ICE SiteX Report

OrderID: 98745692

SiteX Property Information Report



Subject Property Location

131 BAINBRIDGE XING, CANTON, MS 39046-6031

County:	**MADISON MS**	Census Tract:	0309.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	083D-20 -124	Thomas Bros Pg-Grid:	

Valuation

Value:	**$289,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$262,990 - $315,010	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	5 M
Assd Land Value:		Market Land Value:	$40,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$169,530	Total Taxable Value:	$1,554
Total Assessed Value:	$20,953	Total Assessor Market Value:	$209,530	Delinquent Year:	
				Tax Account ID:	46782
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 114 Subdivision: BAINBRIDGE PHASE II Phase No: 2 Sec/Twnship/Range: SEC 20 TWN 08N RNG 03E

Abbreviated Description:	LOT 114 BAINBRIDGE PHASE II E@29
City/Muni/Twp:	CANTON

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2321 SF	Baths:	5	Fireplace:	Yes
Year Built:	2008	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/23/2025	Loan Amount:	N/A
Document #:	1028281 BK-PG 4559-834	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/02/2025		
TD Due Date:	05/01/2065	Type Finance:	

Legal Description:
Subdivision: BAINBRIDGE Phase No: II Map Ref: 0
City/Muni/Twp: CANTON

Mortgage Record

Recording Date:	10/30/2024	Loan Amount:	N/A
Document #:	1013379 BK-PG 4492-928	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/04/2024		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Subdivision: BAINBRIDGE Phase No: II Map Ref: 0

Mortgage Record

Recording Date:	05/16/2024	Loan Amount:	N/A
Document #:	1004351 BK-PG 4440-170	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/25/2024		
TD Due Date:	02/01/2051	Type Finance:	

ICE SiteX Report

OrderID: 98745692

Legal Description:
Subdivision: BAINERIDGE Phase No: II Map Ref: 0

Mortgage Record

Recording Date:	12/15/2023	Loan Amount:	N/A
Document #:	996083 BK-PG 4394-707	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/10/2023		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Subdivision: BAINBRIDGE Phase No: II Map Ref: 0

Mortgage Record

Recording Date:	12/05/2023	Loan Amount:	N/A
Document #:	995660 BK-PG 4392-231	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/07/2023		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Subdivision: BAINBRIDGE Phase No: II Map Ref: 0

Mortgage Record

Recording Date:	07/05/2023	Loan Amount:	N/A
Document #:	984959 BK-PG 4346-849	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/24/2023		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Subdivision: BAINBRIDGE Phase No: II Map Ref: 0
City/Muni/Twp: CANTON

Mortgage Record

Recording Date:	02/22/2023	Loan Amount:	N/A
Document #:	977086 BK-PG 4304-1	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/29/2022		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Subdivision: BAINBRIDGE Phase No: II Map Ref: 0

Prior Transfer

Recording Date:	08/19/2016	Sales Price:	N/A
Document #:	791143 BK-PG 3380-119	Type of Sale:	Arms-Length Transfer
Contract Date:	08/18/2016		
Document Type:	Deed		

Legal Description:
Subdivision: BAINBRIDGE Phase No: II Map Ref: CAB E SL 29B&30A
City/Muni/Twp: CANTON

Mortgage Record

Recording Date:	01/15/2009	Loan Amount:	N/A
Document #:	582008 BK-PG 2384-208	Loan Type:	Unknown Loan Type
Contract Date:	01/08/2009		
TD Due Date:	02/01/2039	Type Finance:	

Legal Description:
Subdivision: BAINBRIDGE PHASE III Map Ref: 0

Prior Transfer

Recording Date:	06/20/2008	Sales Price:	N/A
Document #:	566536 BK-PG 2327-889	Type of Sale:	Non Residential Transfer
Contract Date:	05/23/2008		
Document Type:	Deed		

Legal Description:
Subdivision: BAINBRIDGE PHASE II Map Ref: MB E PG29&30

Mortgage Record

Recording Date:	06/04/2008	Loan Amount:	N/A
Document #:	565339 BK-PG 2322-812	Loan Type:	Credit Line (Revolving)
Contract Date:	05/23/2008		
TD Due Date:	09/18/2008	Type Finance:	VAR

Legal Description:
Subdivision: BAINBRIDGE PHASE II Map Ref: 0

Mortgage Record

Recording Date:	02/05/2007	Loan Amount:	N/A
Document #:	526189 BK-PG 2151-550	Loan Type:	Purchase Money Mortgage
Contract Date:	02/01/2007		
TD Due Date:		Type Finance:	VAR

Legal Description:
Subdivision: BAINBRIDGE PHASE II Map Ref: 0

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

OrderID: 98745692

1	.06Mi.	**103 BRIDGE HOLLOW LN** **CANTON, MS 39046-7012**	07/21/2026	2154	//5	2008	SF

APN: 083D-20 -139 Document #: 1055892
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 129 Subdivision: BAINBRIDGE Phase No: 2 MapRef: CAB E SL 29B&30A Abbreviated Description: Lot:129 Subdivision:BAINBRIDGE Phase No:2 Map Ref:CAB E SL 29B&30ACity/Muni/Twp:CANTON City/Muni/Twp: CANTON

2	.07Mi.	**111 BRIDGE PARK CIR** **CANTON, MS 39046-6020**	12/12/2025	2136	//7	2007	SF

APN: 083D-20 -112 Document #: 1042534
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 102 Subdivision: BAINBRIDGE Phase No: II MapRef: CAB E SL 29B&30A Abbreviated Description: Lot:102 Subdivision:BAINBRIDGE Phase No:II Map Ref:CAB E SL 29B&30A

3	.1Mi.	**104 BRIDGE HOLLOW LN** **CANTON, MS 39046-7011**	03/03/2026	2078	//7	2007	SF

APN: 083D-20 -142 Document #: 1046781
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 132 Subdivision: BAINBRIDGE Phase No: II MapRef: CAB E SL 298B&30A Abbreviated Description: Lot:132 Subdivision:BAINBRIDGE Phase No:II Map Ref:CAB E SL 298B&30ACity/Muni/Twp:CANTON City/Muni/Twp: CANTON

4	.1Mi.	**103 BRIDGE PARK CIR** **CANTON, MS 39046-6020**	06/06/2025	2211	//7	2007	SF

APN: 083D-20 -108 Document #: 1028959
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 98 Subdivision: BAINBRIDGE Phase No: II MapRef: PL E SL 29B&30A Abbreviated Description: Lot:98 Subdivision:BAINBRIDGE Phase No:II Map Ref:PL E SL 29B&30ACity/Muni/Twp:CANTON City/Muni/Twp: CANTON

5	.1Mi.	**108 BRIDGE PARK DR** **CANTON, MS 39046-6041**	05/23/2025	2129	//5	2008	SF

APN: 083D-20 -107 Document #: 1028256
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 97 Subdivision: BAINBRIDGE Phase No: II MapRef: CAB E SL 29B&30A Abbreviated Description: Lot:97 Subdivision:BAINBRIDGE Phase No:II Map Ref:CAB E SL 29B&30A

6	.12Mi.	**110 BRIDGE PARK DR** **CANTON, MS 39046-6041**	03/09/2026	2268	//5	2008	SF

APN: 083D-20 -106 Document #: 1047087
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 96 Subdivision: BAINBRIDGE Phase No: 2 MapRef: CAB E SL 29B&30A Abbreviated Description: Lot:96 Subdivision:BAINBRIDGE Phase No:2 Map Ref:CAB E SL 29B&30ACity/Muni/Twp:CANTON City/Muni/Twp: CANTON

7	.14Mi.	**110 TRAILBRIDGE XING** **CANTON, MS 39046-6067**	12/09/2025	2087	//5	2015	SF

APN: 083D-20 -158 Document #: 1042332
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 146 Subdivision: BAINBRIDGE Phase No: IIIA MapRef: CAB E SL 93A&93B Abbreviated Description: Lot:146 Subdivision:BAINBRIDGE Phase No:IIIA Map Ref:CAB E SL 93A&93BCity/Muni/Twp:CANTON City/Muni/Twp: CANTON

8	.16Mi.	**107 BRIDGETON CT** **CANTON, MS 39046-5034**	09/08/2025	2484	//5	2007	SF

APN: 083D-20 -026 Document #: 1034524
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: BAINBRIDGE Phase No: 1 MapRef: CAB D SL 200A Abbreviated Description: Lot:16 Subdivision:BAINBRIDGE Phase No:1 Map Ref:CAB D SL 200A

9	.17Mi.	**100 TRAILBRIDGE WAY** **CANTON, MS 39046-6068**	03/10/2026	2364	//		SF

APN: 083D-20 -166 Document #: 1047256
Document Type: Warranty Deed Price Code:
Land Use: Parcels with improvements, Use Not Specified
Legal: Lot: 154 Subdivision: BAINBRIDGE Phase No: III-A MapRef: CAB E SL 93A&93B Abbreviated Description: Lot:154 Subdivision:BAINBRIDGE Phase No:III-A Map Ref:CAB E SL 93A&93BCity/Muni/Twp:CANTON City/Muni/Twp: CANTON

10	.19Mi.	**106 TRAILBRIDGE WAY** **CANTON, MS 39046-6068**	01/05/2026	2333	//		SF

APN: 083D-20 -209 Document #: 1043596
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 195 Subdivision: BAINBRIDGE Phase No: IIIB MapRef: CAB E SL 116B&117A Abbreviated Description: Lot:195 Subdivision:BAINBRIDGE Phase No:IIIB Map Ref:CAB E SL 116B&117ACity/Muni/Twp:CANTON City/Muni/Twp: CANTON

11	.24Mi.	**117 BAINBRIDGE BND** **CANTON, MS 39046-6008**	04/28/2026	2446	//7	2006	SF

APN: 083D-20 -086 Document #: 1050314
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 76 Subdivision: BAINBRIDGE Phase No: II MapRef: CAB E SL 29B Abbreviated Description: Lot:76 Subdivision:BAINBRIDGE Phase No:II Map Ref:CAB E SL 29BCity/Muni/Twp:CANTON City/Muni/Twp: CANTON

12	.26Mi.	**109 TRAILBRIDGE DR** **CANTON, MS 39046-6061**	05/02/2025	1954	//5	2010	SF

APN: 083D-20 -190 Document #: 1027078
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 208 Subdivision: BAINBRIDGE Phase No: IIIB Abbreviated Description: Lot:208 Subdivision:BAINBRIDGE Phase No:IIIB

13	.28Mi.	**103 BAINBRIDGE BND** **CANTON, MS 39046-6008**	09/08/2026	2573	//5	2014	SF

APN: 083D-20 -069 Document #: 1058993
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: BAINBRIDGE Phase No: I MapRef: CAB D SL 200A-200B Abbreviated Description: Lot:59 Subdivision:BAINBRIDGE Phase No:I Map Ref:CAB D SL 200A-200BCity/Muni/Twp:CANTON City/Muni/Twp: CANTON

14	.47Mi.	**129 MADISONVILLE DR** **CANTON, MS 39046-1108**	08/21/2025	1864	//		SF

APN: 083D-20 -001/03.81 Document #: 1033528
Document Type: Warranty Deed Price Code:
Land Use: Parcels with improvements, Use Not Specified
Legal: Lot: 79 Subdivision: MADISONVILLE Phase No: 1 MapRef: CAB G SL 107&108 Abbreviated Description: Lot:79 Subdivision:MADISONVILLE Phase No:1 Map Ref:CAB G SL 107&108

ICE SiteX Report

OrderID: 98745692

15 .47Mi. **133 MADISONVILLE DR** 08/01/2025 1998 // SF
CANTON, MS 39046-1108
APN: 083D-20 -001/03.83 Document #: 1032353
Document Type: Warranty Deed Price Code:
Land Use: Parcels with improvements, Use Not Specified
Legal: Lot: 81 Subdivision: MADISONVILLE PHASE 1 MapRef: CAB G SL 107&108 Abbreviated Description: Lot:81 Subdivision:MADISONVILLE PHASE 1 Map Ref:CAB G SL 107&108

16 .47Mi. **139 MADISONVILLE DR** 08/01/2025 1878 // SF
CANTON, MS 39046-1108
APN: 083D-20 -001/03.86 Document #: 1032366
Document Type: Warranty Deed Price Code:
Land Use: Parcels with improvements, Use Not Specified
Legal: Lot: 84 Subdivision: MADISONVILLE Phase No: 1 MapRef: CAB G SL 107&108 Abbreviated Description: Lot:84 Subdivision:MADISONVILLE Phase No:1 Map Ref:CAB G SL 107&108

17 .47Mi. **141 MADISONVILLE DR** 07/29/2025 1912 // SF
CANTON, MS 39046-1108
APN: 083D-20 -001/03.87 Document #: 1031982
Document Type: Warranty Deed Price Code:
Land Use: Parcels with improvements, Use Not Specified
Legal: Lot: 85 Subdivision: MADISONVILLE Phase No: 1 MapRef: CAB G SL 107&108 Abbreviated Description: Lot:85 Subdivision:MADISONVILLE Phase No:1 Map Ref:CAB G SL 107&108

18 .47Mi. **131 MADISONVILLE DR** 07/10/2025 2034 // SF
CANTON, MS 39046-1108
APN: 083D-20 -001/03.82 Document #: 1030947
Document Type: Warranty Deed Price Code:
Land Use: Parcels with improvements, Use Not Specified
Legal: Lot: 80 Subdivision: MADISONVILLE Phase No: 1 MapRef: CAB G SL 107&108 Abbreviated Description: Lot:80 Subdivision:MADISONVILLE Phase No:1 Map Ref:CAB G SL 107&108

19 .47Mi. **135 MADISONVILLE DR** 07/01/2025 2020 // SF
CANTON, MS 39046-1108
APN: 083D-20 -001/03.84 Document #: 1030477
Document Type: Warranty Deed Price Code:
Land Use: Parcels with improvements, Use Not Specified
Legal: Lot: 82 Subdivision: MADISONVILLE Phase No: 1 MapRef: CAB G SL 107&108 Abbreviated Description: Lot:82 Subdivision:MADISONVILLE Phase No:1 Map Ref:CAB G SL 107&108

20 .47Mi. **143 MADISONVILLE DR** 07/01/2025 1853 // SF
CANTON, MS 39046-1108
APN: 083D-20 -001/03.88 Document #: 1030450
Document Type: Warranty Deed Price Code:
Land Use: Parcels with improvements, Use Not Specified
Legal: Lot: 86 Subdivision: MADISONVILLE Phase No: I MapRef: CAB G SL 107&108 Abbreviated Description: Lot:86 Subdivision:MADISONVILLE Phase No:I Map Ref:CAB G SL 107&108

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.	**131 BAINBRIDGE XING**	**08/19/2016**	$209,530	$20,953	2,321	//5	2008		
.02Mi.	**129 BAINBRIDGE XING**	**06/15/2009**	$206,300	$20,630	2,273	//5	2008		
.02Mi.	**133 BAINBRIDGE XING**	**09/06/2017**	$199,040	$19,904	2,131	//5	2008		
.03Mi.	**108 BRIDGE PARK CIR**	**08/03/2016**	$200,470	$30,071	2,194	//7	2007		
.03Mi.	**127 BAINBRIDGE XING**	**05/10/2010**	$201,540	$20,154	2,156	//5	2009		
.03Mi.	**106 BRIDGE PARK CIR**	**08/17/2016**	$196,460	$19,646	2,096	//5	2009		
.04Mi.	**135 BAINBRIDGE XING**	**04/26/2019**	$206,090	$20,609	2,269	//5	2008		
.04Mi.	**130 BAINBRIDGE XING**	**10/03/2017**	$194,580	$19,458	2,127	//7	2007		
.04Mi.	**132 BAINBRIDGE XING**	**06/28/2011**	$188,930	$18,893	2,038	//7	2007		
.04Mi.	**110 BRIDGE PARK CIR**	**05/04/2016**	$200,740	$30,111	2,219	//7	2007		
.04Mi.	**100 MEADOW WOODS CT**	**04/22/2020**	$201,790	$20,179	2,169	//7	2007		
.04Mi.	**102 BRIDGE PARK DR**	**09/10/2020**	$200,330	$20,033	2,190	//7	2007		
.05Mi.	**125 BAINBRIDGE XING**	**05/29/2008**	$222,540	$22,254	2,577	//7	2007		
.05Mi.	**134 BAINBRIDGE XING**	**07/31/2024**	$207,970	$20,797	2,325	//7	2007		
.06Mi.	**104 BRIDGE PARK CIR**	**07/22/2019**	$200,220	$20,022	2,206	//7	2007		
.06Mi.	**103 BRIDGE HOLLOW LN**	**08/20/2008**	$197,130	$19,713	2,154	//5	2008		

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	38.6 years old	Households:	12,192
Median Household Income:	$67,961	Households w/Family:	68%
Household Income Per Capita:	$34,458	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Madison County School District	Students:	12,926
Number of Schools:	23	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

OrderID: 98745692

5.45Mi. **Germantown Middle School** Number of Students: 1,008 Student-Teacher Ratio: 14.15		A+	Public	6 - 8
3.20Mi. **Madison Crossing Elementary School** Number of Students: 761 Student-Teacher Ratio: 15.89		A-	Public	KG - 5
5.37Mi. **Germantown High School** Number of Students: 1,411 Student-Teacher Ratio: 14.74 Advanced Placement: Yes		A-	Public	9 - 12

Flood Report

The Subject Property of **131 BAINBRIDGE XING, CANTON, MS 39046-6031** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	84%	LOWER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	107%	SIMILAR
MURDER	118%	HIGHER
OVERALL	127%	HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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