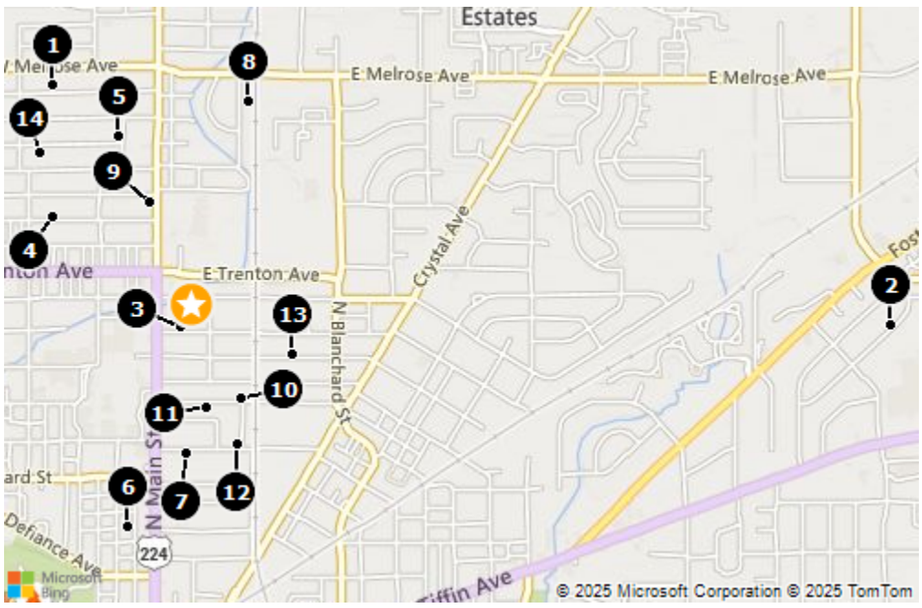
ICE SiteX Report

OrderID: 95373983

SiteX Property Information Report



Subject Property Location

131 E FOULKE AVE, FINDLAY, OH 45840-4615

County:	**HANCOCK OH**	Census Tract:	390630005.005003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	600000290850	Thomas Bros Pg-Grid:	

Valuation

Value:	**$178,000**	FSD:	13
Value Range:	$154,860 - $201,140	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2022	Tax Rate Code Area:	21
Assd Land Value:	$4,080	Market Land Value:	$11,660	Tax Year:	2024
Assd Improvement:	$34,110	Market Improvment Value:	$97,450	Total Taxable Value:	$1,357
Total Assessed Value:	$38,190	Total Assessor Market Value:	$109,110	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3274 District: 21 Subdivision: SCOTT ADD Map Ref: 101107303006000

Abbreviated Description:	SCOTT ADD LOT 3274 N105FT & 1/2 ALY
City/Muni/Twp:	FINDLAY CORP

Property Characteristics

Lot Size:	6,090 SF	Bedrooms:	4	Pool:	
Building Area:	1423 SF	Baths:	1	Fireplace:	
Year Built:		Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/15/2025	Sales Price:	$137,464
Document #:	202500006994 BK-PG 2579-5517	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/29/2023	Sales Price:	$137,464
Document #:	202300008567 BK-PG 2579-5517	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/08/2023	Sales Price:	$137,464
Document #:	202300006065 BK-PG 1010-156	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/19/2023	Sales Price:	$137,464
Document #:	202300003251 BK-PG 2579-5517	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 95373983

Mortgage Record

Recording Date:	01/03/2023	Loan Amount:	N/A
Document #:	202300000011 BK-PG 2600-1147	Loan Type:	FHA
TD Due Date:	12/01/2062	Type Finance:	

Legal Description:
Lot: 3274 Subdivision: SCOTT ADDITION
City/Muni/Twp: FINDLAY

Prior Transfer

Recording Date:	03/18/2021	Sales Price:	$140,000
Document #:	202100003219 BK-PG 2579-5515	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/10/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3274

Prior Transfer

Recording Date:	03/18/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3274 District: 21 Subdivision: SCOTT ADD Map Ref: 101107303006000
Abbreviated Description: SCOTT ADD LOT 3274 N105FT & 1/2 ALY
City/Muni/Twp: FINDLAY CORP

Prior Transfer

Recording Date:	11/04/2019	Sales Price:	N/A
Document #:	201900009614 BK-PG 2367-2119	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/11/2019	Sales Price:	N/A
Document #:	201900008827 BK-PG 2348-2498	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/19/2019	Sales Price:	$131,500
Document #:	201900008046 BK-PG 2561-2769	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/16/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3274 Subdivision: THE SCOTT ADDITION
City/Muni/Twp: FINDLAY

Prior Transfer

Recording Date:	03/26/2018	Sales Price:	N/A
Document #:	201800002206 BK-PG 2367-2119	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/26/2012	Sales Price:	$119,567
Document #:	201200000819 BK-PG 2367-2119	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/24/2009	Sales Price:	N/A
Document #:	200900012556 BK-PG 2307-2009	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/30/2009	Loan Amount:	N/A
Document #:	200900011649 BK-PG 2367-2119	Loan Type:	FHA
TD Due Date:	10/01/2039	Type Finance:	

Legal Description:
Lot: 3274 Subdivision: THE SCOTT ADDITION

Mortgage Record

Recording Date:	11/18/2008	Loan Amount:	N/A
Document #:	200800011718 BK-PG 2348-2498	Loan Type:	Stand Alone Second
TD Due Date:	11/01/2036	Type Finance:	

Legal Description:
Lot: 3274 Subdivision: THE SCOTT ADDITION

Prior Transfer

Recording Date:	12/08/2006	Sales Price:	N/A
Document #:	200600015607 BK-PG 2259-1581	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/05/2006	Sales Price:	$14,708
Document #:	200600015455 BK-PG 2270-2334	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 95373983

Document Type:
Legal Description:

Mortgage Record

Recording Date:	11/14/2006	Loan Amount:	N/A
Document #:	200600014718 BK-PG 2307-2009	Loan Type:	FHA
TD Due Date:	11/01/2036	Type Finance:	

Legal Description:
Lot: 3274 Subdivision: THE SCOTT ADDITION
Abbreviated Description: LOT3274 EXC S80 FT THEREOF
City/Muni/Twp: FINDLAY

Mortgage Record

Recording Date:	07/22/2005	Loan Amount:	N/A
Document #:	200500009217 BK-PG 2270-2334	Loan Type:	Unknown
TD Due Date:	08/25/2020	Type Finance:	

Legal Description:
Lot: 3274 Subdivision: THE SCOTT ADDITION
Abbreviated Description: LOT3274 EXC S80 FT THEREOF
City/Muni/Twp: FINDLAY

Prior Transfer

Recording Date:	07/12/2005	Sales Price:	$78,400
Document #:	200500008623 BK-PG 2242-1891	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/08/2005	Loan Amount:	N/A
Document #:	200500002593 BK-PG 2259-1581	Loan Type:	Unknown
TD Due Date:	03/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 3274
City/Muni/Twp: FINDLAY

Prior Transfer

Recording Date:	08/06/2004	Sales Price:	$98,000
Document #:	200400011864 BK-PG 2242-1889	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/02/2004		
Document Type:	Deed		

Legal Description:
Lot: 3274 Subdivision: THE SCOTT ADDITION
City/Muni/Twp: FINDLAY

Area Sales Analysis

Total Area Sales	$2,483,898	Median # of Bedrooms	3
Median Lot Size	9,509 SF	Median # of Baths	1
Median Living Area	1,164 SF	Median Year Built	1954
Price Range - 2 Yrs	$107,866 to $255,000	Age Range	15 years to 135 years
Median Value	$183,750	Median Age	71 years

Comparable Sales Data

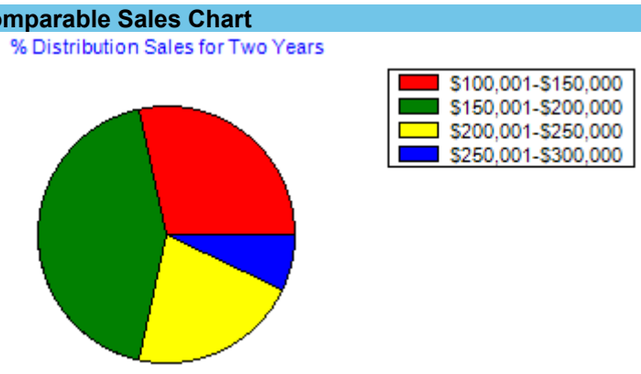
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.63Mi.	**308 EDITH AVE** **FINDLAY, OH 45840-3832**	08/15/2025	$182,500	$163	1116	5/3/1	1956	7,714 SF	
		APN: 580000233280 Document #: 202500007005 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 6431 Subdivision: HILL ADDITION MapRef: VOL 2 PG 28 Abbreviated Description: Lot:6431 Subdivision:HILL ADDITION Map Ref:VOL 2 PG 28City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								
2	.49Mi.	**1800 MOREY AVE** **FINDLAY, OH 45840-3822**	08/04/2025	$255,000	$220	1156	4/2/1	1953	6,482 SF	
		APN: 580000239260 Document #: 202500006664 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 6288,6289 Subdivision: HOWARD ADDITION Abbreviated Description: Lot:6288,6289 Subdivision:HOWARD ADDITION City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								
3	.05Mi.	**118 ALLEN AVE** **FINDLAY, OH 45840-4602**	07/25/2025	$185,000	$144	1280	8/3/1		10,001 SF	
		APN: 600000290560 Document #: 202500006361 Document Type: Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 3245 Subdivision: SCOTT ADDITION Abbreviated Description: Lot:3245 Subdivision:SCOTT ADDITION City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								
4	.41Mi.	**240 MONROE AVE** **FINDLAY, OH 45840-3736**	07/07/2025	$182,000	$194	936	6/2/1	1920	7,697 SF	
		APN: 580000238880 Document #: 202500005813 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 6250 Subdivision: HOWARD ADDITION Abbreviated Description: Lot:6250 Subdivision:HOWARD ADDITION City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								
5	.44Mi.	**1930 GEFFS AVE** **FINDLAY, OH 45840-3868**	07/01/2025	$199,900	$193	1035	5/2/1	1953	13,199 SF	
		APN: 600000300370 Document #: 202500005647 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 12842 Subdivision: STEPHENSON HILL ADDITION Abbreviated Description: Lot:12842 Subdivision:STEPHENSON HILL ADDITION Abbreviated Description:LOT:12843 City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								
6	.57Mi.	**713 N CORY ST**	06/11/2025	$109,900	$65	1670	6/3/2		10,001 SF	

ICE SiteX Report

OrderID: 95373983

		FINDLAY, OH 45840-3515							
	APN: 570000219950 Document #: 202500004952 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1290 Subdivision: GOITS ADDITION Abbreviated Description: Lot:1290 Subdivision:GOITS ADDITION City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								
7	.38Mi.	**129 LAQUINEO ST**	05/30/2025	$170,000	$155	1095	8/3/1	1910	9,901 SF
		FINDLAY, OH 45840-4728							
	APN: 570000220210 Document #: 202500004552 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 92 Subdivision: GOITS OUTLOTS TO NORTH FINDLAY MapRef: MB 1 PG 31 Abbreviated Description: Lot:92 Subdivision:GOITS OUTLOTS TO NORTH FINDLAY Map Ref:MB 1 PG 31City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								
8	.51Mi.	**2037 CANDLEWICK DR**	05/22/2025	$240,000	$141	1696	8/3/1	1970	9,557 SF
		FINDLAY, OH 45840-4305							
	APN: 580000244950 Document #: 202500003829 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Subdivision: KNOLL WOOD HEIGHTS Abbreviated Description: Lot:28 Subdivision:KNOLL WOOD HEIGHTS City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								
9	.27Mi.	**1716 N MAIN ST**	05/20/2025	$190,000	$66	2874	11/4/2		14,462 SF
		FINDLAY, OH 45840-3814							
	APN: 570001008380 Document #: 202500003528 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 12584 Subdivision: ELYS CLIFTON PLACE ADDITION Abbreviated Description: Lot:12584 Subdivision:ELYS CLIFTON PLACE ADDITION Abbreviated Description:LOT:12585 City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								
10	.26Mi.	**226 GEORGE ST**	05/20/2025	$117,866	$100	1172	5//1	2010	6,826 SF
		FINDLAY, OH 45840-4637							
	APN: 210001033412 Document #: 202500003526 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 110 Subdivision: WETHERILLS Abbreviated Description: Subdivision:WETHERILLS Abbreviated Description:LOT: SOUTH HALF (1/2) OF THE WEST 65 FEET OF OUTLOT NUMBER ONE HUNDRED TEN (110) City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								
11	.27Mi.	**147 GEORGE ST**	05/20/2025	$107,866	$94	1136	7/3/1	2010	9,461 SF
		FINDLAY, OH 45840-4666							
	APN: 610000332410 Document #: 202500003530 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 129 Subdivision: WETHERILLS Abbreviated Description: Lot:129 Subdivision:WETHERILLS City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								
12	.36Mi.	**220 LAQUINEO ST**	05/20/2025	$117,866	$67	1758	6/2/1	1890	5,998 SF
		FINDLAY, OH 45840-4731							
	APN: 590000277460 Document #: 202500003531 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 10899 Subdivision: PATTERSONS AND EDWARDS SUBDIVISION Abbreviated Description: Lot:10899 Subdivision:PATTERSONS AND EDWARDS SUBDIVISION City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								
13	.27Mi.	**330 MIDLAND AVE**	05/05/2025	$210,000	$143	1468	8/2/1		6,700 SF
		FINDLAY, OH 45840-4647							
	APN: 580000252040 Document #: 202500002866 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2650 Subdivision: MILLS ADDITION Abbreviated Description: Lot:2650 Subdivision:MILLS ADDITION City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								
14	.52Mi.	**329 PRENTISS AVE**	05/02/2025	$216,000	$190	1136	5/3/1	1956	13,499 SF
		FINDLAY, OH 45840-3851							
	APN: 210001033061 Document #: 202500002783 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 12673,2674 Subdivision: STEPHENSON HILL ADDITION Abbreviated Description: Lot:12673,2674 Subdivision:STEPHENSON HILL ADDITION City/Muni/Twp:CITY OF FINDLAY City/Muni/Twp: CITY OF FINDLAY								

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: 95373983

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 E FOULKE AVE**	**03/18/2021**	$109,110	$38,190	1,423	10/4/1		6,090 SF	
.02Mi.	**131 1/2 E FOULKE AVE**	**01/10/1994**	$23,420	$8,200	792	5/2/1		4,639 SF	
.02Mi.	**137 E FOULKE AVE**	**03/08/2024**	$115,420	$40,400	970	7/3/1	1962	9,601 SF	
.03Mi.	**141 E FOULKE AVE**	**11/07/1995**	$120,470	$42,160	1,888	7/3/1	1920	5,998 SF	
.05Mi.	**128 ALLEN AVE**	**09/23/2020**	$103,180	$36,110	1,856	9/3/1		11,600 SF	
.05Mi.	**136 ALLEN AVE**	**02/11/2003**	$121,550	$42,540	1,068	9/3/2		12,066 SF	
.05Mi.	**144 E FOULKE AVE**	**02/28/2022**	$106,030	$37,110	876	5/2/1	1946	10,450 SF	
.05Mi.	**122 ALLEN AVE**	**01/12/2024**	$132,640	$46,430	1,608	9/3/1	1992	10,001 SF	Yes
.05Mi.	**118 ALLEN AVE**	**05/11/2017**	$105,010	$36,760	1,280	8/3/1		10,001 SF	
.06Mi.	**142 ALLEN AVE**	**01/03/2020**	$134,410	$47,050	1,132	5/3/2	1935	10,001 SF	
.06Mi.	**146 E FOULKE AVE**	**12/21/2021**	$90,820	$31,790	908	4/2/1	1940	10,450 SF	
.06Mi.	**144 ALLEN AVE**	**11/02/2000**	$101,780	$35,630	1,389	6/2/1	1915	10,001 SF	
.07Mi.	**202 ALLEN AVE**	**05/10/2005**	$109,240	$38,240	1,680	6/3/1		10,001 SF	
.08Mi.	**206 ALLEN AVE**	**06/01/2021**	$117,390	$41,090	1,461	7/3/1	1971	10,001 SF	
.09Mi.	**133 ALLEN AVE**	**05/16/2024**	$120,680	$42,240	1,279	6/2/1	1959	6,700 SF	
.09Mi.	**127 ALLEN AVE**	**05/14/2008**	$156,180	$54,660	1,904	9/3/2	2017	6,700 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	39.2 years old	Households:	23,468
Median Household Income:	$69,086	Households w/Family:	55%
Household Income Per Capita:	$37,912	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Findlay City School District	Students:	5,755
Number of Schools:	14	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.36Mi.	**Bigelow Hill Intermediate School** Number of Students: 211 Student-Teacher Ratio: 16.23	C-	Public	3 - 5
0.91Mi.	**Findlay High School** Number of Students: 2,007 Student-Teacher Ratio: 21.52 Advanced Placement: Yes	B-	Public	9 - 12
0.44Mi.	**Whittier Primary School** Number of Students: 223 Student-Teacher Ratio: 14.87	NA	Public	KG - 2
0.21Mi.	**Glenwood Middle School** Number of Students: 571 Student-Teacher Ratio: 15.86	C+	Public	6 - 8

Flood Report

The Subject Property of **131 E FOULKE AVE, FINDLAY, OH 45840-4615** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	128%	HIGHER
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	101%	SIMILAR
MURDER	121%	HIGHER
OVERALL	113%	HIGHER

Disaster Alerts

3/14/2024 - Tornadoes

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: 95373983

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