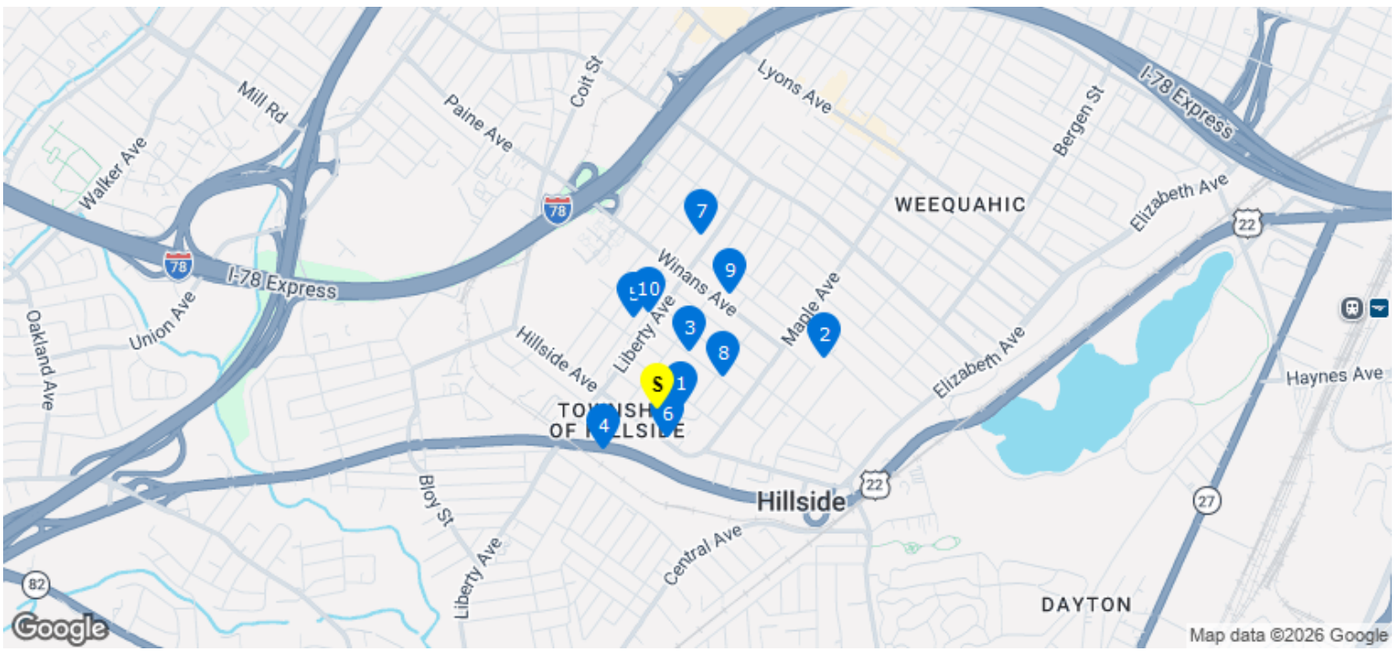
ICE SiteX Report

OrderID: 98794785

SiteX Property Information Report



Subject Property Location

1425 HIGHLAND AVE, HILLSIDE, NJ 07205-1815

County:	**UNION NJ**	Census Tract:	0322.00
Property Use:	Single Family Residential	Zoning:	R40
Parcel Number:	07 01104-0000-00007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$666,000**	FSD:	25	Common Confidence Score:	28
Value Range:	$499,500 - $832,500	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$66,000	Market Land Value:	$66,000	Tax Year:	2025
Assd Improvement:	$94,000	Market Improvment Value:	$94,000	Total Taxable Value:	$14,238
Total Assessed Value:	$160,000	Total Assessor Market Value:	$160,000	Delinquent Year:	
				Tax Account ID:	00379900
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Block: 1104 District: 07 Map Ref: TAX MAP 11

Abbreviated Description:	LOT:7 BLK:1104 DIST:07 CITY:HILLSIDE TWP MAP REF:TAX MAP 11
City/Muni/Twp:	HILLSIDE TWP

Property Characteristics

Lot Size:	8,002 SF	Bedrooms:		Pool:	
Building Area:	2683 SF	Baths:		Fireplace:	
Year Built:	1949	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:	Colonial	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/07/2024	Sales Price:	$279,896
Document #:	10030 BK-PG 1494-2822	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/21/2023	Loan Amount:	N/A
Document #:	56569 BK-PG 15415-2024	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/05/2023		
TD Due Date:		Type Finance:	

Legal Description:
Block: 1104 Map Ref: 0
City/Muni/Twp: HILLSIDE TWP

Mortgage Record

Recording Date:	11/04/2016	Loan Amount:	N/A
Document #:	631052 BK-PG 14182-0078	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/21/2016		
TD Due Date:	08/01/2046	Type Finance:	

ICE SiteX Report

OrderID: 98794785

Legal Description:
Block: 1104 District: 07 Map Ref: 0
City/Muni/Twp: HILLSIDE

Prior Transfer

Recording Date:	07/11/2016	Sales Price:	$205,000
Document #:	BK-PG 6153-459	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 1104 District: 07
City/Muni/Twp: HILLSIDE TWP

Prior Transfer

Recording Date:	02/01/2011	Sales Price:	$275,000
Document #:	143018 BK-PG 12155-0735	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	06/12/2008	Sales Price:	$14,100
Document #:	00501991 BK-PG 12375-772	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/03/2008	Loan Amount:	N/A
Document #:	472681 BK-PG 12502-0981	Loan Type:	Unknown Loan Type
Contract Date:	05/27/2008		
TD Due Date:	06/02/2028	Type Finance:	

Legal Description:
Block: 1104 District: 07 Map Ref: 0
City/Muni/Twp: HILLSIDE BOR

Mortgage Record

Recording Date:	12/21/2007	Loan Amount:	N/A
Document #:	461324 BK-PG 12375-0772	Loan Type:	Unknown Loan Type
Contract Date:	12/18/2007		
TD Due Date:	01/24/2023	Type Finance:	

Legal Description:
District: 07 Map Ref: 0
Abbreviated Description: ALSO:LOT7 BLK5123
City/Muni/Twp: HILLSIDE BOR

Prior Transfer

Recording Date:	05/23/2007	Sales Price:	$32,597
Document #:	00192495 BK-PG 12022-0813	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/11/2007	Loan Amount:	N/A
Document #:	441851 BK-PG 12155-0735	Loan Type:	Unknown Loan Type
Contract Date:	04/24/2007		
TD Due Date:	05/01/2037	Type Finance:	

Legal Description:
Block: 1104 District: 07 Map Ref: 0
City/Muni/Twp: HILLSIDE BOR

Mortgage Record

Recording Date:	01/22/2007	Loan Amount:	N/A
Document #:	00431080 BK-PG 12022-0813	Loan Type:	Unknown Loan Type
Contract Date:	01/04/2007		
TD Due Date:	01/09/2027	Type Finance:	

Legal Description:
Block: 1104 District: 7 Map Ref: 0
City/Muni/Twp: HILLSIDE

Prior Transfer

Recording Date:	12/07/2005	Sales Price:	$9,563
Document #:	00158060 BK-PG 9334-0017	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/28/2005	Loan Amount:	N/A
Document #:	00382906 BK-PG 11460-0299	Loan Type:	Adjustable Rate Mortgage
Contract Date:	11/08/2005		
TD Due Date:	12/01/2035	Type Finance:	ADJ

Legal Description:
Block: 1104 District: 07 Map Ref: 0
City/Muni/Twp: HILLSIDE

Mortgage Record

Recording Date:	06/28/2002	Loan Amount:	N/A
Document #:	215732 BK-PG 9334-0017	Loan Type:	Unknown Loan Type
TD Due Date:	06/20/2009	Type Finance:	

ICE SiteX Report

OrderID: 98794785

Legal Description:
District: 07 Map Ref: 0
City/Muni/Twp: HILLSIDE BOR

Mortgage Record

Recording Date:	01/18/2002	Loan Amount:	N/A
Document #:	198314 BK-PG 8862-0073	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/20/2011	Type Finance:	

Legal Description:
Block: 813 Map Ref: 0

Prior Transfer

Recording Date:	05/30/2001	Sales Price:	$186,000
Document #:	94672 BK-PG 5123-0109	Type of Sale:	Arms-Length Transfer
Contract Date:	05/22/2001		
Document Type:	Deed		

Legal Description:
Block: 1104 District: 07
City/Muni/Twp: HILLSIDE BOR

Mortgage Record

Recording Date:	05/30/2001	Loan Amount:	N/A
Document #:	175503 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/22/2001		
TD Due Date:	06/01/2031	Type Finance:	

Legal Description:
Block: 1104 District: 07
City/Muni/Twp: HILLSIDE BOR

Area Sales Analysis

Total Area Sales	$6,145,000	Median # of Bedrooms	
Median Lot Size	3,980 SF	Median # of Baths	
Median Living Area	2,439 SF	Median Year Built	1932
Price Range - 2 Yrs	$410,000 to $850,000	Age Range	11 years to 152 years
Median Value	$597,500	Median Age	94.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**1451 STANLEY TER** **HILLSIDE, NJ 07205-1828**	09/04/2026	$595,000	$266	2240	//	1934	3,999 SF	
		APN: 07 01105-0000-00002 Document #: 57631 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 1105 Abbreviated Description: Lot:2 Block:1105 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP								
2	.12Mi.	**1446B LIBERTY AVE** **HILLSIDE, NJ 07205-1355**	09/22/2026	$370,000	$413	896	//	1949	1,599 SF	
		APN: 07 01101-0000-00033 Document #: 58030 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 33 Block: 1101 Abbreviated Description: Lot:33 Block:1101 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP								
3	.16Mi.	**315 FLORENCE AVE** **HILLSIDE, NJ 07205-1101**	10/05/2026	$525,000	$586	896	//	1923	3,781 SF	
		APN: 07 00603-0000-00021 Document #: 58374 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21 Block: 603 Abbreviated Description: Lot:21 Block:603 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP								
4	.17Mi.	**322 HILLSIDE AVE** **HILLSIDE, NJ 07205-1361**	08/11/2026	$5,000	$2	3185	//	1928	4,038 SF	
		APN: 07 00603-0000-00031 Document #: 57040 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Lot: 31 Block: 603 Abbreviated Description: Lot:31 Block:603 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP								
5	.24Mi.	**1410 LESLIE ST** **HILLSIDE, NJ 07205-1204**	10/20/2026	$350,000	$438	799	//	1929	3,550 SF	
		APN: 07 00302-0000-00029 Document #: 58792 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 302 Abbreviated Description: Lot:29 Block:302 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP								
6	.26Mi.	**252 DORER AVE** **HILLSIDE, NJ 07205-1544**	07/10/2026	$275,000	$216	1272	//	1920	4,800 SF	
		APN: 07 00413-0000-00033 Document #: 56194 Document Type: Deed Price Code: A Land Use: Exempt (full or partial) Legal: Lot: 33 Block: 413 Abbreviated Description: Lot:33 Block:413 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP								
7	.27Mi.	**1507 HIAWATHA AVE** **HILLSIDE, NJ 07205-1312**	09/30/2026	$460,000	$529	870	//	1929	3,589 SF	
		APN: 07 00313-0000-00014 Document #: 58269 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Block: 313 Abbreviated Description: Lot:14 Block:313 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP								
8	.3Mi.	**1466 CENTER ST** **HILLSIDE, NJ 07205-1615**	09/17/2026	$610,000	$424	1440	//	1937	3,624 SF	
		APN: 07 01008-0000-00012 Document #: 57915 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Block: 1008 Abbreviated Description: Lot:12 Block:1008 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP								
9	.32Mi.	**315 ITASKA ST** **HILLSIDE, NJ 07205-1306**	09/16/2026	$630,000	$251	2514	//	1924	4,103 SF	
		APN: 07 00401-0000-00049 Document #: 57864 Document Type: Deed Price Code: A Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98794785

Legal: Lot: 49 Block: 401 Abbreviated Description: Lot:49 Block:401 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP

10	.33Mi.	**1467 CENTER ST** **HILLSIDE, NJ 07205-1610**	06/02/2026	$400,000	$171	2338	//	1924	3,698 SF

APN: 07 01009-0000-00006 Document #: 55230
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1009 Abbreviated Description: Lot:6 Block:1009 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP

11	.36Mi.	**280 CONKLIN AVE** **HILLSIDE, NJ 07205-1447**	09/09/2026	$830,000	$323	2568	//	1929	3,912 SF

APN: 07 00408-0000-00034 Document #: 57711
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 34 Block: 408 Abbreviated Description: Lot:34 Block:408 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP

12	.38Mi.	**1318 STATE ST** **HILLSIDE, NJ 07205-2320**	07/17/2026	$470,000	$339	1388	//	1929	3,572 SF

APN: 07 01202-0000-00014 Document #: 56387
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Block: 1202 Abbreviated Description: Lot:14 Block:1202 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP

13	.4Mi.	**1570-72 CLINTON PL** **HILLSIDE, NJ 07205-1414**	10/01/2026	$670,000	$343	1956	//	1934	3,999 SF

APN: 07 00409-0000-00047 Document #: 58303
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 47 Block: 409 Abbreviated Description: Lot:47 Block:409 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP

14	.41Mi.	**1531 CENTER ST** **HILLSIDE, NJ 07205-1616**	08/06/2026	$180,000	$173	1040	//	1919	3,999 SF

APN: 07 01006-0000-00004 Document #: 56934
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1006 Abbreviated Description: Lot:4 Block:1006 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP

15	.42Mi.	**1573 WYNDMOOR AVE** **HILLSIDE, NJ 07205-1407**	10/16/2026	$495,000	$316	1565	//	1929	4,373 SF

APN: 07 00402-0000-00034 Document #: 58697
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 34 Block: 402 Abbreviated Description: Lot:34 Block:402 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP

16	.42Mi.	**1300 STATE ST** **HILLSIDE, NJ 07205-2320**	06/10/2026	$650,000	$242	2688	//	1969	3,572 SF

APN: 07 01202-0000-00010 Document #: 55430
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1202 Abbreviated Description: Lot:10 Block:1202 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP

17	.43Mi.	**216 SILVER AVE** **HILLSIDE, NJ 07205-2262**	10/20/2026	$836,000	$255	3282	//	1924	5,523 SF

APN: 07 00719-0000-00005 Document #: 58798
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: 719 Abbreviated Description: Lot:5 Block:719 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP

18	.43Mi.	**1504 MUNN AVE** **HILLSIDE, NJ 07205-1657**	07/15/2026	$570,000	$249	2290	//	1914	5,201 SF

APN: 07 01004-0000-00032 Document #: 56317
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 32 Block: 1004 Abbreviated Description: Lot:32 Block:1004 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP

19	.44Mi.	**114 LONG AVE** **HILLSIDE, NJ 07205-2310**	08/11/2026	$600,000	$351	1710	//	1929	3,054 SF

APN: 07 01208-0000-00005 Document #: 57038
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1208 Abbreviated Description: Lot:5 Block:1208 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP

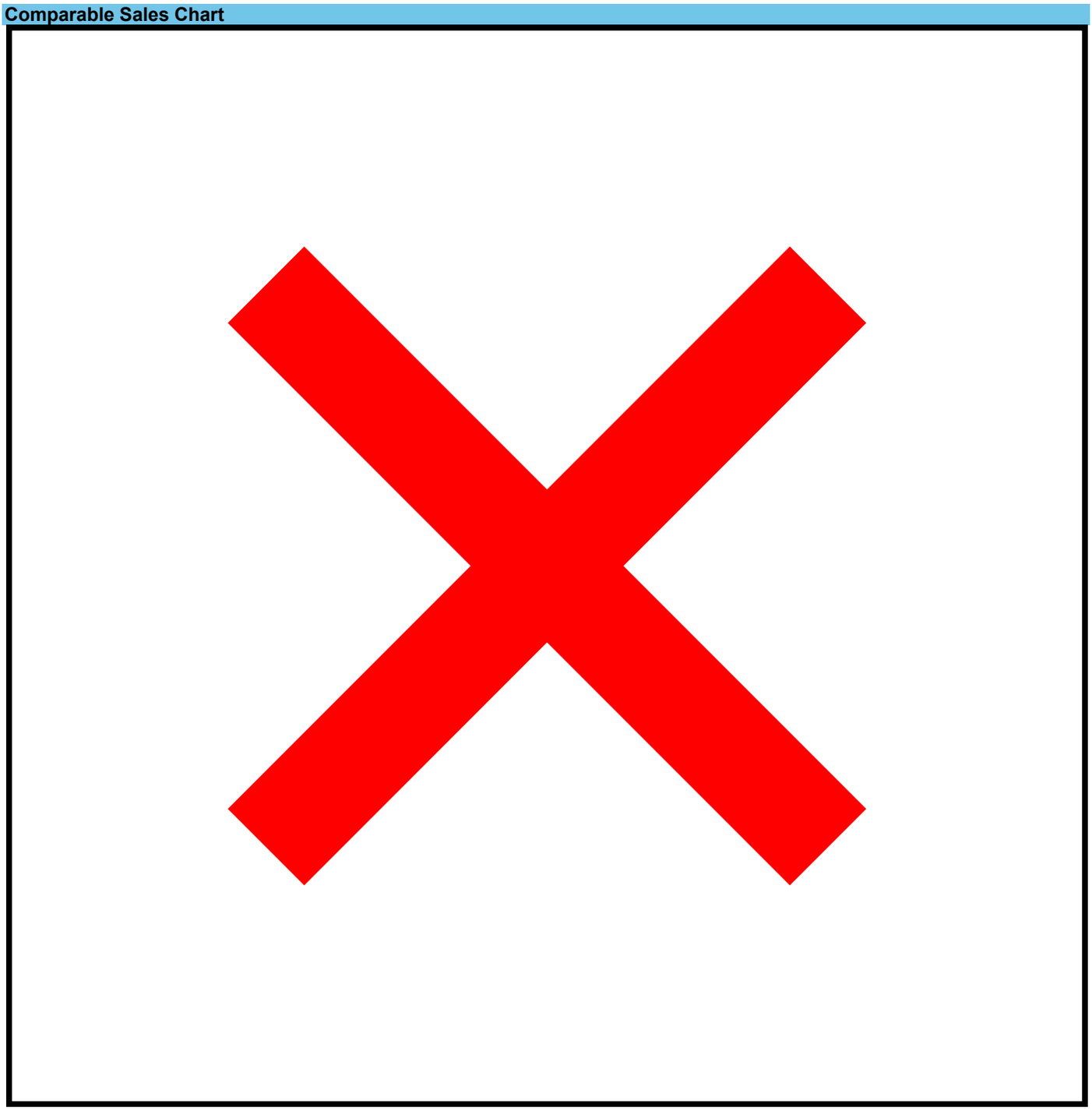
20	.45Mi.	**346 PRINCETON AVE** **HILLSIDE, NJ 07205-2007**	09/23/2026	$450,000	$291	1547	//	1946	4,160 SF

APN: 07 00705-0000-00021 Document #: 58077
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 705 Abbreviated Description: Lot:21 Block:705 City/Muni/Twp:HILLSIDE TWP City/Muni/Twp: HILLSIDE TWP

ICE SiteX Report

OrderID: 98794785

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: 98794785

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.	**1425 HIGHLAND AVE**	**07/11/2016**	$160,000	$160,000	2,683		1949	8,002 SF	
.01Mi.	**1423 HIGHLAND AVE**	**12/31/2020**	$94,000	$94,000	1,246		1939	3,999 SF	
.01Mi.	**1437 HIGHLAND AVE**	**06/01/2006**	$100,100	$100,100	1,376		1939	3,999 SF	
.02Mi.	**1419 HIGHLAND AVE**		$108,600	$108,600	1,993		1952	3,999 SF	
.02Mi.	**1439 HIGHLAND AVE**	**02/18/2026**	$99,500	$99,500	1,528		1929	3,999 SF	
.02Mi.	**1426 STANLEY TER**	**12/09/1986**	$100,100	$100,100	1,520		1934	3,999 SF	
.02Mi.	**1430 STANLEY TER**	**01/29/2013**	$112,200	$112,200	1,915		1924	3,999 SF	
.02Mi.	**1422 STANLEY TER**	**11/20/2022**	$92,700	$92,700	1,511		1929	3,999 SF	
.02Mi.	**1434 STANLEY TER**	**02/14/2012**	$108,700	$108,700	1,652		1924	3,999 SF	
.03Mi.	**1443 HIGHLAND AVE**	**12/16/2005**	$104,200	$104,200	1,560		1929	3,999 SF	
.03Mi.	**1415 HIGHLAND AVE**	**04/07/2016**	$90,700	$90,700	1,204		1924	3,999 SF	
.03Mi.	**1418 STANLEY TER**		$112,400	$112,400	2,167		1924	3,999 SF	
.03Mi.	**1438 STANLEY TER**	**10/07/1982**	$110,700	$110,700	2,016		1934	3,999 SF	
.03Mi.	**1436 HIGHLAND AVE**	**10/23/2025**	$102,200	$102,200	1,581		1939	4,199 SF	
.03Mi.	**1442 STANLEY TER**	**09/16/2008**	$112,200	$112,200	1,520		1934	3,999 SF	
.03Mi.	**1414 STANLEY TER**	**06/08/2023**	$117,900	$117,900	1,920		1954	3,999 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	38.4 years old	Households:	7,964
Median Household Income:	$98,557	Households w/Family:	76%
Household Income Per Capita:	$40,778	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Hillside Township School District	Students:	3,010
Number of Schools:	7	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.43Mi.	**Hurden Looker School** Number of Students: 408 Student-Teacher Ratio: 12.75	C	Public	3 - 4
0.80Mi.	**Hillside High School** Number of Students: 911 Student-Teacher Ratio: 13.56 Advanced Placement: Yes	D	Public	9 - 12
0.29Mi.	**Krumbiegel Middle School** Number of Students: 323 Student-Teacher Ratio: 10.77	D-	Public	6 - 8
0.74Mi.	**Morris Early Childhood Center** Number of Students: 625 Student-Teacher Ratio: 12.76	NA	Public	PK - 1
0.38Mi.	**George Washington School** Number of Students: 391 Student-Teacher Ratio: 11.5	D+	Public	5 - 5
0.90Mi.	**Calvin Coolidge School** Number of Students: 202 Student-Teacher Ratio: 10.1	D	Public	2 - 2

Flood Report

The Subject Property of **1425 HIGHLAND AVE, HILLSIDE, NJ 07205-1815** 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	86%	LOWER
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	70%	NOTABLY LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	128%	HIGHER
MURDER	68%	NOTABLY LOWER
OVERALL	89%	LOWER

ICE SiteX Report

OrderID: 98794785

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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