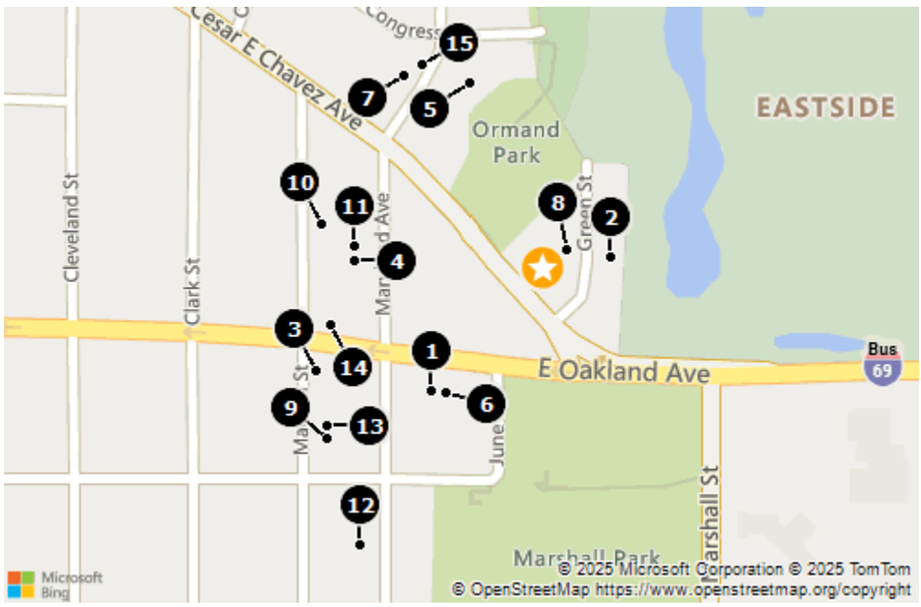
ICE SiteX Report

OrderID: 95813521

SiteX Property Information Report



Subject Property Location

1555 E CESAR E CHAVEZ AVE, LANSING, MI 48906-5442

County:	**INGHAM MI**	Census Tract:	260650031.034004
Property Use:	Single Family Residential	Zoning:	C RESID
Parcel Number:	33-01-01-10-412-161	Thomas Bros Pg-Grid:	

Valuation

Value:	**$102,000**	FSD:	37
Value Range:	$64,260 - $139,740	Confidence Score:	63

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,200	Market Land Value:	$8,400	Tax Year:	2024
Assd Improvement:	$44,100	Market Improvment Value:	$88,200	Total Taxable Value:	$2,702
Total Assessed Value:	$48,300	Total Assessor Market Value:	$96,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 District: 01-01 Subdivision: ASSESSORS PLAT Legal Unit: 8 Map Ref: AP-0054 -0018
Abbreviated Description: LOT 8 ASSESSORS PLAT NO 54
City/Muni/Twp: LANSING CITY

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:		Pool:	
Building Area:	860 SF	Baths:	1	Fireplace:	
Year Built:	1947	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/10/2017	Sales Price:	N/A
Document #:	2017-025959 BK-PG 3374-0852	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/27/2017	Sales Price:	N/A
Document #:	2017-024346 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/16/2017		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 8 Subdivision: ASSESSORS PLAT NO 54 Map Ref: LB15 PG47
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	06/16/2017	Sales Price:	N/A
Document #:	BK-PG 2017 -24346	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 District: 01-01 Subdivision: ASSESSORS PLAT Legal Unit: 8 Map Ref: AP-0054 -0018
Abbreviated Description: LOT 8 ASSESSORS PLAT NO 54
City/Muni/Twp: LANSING CITY

ICE SiteX Report

OrderID: 95813521

Prior Transfer

Recording Date:	03/18/2010	Sales Price:	N/A
Document #:	2010-009017 BK-PG 3080-1248	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/12/2010	Loan Amount:	N/A
Document #:	2010-008205 BK-PG 3374-0852	Loan Type:	Unknown
TD Due Date:	02/26/2025	Type Finance:	

Legal Description:
Lot: 8 Subdivision: ASSESSORS PLAT #54
City/Muni/Twp: LANSING

Mortgage Record

Recording Date:	03/03/2010	Loan Amount:	N/A
Document #:	2010-007104 BK-PG 3373-1032	Loan Type:	FHA
TD Due Date:	03/01/2040	Type Finance:	

Legal Description:
Lot: 8 Subdivision: ASSESSORS PLAT #54
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	01/08/2009	Sales Price:	N/A
Document #:	2009-000863 BK-PG 3080-1248	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/29/2005	Loan Amount:	N/A
Document #:	2005-063651 BK-PG 3194-1212	Loan Type:	Stand Alone Second
TD Due Date:	09/15/2010	Type Finance:	

Legal Description:
Lot: 8
Abbreviated Description: ASSESSORS PLAT #54
City/Muni/Twp: LANSING

Mortgage Record

Recording Date:	12/08/2003	Loan Amount:	N/A
Document #:	2003-104869 BK-PG 3080-1248	Loan Type:	Unknown
TD Due Date:	12/01/2033	Type Finance:	

Legal Description:
Lot: 8 Subdivision: ASSESSORS PLAT #54
City/Muni/Twp: LANSING

Mortgage Record

Recording Date:	08/03/2001	Loan Amount:	N/A
Document #:	2001-040042 BK-PG 2909-1249	Loan Type:	Unknown
TD Due Date:	08/01/2011	Type Finance:	

Legal Description:
Lot: 8 Subdivision: ASSESSORS PLAT #54
City/Muni/Twp: LANSING

Mortgage Record

Recording Date:	05/10/2001	Loan Amount:	N/A
Document #:	2001-022287 BK-PG 2896-0179	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 8 Subdivision: ASSESSORS PLAT #54
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	10/21/1983	Sales Price:	$2,750
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,585,300	Median # of Bedrooms	
Median Lot Size	4,356 SF	Median # of Baths	1
Median Living Area	845 SF	Median Year Built	1929
Price Range - 2 Yrs	$36,000 to $225,000	Age Range	72 years to 130 years
Median Value	$100,000	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**1510 E OAKLAND AVE LANSING, MI 48906-5546**	08/25/2025	$125,000	$130	960	//1	1929	6,970 SF	
		APN: 33-01-01-10-479-111 Document #: 2025-022125 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: GOLFMORE SUBDIVISION MapRef: LB 11 PG 3 Abbreviated Description: Lot:1 Subdivision:GOLFMORE SUBDIVISION Map Ref:LB 11 PG 3City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
2	.04Mi.	**922 GREEN ST LANSING, MI 48906-5444**	07/03/2025	$225,000	$121	1857	//1	1929	4,356 SF	
		APN: 33-01-01-10-413-041 Document #: 2025-017611 Document Type: Warranty Deed Price Code: D								

ICE SiteX Report

OrderID: 95813521

Land Use: Single Family Residential
Legal: Lot: 19&20 MapRef: LB 10 PG 2 Abbreviated Description: Lot:19&20 Map Ref:LB 10 PG 2

3	.15Mi.	**1430 E OAKLAND AVE** **LANSING, MI 48906-5557**	06/24/2025	$100,000	$151	660	//1	1923	3,485 SF

APN: 33-01-01-10-478-001 Document #: 2025-016562
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: TAYLORS ABSTRACT COMPANY ADDITION MapRef: LB 6 PG 5 Abbreviated Description: Lot:25 Subdivision:TAYLORS ABSTRACT COMPANY ADDITION Map Ref:LB 6 PG 5City/Muni/Twp:LANSING City/Muni/Twp: LANSING

4	.11Mi.	**925 MARYLAND AVE** **LANSING, MI 48906-5451**	06/06/2025	$106,000	$151	698	//1	1950	5,227 SF

APN: 33-01-01-10-410-211 Document #: 2025-015079
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 50&51 Subdivision: BERTON HEIGHTS SUBDIVISION MapRef: LB 5 PG 34 Abbreviated Description: Lot:50&51 Subdivision:BERTON HEIGHTS SUBDIVISION Map Ref:LB 5 PG 34City/Muni/Twp:LANSING City/Muni/Twp: LANSING

5	.12Mi.	**1124 MARYLAND AVE** **LANSING, MI 48906-4909**	06/05/2025	$96,500	$134	715	//1	1928	4,792 SF

APN: 33-01-01-10-412-011 Document #: 2025-015041
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: B Subdivision: FRANKLIN AVENUE PARK SUBDIVISION Abbreviated Description: Lot:7 Block:B Subdivision:FRANKLIN AVENUE PARK SUBDIVISION City/Muni/Twp:LANSING City/Muni/Twp: LANSING

6	.09Mi.	**1516 E OAKLAND AVE** **LANSING, MI 48906-5546**	05/23/2025	$115,000	$96	1192	//1	1930	6,534 SF

APN: 33-01-01-10-479-101 Document #: 2025-013918
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: GOLFMORE SUBDIVISION MapRef: LB 11 PG 3 Abbreviated Description: Lot:2 Subdivision:GOLFMORE SUBDIVISION Map Ref:LB 11 PG 3City/Muni/Twp:LANSING City/Muni/Twp: LANSING

7	.14Mi.	**1115 MARYLAND AVE** **LANSING, MI 48906-4910**	05/06/2025	$36,000	$50	713	/2/1	1926	3,920 SF

APN: 33-01-01-10-406-161 Document #: 2025-012308
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: A Subdivision: FRANKLIN AVENUE PARK SUBDIVISION MapRef: LB 5 PG 38 Abbreviated Description: Lot:10 Block:A Subdivision:FRANKLIN AVENUE PARK SUBDIVISION Map Ref:LB 5 PG 38City/Muni/Twp:LANSING City/Muni/Twp: LANSING

8	.02Mi.	**921 GREEN ST** **LANSING, MI 48906-5445**	04/10/2025	$185,000	$120	1536	//1	1929	8,712 SF

APN: 33-01-01-10-412-201 Document #: 2025-009918
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9&10 Subdivision: ASSESSORS PLAT NO 2 MapRef: LB 10 PG 2 Abbreviated Description: Lot:9&10 Subdivision:ASSESSORS PLAT NO 2 Map Ref:LB 10 PG 2City/Muni/Twp:LANSING City/Muni/Twp: LANSING

9	.16Mi.	**810 MAHLON ST** **LANSING, MI 48906-5534**	02/13/2025	$64,900	$92	700	//1	1937	4,356 SF

APN: 33-01-01-10-478-051 Document #: 2025-003279
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: TAYLOR ABSTRACT COS ADDITION MapRef: LB 6 PG 5 Abbreviated Description: Subdivision:TAYLOR ABSTRACT COS ADDITION Map Ref:LB 6 PG 5City/Muni/Twp:LANSING City/Muni/Twp: LANSING

10	.13Mi.	**930 MAHLON ST** **LANSING, MI 48906-5446**	02/05/2025	$74,900	$106	704	//1	1923	3,485 SF

APN: 33-01-01-10-410-061 Document #: 2025-002693
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: BERTON HEIGHTS SUBDIVISION MapRef: LB S PG 34 Abbreviated Description: Lot:32 Subdivision:BERTON HEIGHTS SUBDIVISION Map Ref:LB S PG 34City/Muni/Twp:LANSING City/Muni/Twp: LANSING

11	.11Mi.	**929 MARYLAND AVE** **LANSING, MI 48906-5451**	12/26/2024	$87,000	$102	845	/3/1	1950	5,227 SF

APN: 33-01-01-10-410-221 Document #: 2024-030089
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49&50 Subdivision: BERTON HEIGHTS SUBDIVISION MapRef: LB 5 PG 34 Abbreviated Description: Lot:49&50 Subdivision:BERTON HEIGHTS SUBDIVISION Map Ref:LB 5 PG 34City/Muni/Twp:LANSING City/Muni/Twp: LANSING

12	.2Mi.	**725 MARYLAND AVE** **LANSING, MI 48906-5537**	11/18/2024	$100,000	$143	698	//1	1953	3,920 SF

APN: 33-01-01-10-482-121 Document #: 2024-027252
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: TAYLOR ABSTRACT COS ADDITION MapRef: LB 6 PG 5 Abbreviated Description: Lot:46 Subdivision:TAYLOR ABSTRACT COS ADDITION Map Ref:LB 6 PG 5City/Muni/Twp:LANSING City/Muni/Twp: LANSING

13	.16Mi.	**814 MAHLON ST** **LANSING, MI 48906-5534**	10/24/2024	$45,000	$43	1044	//1	1895	4,356 SF

APN: 33-01-01-10-478-041 Document #: 2024-025306
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: TAYLOR ABSTRACT COMPANYS ADDITION Abbreviated Description: Lot:30 Subdivision:TAYLOR ABSTRACT COMPANYS ADDITION City/Muni/Twp:LANSING City/Muni/Twp: LANSING

14	.13Mi.	**1437 E OAKLAND AVE** **LANSING, MI 48906-5556**	09/23/2024	$110,000	$130	845	//1	1950	4,356 SF

APN: 33-01-01-10-410-151 Document #: 2024-022535
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: BERTON HEIGHTS SUBDIVISION MapRef: LB 5 PG 34 Abbreviated Description: Lot:22 Subdivision:BERTON HEIGHTS SUBDIVISION Map Ref:LB 5 PG 34City/Muni/Twp:LANSING City/Muni/Twp: LANSING

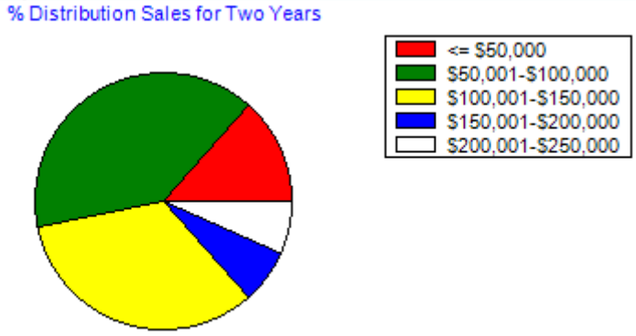
15	.14Mi.	**1119 MARYLAND AVE** **LANSING, MI 48906-4910**	08/09/2024	$115,000	$114	1008	/2/1	1952	4,356 SF

APN: 33-01-01-10-406-171 Document #: 2024-019029
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: A Subdivision: FRANKLIN AVENUE PARK MapRef: LB 5 PG 38 Abbreviated Description: Lot:11&12 Block:A Subdivision:FRANKLIN AVENUE PARK Map Ref:LB 5 PG 38City/Muni/Twp:LANSING City/Muni/Twp: LANSING

ICE SiteX Report

OrderID: 95813521

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.

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.	**1555 E CESAR E CHAVEZ AVE**	**06/16/2017**	$96,600	$48,300	860	//1	1947	7,841 SF	
.01Mi.	**1561 E CESAR E CHAVEZ AVE**	**10/05/2010**	$101,400	$50,700	1,302	//1	1921	4,792 SF	
.01Mi.	**1529 E CESAR E CHAVEZ AVE**	**08/21/2023**	$94,800	$47,400	1,376	//2	1894	13,068 SF	
.02Mi.	**1565 E CESAR E CHAVEZ AVE**	**02/08/2023**	$102,600	$51,300	1,176	//1	1919	4,792 SF	
.02Mi.	**921 GREEN ST**	**02/26/2014**	$141,800	$70,900	1,536	//1	1929	8,712 SF	
.02Mi.	**1567 E CESAR E CHAVEZ AVE**	**05/20/2014**	$75,600	$37,800	827	//1	1918	3,920 SF	
.03Mi.	**931 GREEN ST**	**08/25/2022**	$102,400	$51,200	1,038	//1	1930	6,534 SF	
.04Mi.	**1554 E CESAR E CHAVEZ AVE**	**07/15/2024**	$90,600	$45,300	918	//1	1947	3,920 SF	
.04Mi.	**1552 E CESAR E CHAVEZ AVE**	**11/28/2016**	$79,600	$39,800	845	//2	1948	4,356 SF	
.04Mi.	**922 GREEN ST**	**06/18/2018**	$152,000	$76,000	1,857	//1	1929	4,356 SF	
.04Mi.	**1550 E CESAR E CHAVEZ AVE**	**06/16/2000**	$96,800	$48,400	889	//1	1948	4,792 SF	
.04Mi.	**935 GREEN ST**	**11/30/2010**	$147,000	$73,500	1,064	//1	1949	8,712 SF	
.04Mi.	**914 GREEN ST**	**04/10/2015**	$105,000	$52,500	840	//1	1941	7,841 SF	
.05Mi.	**928 GREEN ST**	**07/11/2006**	$133,400	$66,700	1,620	//1	1929	4,356 SF	
.05Mi.	**1544 E CESAR E CHAVEZ AVE**	**06/15/2016**	$139,800	$69,900	1,824	//1	1926	5,227 SF	
.05Mi.	**1542 E CESAR E CHAVEZ AVE**	**09/19/2022**	$98,400	$49,200	1,008	//1	1926	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	38.6 years old	Households:	11,584
Median Household Income:	$61,199	Households w/Family:	58%
Household Income Per Capita:	$32,455	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Lansing Public School District	Students:	9,989
Number of Schools:	29	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.21Mi.	**Mt Hope School** Number of Students: 297 Student-Teacher Ratio: 18.21	D	Public	4 - 6
1.98Mi.	**Willow School** Number of Students: 146 Student-Teacher Ratio: 8.5	B-	Public	PK - 4
0.35Mi.	**Eastern High School** Number of Students: 1,084 Student-Teacher Ratio: 18.79 Advanced Placement: Yes	C-	Public	7 - 12

ICE SiteX Report

OrderID: 95813521

0.34Mi. **Pattengill School** Number of Students: 606 Student-Teacher Ratio: 18.17		C-	Public	PK - 6
4.03Mi. **Cavanaugh School** Number of Students: 249 Student-Teacher Ratio: 14.12		B-	Public	PK - 3
3.89Mi. **Lewton School** Number of Students: 218 Student-Teacher Ratio: 15.89		D-	Public	PK - 7
2.08Mi. **Sheridan Road** Number of Students: 311 Student-Teacher Ratio: 16.18		D+	Public	4 - 6

Flood Report

The Subject Property of **1555 E CESAR E CHAVEZ AVE, LANSING, MI 48906-5442** 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	125%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	67%	NOTABLY LOWER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	70%	NOTABLY LOWER
MURDER	117%	HIGHER
OVERALL	122%	HIGHER

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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