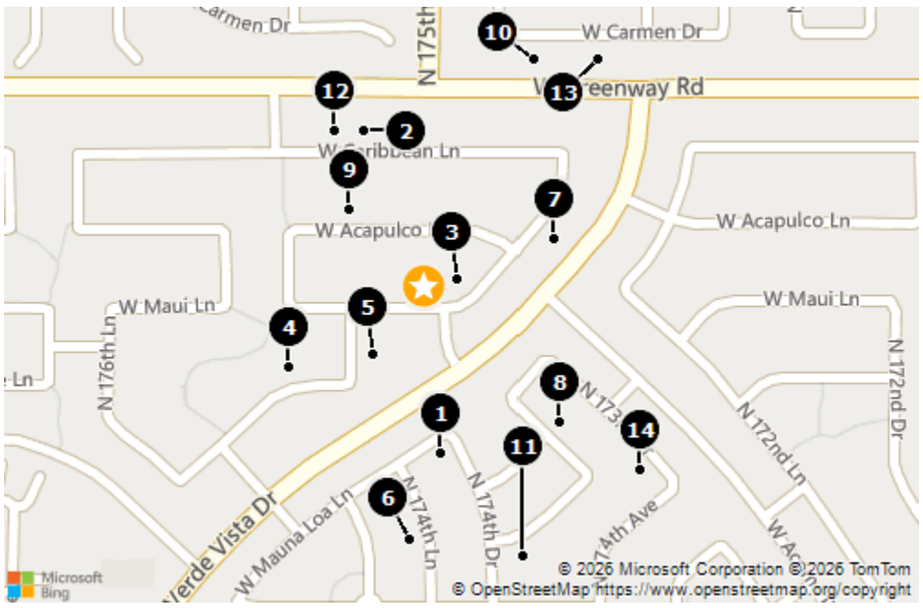
ICE SiteX Report

OrderID: 98472180

SiteX Property Information Report



Subject Property Location

17472 W MAUI LN, SURPRISE, AZ 85388-7775

County:	**MARICOPA AZ**	Census Tract:	040130610.592001
Property Use:	Single Family Residential	Zoning:	PAD
Parcel Number:	502-88-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$391,000**	FSD:	11	Common Confidence Score:	60
Value Range:	$347,990 - $434,010	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	891503
Assd Land Value:		Market Land Value:	$64,100	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$256,700	Total Taxable Value:	$1,283
Total Assessed Value:	$32,080	Total Assessor Market Value:	$320,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MB 60147 Sec/Twnship/Range: SEC 11 TWN 3N RNG 2W
Abbreviated Description: SIERRA MONTANA PARCEL 19 MCR 601-47

Property Characteristics

Lot Size:	6,095 SF	Bedrooms:		Pool:	
Building Area:	1864 SF	Baths:	3.33	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/11/2025	Sales Price:	N/A
Document #:	20250201108 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/09/2022	Sales Price:	$203,000
Document #:	2022-0402376 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	$420,000
Document #:	20220380003 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MB 60147 Sec/Twnship/Range: SEC 11 TWN 3N RNG 2W
Abbreviated Description: SIERRA MONTANA PARCEL 19 MCR 601-47

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	$420,000
Document #:	20220380003 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/14/2022		

ICE SiteX Report

OrderID: 98472180

Document Type:
Legal Description:
Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MB 601 PG 47

Mortgage Record

Recording Date:	12/14/2021	Loan Amount:	N/A
Document #:	20211322749 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	11/19/2031	Type Finance:	

Legal Description:
Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19

Mortgage Record

Recording Date:	05/27/2020	Loan Amount:	N/A
Document #:	20200449692 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/27/2050	Type Finance:	

Legal Description:
Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19

Prior Transfer

Recording Date:	12/21/2017	Sales Price:	$203,000
Document #:	2017-0946113 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/20/2017		
Document Type:			

Legal Description:
Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MB 601 PG 47

Prior Transfer

Recording Date:	11/01/2011	Sales Price:	$22,250
Document #:	2011-0904703 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/28/2011	Sales Price:	$177,500
Document #:	2011-0894054 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/17/2011	Sales Price:	$86,500
Document #:	2011-0857063 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/17/2011		
Document Type:			

Legal Description:
Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MAP601 PG47

Prior Transfer

Recording Date:	10/14/2011	Sales Price:	N/A
Document #:	2011-0854834 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/05/2011		
Document Type:			

Legal Description:
Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MAP601 PG47

Prior Transfer

Recording Date:	10/14/2011	Sales Price:	$86,500
Document #:	2011-0854833 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/05/2011		
Document Type:			

Legal Description:
Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MAP601 PG47

Prior Transfer

Recording Date:	06/22/2005	Sales Price:	$852,800
Document #:	2005-0850625 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/04/2005	Loan Amount:	N/A
Document #:	2005-0273332 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2020	Type Finance:	

Legal Description:
Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19

Mortgage Record

Recording Date:	03/04/2005	Loan Amount:	N/A
Document #:	2005-0273331 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2035	Type Finance:	

Legal Description:
Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19

Prior Transfer

Recording Date:	03/04/2005	Sales Price:	N/A
Document #:	2005-0273330 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/01/2005		
Document Type:			

ICE SiteX Report

OrderID: 98472180

Legal Description:
Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MAP601 PG47

Prior Transfer

Recording Date:	03/04/2005	Sales Price:	N/A
Document #:	2005-0273329 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/01/2005		
Document Type:			

Legal Description:
Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MAP601 PG47

Prior Transfer

Recording Date:	03/04/2005	Sales Price:	N/A
Document #:	2005-0273328 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/01/2005		
Document Type:			

Legal Description:
Lot: 18 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MAP601 PG47

Prior Transfer

Recording Date:	09/16/2004	Sales Price:	$274,820 Multiple Parcels Involved in this transaction
Document #:	2004-1085026 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/13/2004		
Document Type:			

Legal Description:
Lot: 18,49,83 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MAP601 PG47
Abbreviated Description: LOTS84 85 87&88

Area Sales Analysis

Total Area Sales	$7,784,788	Median # of Bedrooms	
Median Lot Size	5,857 SF	Median # of Baths	2.67
Median Living Area	2,049 SF	Median Year Built	2004
Price Range - 2 Yrs	$295,000 to $2,800,000	Age Range	20 years to 22 years
Median Value	$378,944	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**14980 N 174TH DR** **SURPRISE, AZ 85388-7867**	08/21/2026	$295,000	$186	1578	//2.67	2006	3,606 SF	
		APN: 502-88-827 Document #: 20260496238 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 250 Subdivision: SIERRA MONTANA PARCEL 14 MapRef: MB 686 PG 10 Abbreviated Description: Lot:250 Subdivision:SIERRA MONTANA PARCEL 14 Map Ref:MB 686 PG 10City/Muni/Twp:SURPRISE City/Muni/Twp: SURPRISE								
2	.11Mi.	**17520 W CARIBBEAN LN** **SURPRISE, AZ 85388-7732**	08/10/2026	$435,000	$212	2050	7//2.67	2004	5,830 SF	Yes
		APN: 502-88-070 Document #: 20260471569 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 70 Subdivision: SIERRA MONTANA PARCEL 19 MapRef: MB 601 PG 47 Abbreviated Description: Lot:70 Subdivision:SIERRA MONTANA PARCEL 19 Map Ref:MB 601 PG 47								
3	.02Mi.	**15140 N 174TH DR** **SURPRISE, AZ 85388-7843**	07/13/2026	$436,000	$168	2581	//3.33	2004	6,696 SF	Yes
		APN: 502-88-019 Document #: 20260415693 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Subdivision: SIERRA MONTANA PARCEL 19 MapRef: MB 601 PG 47 Abbreviated Description: Lot:19 Subdivision:SIERRA MONTANA PARCEL 19 Map Ref:MB 601 PG 47								
4	.11Mi.	**17544 W PORT ROYALE LN** **SURPRISE, AZ 85388-7790**	06/30/2026	$475,000	$258	1834	//2	2004	7,712 SF	Yes
		APN: 502-88-164 Document #: 20260392317 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 63 Subdivision: SIERRA MONTANA PARCEL 20 MapRef: MB 601 PG 48 Abbreviated Description: Lot:63 Subdivision:SIERRA MONTANA PARCEL 20 Map Ref:MB 601 PG 48								
5	.06Mi.	**15109 N 175TH DR** **SURPRISE, AZ 85388-7870**	06/01/2026	$320,000	$153	2091	//2.67	2004	5,883 SF	
		APN: 502-88-168 Document #: 20260330524 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 67 Subdivision: SIERRA MONTANA PARCEL 20 MapRef: MB 601 PG 48 Abbreviated Description: Lot:67 Subdivision:SIERRA MONTANA PARCEL 20 Map Ref:MB 601 PG 48								
6	.17Mi.	**14906 N 174TH LN** **SURPRISE, AZ 85388-7873**	05/05/2026	$354,900	$173	2048	//2.67	2006	4,170 SF	
		APN: 502-88-843 Document #: 20260270313 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 266 Subdivision: SIERRA MONTANA PARCEL 14 MapRef: MB 686 PG 10 Abbreviated Description: Lot:266 Subdivision:SIERRA MONTANA PARCEL 14 Map Ref:MB 686 PG 10								
7	.09Mi.	**15219 N 174TH DR** **SURPRISE, AZ 85388-7842**	04/01/2026	$379,000	$209	1805	7//2.67	2004	6,095 SF	
		APN: 502-88-089 Document #: 20260190503 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 89 Subdivision: SIERRA MONTANA PARCEL 19 MapRef: MB 601 PG 47 Abbreviated Description: Lot:89 Subdivision:SIERRA MONTANA PARCEL 19 Map Ref:MB 601 PG 47								
8	.13Mi.	**15139 N 173RD LN** **SURPRISE, AZ 85388-7921**	02/24/2026	$347,000	$182	1902	//3	2005	3,789 SF	
		APN: 502-88-788 Document #: 20260105176 Document Type: Price Code: V								

ICE SiteX Report

OrderID: 98472180

Land Use: Single Family Residential
Legal: Lot: 211 Subdivision: SIERRA MONTANA PARCEL 14 MapRef: MB 686 PG 10 Abbreviated Description: Lot:211 Subdivision:SIERRA MONTANA PARCEL 14 Map Ref:MB 686 PG 10

9	.07Mi.	**17524 W ACAPULCO LN** **SURPRISE, AZ 85388-7702**	02/13/2026	$425,000	$200	2125	//3.33	2004	6,095 SF	Yes

APN: 502-88-035 Document #: 20260086239
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: SIERRA MONTANA PARCEL 19 MapRef: MB 601 PG 47 Abbreviated Description: Lot:35 Subdivision:SIERRA MONTANA PARCEL 19 Map Ref:MB 601 PG 47

10	.17Mi.	**17423 W CARMEN DR** **SURPRISE, AZ 85388-1228**	12/08/2025	$415,000	$172	2403	//3.67	2004	6,268 SF	

APN: 502-84-049 Document #: 20250706233
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: SURPRISE FARMS PHASE 1 B SOUTH PARCEL 11 MapRef: MB 600 PG 17 Abbreviated Description: Lot:49 Subdivision:SURPRISE FARMS PHASE 1 B SOUTH PARCEL 11 Map Ref:MB 600 PG 17

11	.19Mi.	**17433 W HOLLAND LN** **SURPRISE, AZ 85388-7865**	10/24/2025	$369,000	$194	1902	//2.67	2006	3,824 SF	

APN: 502-88-802 Document #: 20250616371
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 225 Subdivision: SIERRA MONTANA PARCEL 14 MapRef: MB 686 PG 10 Abbreviated Description: Lot:225 Subdivision:SIERRA MONTANA PARCEL 14 Map Ref:MB 686 PG 10

12	.12Mi.	**17532 W CARIBBEAN LN** **SURPRISE, AZ 85388-7732**	08/26/2025	$378,888	$183	2066	7//2.67	2004	5,830 SF	

APN: 502-88-068 Document #: 20250492721
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: SIERRA MONTANA MapRef: MB 601 PG 47 Abbreviated Description: Lot:68 Subdivision:SIERRA MONTANA Map Ref:MB 601 PG 47

13	.19Mi.	**17321 W CARMEN DR** **SURPRISE, AZ 85388-1230**	06/24/2025	$2,800,000	$1,029	2719	//4	2004	6,272 SF	Yes

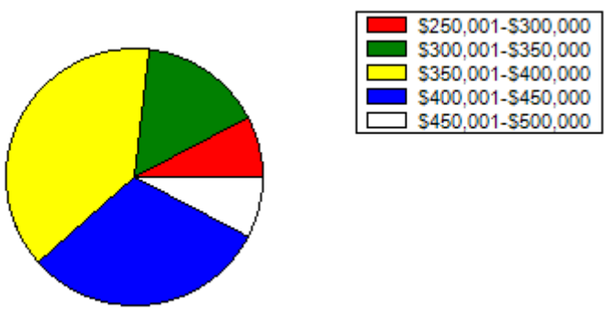
APN: 502-84-045 Document #: 20250363008
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: ALLORA SURPRISE Abbreviated Description: Lot:1 Subdivision:ALLORA SURPRISE

14	.19Mi.	**15054 N 173RD DR** **SURPRISE, AZ 85388-7911**	06/03/2025	$355,000	$224	1578	//2.67	2005	3,648 SF	

APN: 502-88-774 Document #: 20250319171
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 197 Subdivision: SIERRA MONTANA PARCEL 14 MapRef: MB 686 PG 10 Abbreviated Description: Lot:197 Subdivision:SIERRA MONTANA PARCEL 14 Map Ref:MB 686 PG 10

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.

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: 98472180

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.	**17472 W MAUI LN**	**04/29/2022**	$320,800	$32,080	1,864	//3.33	2004	6,095 SF	
.01Mi.	**17478 W MAUI LN**	**06/17/2015**	$372,600	$37,260	2,881	//4.33	2004	6,095 SF	
.02Mi.	**17504 W MAUI LN**	**10/04/2024**	$362,500	$36,250	2,821	//3.33	2004	6,095 SF	
.02Mi.	**17473 W ACAPULCO LN**	**11/23/2004**	$371,600	$37,160	2,901	//4.33	2004	5,830 SF	
.02Mi.	**17479 W ACAPULCO LN**	**02/26/2021**	$344,300	$34,430	1,717	6//2.67	2004	5,830 SF	Yes
.02Mi.	**15140 N 174TH DR**	**06/23/2011**	$387,300	$38,730	2,581	//3.33	2004	6,696 SF	Yes
.03Mi.	**17467 W ACAPULCO LN**	**02/02/2012**	$432,100	$43,210	2,881	//4.33	2004	10,653 SF	Yes
.03Mi.	**17505 W ACAPULCO LN**	**11/03/2004**	$342,300	$34,230	1,825	7//2.67	2004	5,830 SF	Yes
.03Mi.	**17510 W MAUI LN**	**08/09/2021**	$383,700	$38,370	2,581	//3.33	2004	6,095 SF	Yes
.03Mi.	**17471 W MAUI LN**	**04/24/2025**	$344,000	$34,400	1,825	7//2.67	2004	5,821 SF	Yes
.03Mi.	**17477 W MAUI LN**	**01/02/2025**	$318,200	$31,820	1,820	7//2.67	2004	5,830 SF	
.03Mi.	**15148 N 174TH DR**	**05/24/2018**	$413,800	$41,380	2,881	//4.33	2004	5,962 SF	Yes
.04Mi.	**17503 W MAUI LN**	**01/02/2020**	$328,100	$32,810	2,016	7//2.67	2004	5,830 SF	
.04Mi.	**17511 W ACAPULCO LN**	**01/26/2022**	$312,800	$31,280	1,733	6//2.67	2004	5,830 SF	
.04Mi.	**17516 W MAUI LN**	**04/15/2022**	$320,000	$32,000	1,864	//3.33	2004	6,095 SF	
.04Mi.	**15125 N 174TH DR**	**07/29/2019**	$370,300	$37,030	2,066	7//2.67	2005	7,356 SF	Yes

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	34.7 years old	Households:	9,879
Median Household Income:	$96,252	Households w/Family:	85%
Household Income Per Capita:	$38,380	Households w/Family Married:	70%
Most Common Education Level:	High School Graduate	Households w/Family Children:	48%

School District

School District Zone:	Dysart Unified District	Students:	23,078
Number of Schools:	24	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.99Mi.	**Shadow Ridge High School**	A-	Public	9 - 12
Number of Students: 2,212 Student-Teacher Ratio: 21.31 Advanced Placement: Yes				
0.43Mi.	**Sunset Hills Elementary School**	A-	Public	PK - 8
Number of Students: 877 Student-Teacher Ratio: 19.27				

Flood Report

The Subject Property of **17472 W MAUI LN, SURPRISE, AZ 85388-7775** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	46%	SIGNIFICANTLY LOWER
BURGLARY	39%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	45%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	39%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	18%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	11%	SIGNIFICANTLY LOWER
MURDER	28%	SIGNIFICANTLY LOWER
OVERALL	28%	SIGNIFICANTLY LOWER

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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ICE SiteX Report

OrderID: 98472180

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