer

Recording Date:	02/25/1999	Sales Price:	$34,000
Document #:	BK-PG 2053-0562	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/24/1999		
Document Type:			

Legal Description:
Lot: 8 Subdivision: TREDEGAR SECTION I Map Ref: MB39 PG43
City/Muni/Twp: KERNERSVILLE

Area Sales Analysis

Total Area Sales	$4,962,500	Median # of Bedrooms	3
Median Lot Size	17,424 SF	Median # of Baths	2
Median Living Area	1,566 SF	Median Year Built	1999
Price Range - 2 Yrs	$75,000 to $610,000	Age Range	23 years to 67 years
Median Value	$310,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.78Mi.	**1121 CENTURY PARK AVE KERNERSVILLE, NC 27284-3353**	09/29/2026	$295,000	$213	1384	7/3/3	1985	25,700 SF	
		APN: 6885-08-2214.00 Document #: 2026035947 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Section: 7 Subdivision: CENTURY PARK MapRef: MB 28 PG 94 Abbreviated Description: Lot:8 Section:7 Subdivision:CENTURY PARK Map Ref:MB 28 PG 94								
2	.87Mi.	**1321 GLEN HOLLOW RD KERNERSVILLE, NC 27284-9471**	09/28/2026	$160,000	$81	1974	/2/2	1959	65,340 SF	
		APN: 6885-01-0943.00 Document #: 2026035777 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: THE WOODS OF BIRD HOLLOW MapRef: MB 76 PG 138 Abbreviated Description: Lot:1 Subdivision:THE WOODS OF BIRD HOLLOW Map Ref:MB 76 PG 138								
3	.63Mi.	**1112 DUGGINS ST KERNERSVILLE, NC 27284-3644**	09/25/2026	$75,000	$75	993	3/2/1	1986	4,356 SF	
		APN: 6885-18-7364.00 Document #: 2026035570 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: COTTAGE PLACE SECTION ONE MapRef: MB 31 PG 58 Abbreviated Description: Lot:1 Subdivision:COTTAGE PLACE SECTION ONE Map Ref:MB 31 PG 58								
4	.75Mi.	**1109 CENTURY PARK AVE KERNERSVILLE, NC 27284-3353**	09/23/2026	$300,000	$264	1134	7/3/2	1985	19,166 SF	
		APN: 6885-08-5332.00 Document #: 2026035235 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Section: 7 Subdivision: CENTURY PARK MapRef: MB 28 PG 94 Abbreviated Description: Lot:11 Section:7 Subdivision:CENTURY PARK Map Ref:MB 28 PG 94								
5	.61Mi.	**409 CHARLES CONNER DR KERNERSVILLE, NC 27284-3760**	08/31/2026	$310,000	$176	1760	5/3/2	1999	11,761 SF	
		APN: 6885-18-6127.00 Document #: 2026032254 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98655486

Legal: Lot: 26 Section: 1 Subdivision: SALISBURY CROSSING MapRef: MB 41 PG 134 Abbreviated Description: Lot:26 Section:1 Subdivision:SALISBURY CROSSING Map Ref:MB 41 PG 134City/Muni/Twp:KERNERSVILLE City/Muni/Twp: KERNERSVILLE

6	.13Mi.	**1209 COLSTON CT** **KERNERSVILLE, NC 27284-3368**	06/29/2026	$405,500	$210	1926	6/3/2	2002	12,632 SF

APN: 6885-25-5752.00 Document #: 2026023475
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 74 Section: 1 Subdivision: TREDEGAR MapRef: MB 39 PG 43 Abbreviated Description: Lot:74 Section:1 Subdivision:TREDEGAR Map Ref:MB 39 PG 43

7	.06Mi.	**1600 ARMISTEAD DR** **KERNERSVILLE, NC 27284-3389**	06/11/2026	$325,000	$210	1544	5/3/2	2000	8,712 SF

APN: 6885-35-0094.00 Document #: 2026021103
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 39 Section: 2 Subdivision: TREDEGAR MapRef: MB 43 PG 17 Abbreviated Description: Lot:39 Section:2 Subdivision:TREDEGAR Map Ref:MB 43 PG 17City/Muni/Twp:KEMERSVILLE City/Muni/Twp: KEMERSVILLE

8	.2Mi.	**1332 WHITWORTH CT** **KERNERSVILLE, NC 27284-3692**	06/05/2026	$345,000	$245	1404	7/3/2	2001	7,841 SF

APN: 6885-34-2340.00 Document #: 2026020211
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: TREDEGAR SECTION 4B MapRef: MB 39 PG 191 Abbreviated Description: Lot:27 Subdivision:TREDEGAR SECTION 4B Map Ref:MB 39 PG 191

9	.77Mi.	**1100 CENTURY PARK AVE** **KERNERSVILLE, NC 27284-3352**	05/21/2026	$287,500	$183	1566	6/3/2	1987	19,602 SF

APN: 6885-08-6589.00 Document #: 2026018225
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: CENTURY WOOD MapRef: MB 32 PG 19 Abbreviated Description: Lot:9 Subdivision:CENTURY WOOD Map Ref:MB 32 PG 19

10	.76Mi.	**1113 CENTURY PARK AVE** **KERNERSVILLE, NC 27284-3353**	04/15/2026	$275,000	$241	1138	6/3/2	1987	21,344 SF

APN: 6885-08-4218.00 Document #: 2026012950
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 MapRef: MB 28 PG 94 Abbreviated Description: Lot:10 Map Ref:MB 28 PG 94City/Muni/Twp:KERNERSVILLE TOWNSHIP City/Muni/Twp: KERNERSVILLE TOWNSHIP

11	.12Mi.	**1213 COLSTON CT** **KERNERSVILLE, NC 27284-3368**	03/04/2026	$467,500	$219	2127	7/3/3	2001	13,939 SF

APN: 6885-25-6629.00 Document #: 2026007205
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 75 Section: 1 Subdivision: TREDEGAR MapRef: MB 39 PG 43 Abbreviated Description: Lot:75 Section:1 Subdivision:TREDEGAR Map Ref:MB 39 PG 43

12	.61Mi.	**401 CHARLES CONNER DR** **KERNERSVILLE, NC 27284-3760**	01/16/2026	$330,000	$203	1622	5/3/2	2001	13,504 SF

APN: 6885-18-4097.00 Document #: 2026001695
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Section: 1 Subdivision: SALEM CROSSING MapRef: MB 41 PG 134 Abbreviated Description: Lot:24 Subdivision:SALEM CROSSING Map Ref:MB 41 PG 134Abbreviated Description:MAP 1

13	.14Mi.	**1204 DAVENPORT CT** **KERNERSVILLE, NC 27284-3666**	12/05/2025	$515,000	$178	2886	8/4/2	2000	19,602 SF

APN: 6885-25-4102.00 Document #: 2025043349
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 63 Section: 1 Subdivision: TREDEGAR MapRef: MB 39 PG 43 Abbreviated Description: Lot:63 Section:1 Subdivision:TREDEGAR Map Ref:MB 39 PG 43City/Muni/Twp:KERNERSVILLE City/Muni/Twp: KERNERSVILLE

14	.67Mi.	**1002 PHINEAS DR** **KERNERSVILLE, NC 27284-3125**	10/23/2025	$262,000	$216	1208	5/3/1	1974	20,909 SF

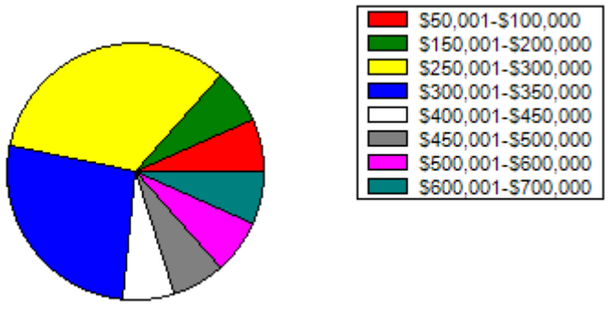
APN: 6885-38-9705.00 Document #: 2025037781
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: SHIELDALE HILLS DIVISION MapRef: MB 21 PG 121 Abbreviated Description: Lot:51 Subdivision:SHIELDALE HILLS DIVISION Map Ref:MB 21 PG 121

15	.21Mi.	**1250 WHITWORTH CT** **KERNERSVILLE, NC 27284-3762**	09/29/2025	$610,000	$213	2854	9/4/3	2003	17,424 SF

APN: 6885-24-3549.00 Document #: 2025034431
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 104 Section: 5 Subdivision: TREDEGAR MapRef: MB 42 PG 113 Abbreviated Description: Lot:104 Section:5 Subdivision:TREDEGAR Map Ref:MB 42 PG 113

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.

ICE SiteX Report

OrderID: 98655486

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.	**1318 COLSTON CT**	**11/14/2022**	$495,900	$495,900	2,641	6/3/2	1999	13,939 SF	
.02Mi.	**1322 COLSTON CT**	**04/10/2014**	$519,600	$519,600	2,643	/4/3	1999	15,682 SF	
.02Mi.	**1314 COLSTON CT**	**09/09/2019**	$435,800	$435,800	2,401	7/4/2	1996	12,197 SF	
.02Mi.	**1321 DAVENPORT CT**	**06/22/2020**	$408,900	$408,900	2,179	7/4/2	1999	13,939 SF	
.03Mi.	**1317 DAVENPORT CT**	**03/30/2000**	$372,500	$372,500	1,702	8/4/2	1999	10,019 SF	
.03Mi.	**1313 DAVENPORT CT**	**09/16/2011**	$309,100	$309,100	1,461	7/3/2	1997	10,019 SF	
.04Mi.	**1310 COLSTON CT**	**09/28/2022**	$470,100	$470,100	2,412	9/3/2	2002	12,632 SF	
.04Mi.	**1321 COLSTON CT**	**08/29/2011**	$536,000	$536,000	2,545	7/3/2	2002	23,522 SF	
.04Mi.	**1309 DAVENPORT CT**	**09/13/2024**	$331,100	$331,100	1,543	7/3/2	1999	10,019 SF	
.05Mi.	**1317 COLSTON CT**	**11/06/2015**	$455,400	$455,400	2,214	5/3/2	1997	21,780 SF	
.05Mi.	**1313 COLSTON CT**	**12/11/2015**	$540,700	$540,700	2,496	7/4/3	2002	13,939 SF	
.05Mi.	**1305 DAVENPORT CT**	**08/25/2000**	$343,500	$343,500	1,543	5/3/2	1999	10,019 SF	
.05Mi.	**1306 COLSTON CT**	**06/15/2007**	$442,900	$442,900	2,284	7/4/2	1998		
.06Mi.	**1600 ARMISTEAD DR**	**06/11/2026**	$350,200	$350,200	1,544	5/3/2	2000	8,712 SF	
.06Mi.	**1316 DAVENPORT CT**	**04/07/2025**	$354,100	$354,100	1,598	5/3/2	2000	9,583 SF	
.06Mi.	**1309 COLSTON CT**	**02/15/2017**	$436,400	$436,400	2,364	6/3/2	2002	14,375 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	42.6 years old	Households:	24,617
Median Household Income:	$80,706	Households w/Family:	67%
Household Income Per Capita:	$39,515	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Forsyth County Schools	Students:	52,430
Number of Schools:	81	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.33Mi.	**Southeast Middle School** Number of Students: 733 Student-Teacher Ratio: 15.92	D-	Public	6 - 8
11.28Mi.	**Middle College of Forsyth Cnty** Number of Students: 121 Student-Teacher Ratio: 25.91	B-	Public	11 - 12
2.97Mi.	**Robert B. Glenn High School** Number of Students: 1,396 Student-Teacher Ratio: 16.37 Advanced Placement: Yes	F	Public	9 - 12
9.76Mi.	**Virtual Academy** Number of Students: 177 Student-Teacher Ratio: 7.35	D-	Public	3 - 8
11.32Mi.	**Early College of Forsyth County** Number of Students: 306 Student-Teacher Ratio: 21.35	A+	Public	9 - 12
1.47Mi.	**Caleb's Creek Elementary School** Number of Students: 642 Student-Teacher Ratio: 14.22	C+	Public	PK - 5

Flood Report

The Subject Property of **1318 COLSTON CT, KERNERSVILLE, NC 27284-3370** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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.

ICE SiteX Report

OrderID: 98655486

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	84%	LOWER
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	126%	HIGHER
MURDER	100%	SIMILAR
OVERALL	92%	SIMILAR

Disaster Alerts

1/21/2026 - Severe Winter Storm

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