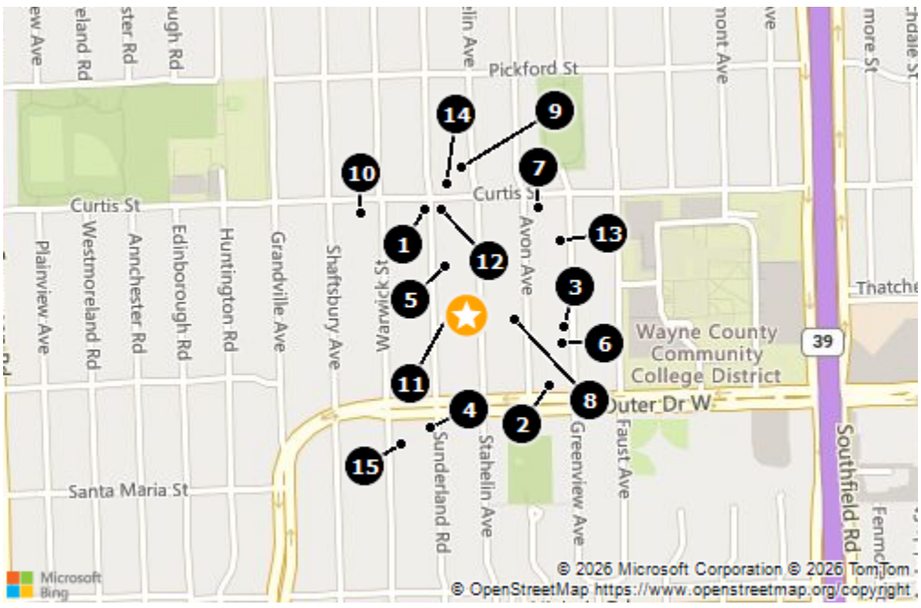
ICE SiteX Report

OrderID: 98162085

SiteX Property Information Report



Subject Property Location

17599 STAHELIN AVE, DETROIT, MI 48219-3510

County:	**WAYNE MI**	Census Tract:	261635405.001006
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	22083523.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$111,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$95,460 - $126,540	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	82010
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,043
Total Assessed Value:	$46,900	Total Assessor Market Value:	$93,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 305 District: 01 Subdivision: BROOKLINE NO 5
Abbreviated Description: W STAHELIN S 30 FT 1635 N 10 FT 1634 BROOKLINE NO 5 SUB L44 P31 PLATS, W C R 22/425 40 X 116
City/Muni/Twp: DETROIT CITY

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:		Pool:	
Building Area:	1120 SF	Baths:	1	Fireplace:	
Year Built:	1949	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
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:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/15/2025	Loan Amount:	N/A
Document #:	2025015316 BK-PG 59295-1446	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 1635&1634 Subdivision: BROOKLINE NO 5
Abbreviated Description: PORTION LOTS1634&1635

Mortgage Record

Recording Date:	02/21/2024	Loan Amount:	N/A
Document #:	2024035569 BK-PG 58689-804	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 1634&1635 Subdivision: BROOKLINE NO 5
Abbreviated Description: PORTION LOTS1634&1635
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/28/2023	Sales Price:	N/A
Document #:	2023290964 BK-PG 56755-1063	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 98162085

Prior Transfer

Recording Date:	05/27/2021	Sales Price:	$100,000
Document #:	2021233926 BK-PG 56755-1061	Type of Sale:	Full Amount on Deed
Contract Date:	05/21/2021		
Document Type:			

Legal Description:
Lot: 1634&1635 Subdivision: BROOKLINE NO 5 Map Ref: LB 44 PG 31
Abbreviated Description: PORTION LOTS1634&1635
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	05/08/2014	Sales Price:	$40,000
Document #:	2014243461 BK-PG 51524-0815	Type of Sale:	Full Amount on Deed
Contract Date:	03/24/2014		
Document Type:			

Legal Description:
Lot: 1635&1634 Subdivision: BROOKLINE #5 SUBDIVISION Map Ref: LB44 PG31
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	03/24/2014	Sales Price:	$40,000
Document #:	BK-PG 44 -31	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 305 District: 01 Subdivision: BROOKLINE NO 5
Abbreviated Description: W STAHELIN S 30 FT 1635 N 10 FT 1634 BROOKLINE NO 5 SUB L44 P31 PLATS, W C R 22/425 40 X 116
City/Muni/Twp: DETROIT CITY

Prior Transfer

Recording Date:	11/16/2012	Sales Price:	$7,814
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/16/2012	Sales Price:	$7,814
Document #:	2012452407 BK-PG 50289-0358	Type of Sale:	Full Amount on Deed
Contract Date:	11/16/2012		
Document Type:			

Legal Description:
Subdivision: BROOKLINE SUB #5 SUB Map Ref: LB44 PG31
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	01/06/2011	Sales Price:	N/A
Document #:	2011003015 BK-PG 48912-1033	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/16/2010		
Document Type:			

Legal Description:
Lot: 1635&1634 Subdivision: BROOKLINE #5 SUB Map Ref: LB44 PG31
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/16/2009	Sales Price:	N/A
Document #:	209374440 BK-PG 48217-0325	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/24/2009		
Document Type:			

Legal Description:
Lot: 1635&1634 Subdivision: BROOKLINE #5 SUBDIVISION Map Ref: LB44 PG31
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	09/14/2007	Sales Price:	N/A
Document #:	207370392 BK-PG 46359-1417	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/12/2007	Loan Amount:	N/A
Document #:	207362775 BK-PG 46648-0126	Loan Type:	Unknown
TD Due Date:	09/01/2037	Type Finance:	

Legal Description:
Lot: 822 Subdivision: GRANDMONT SUBDIVISION #1
City/Muni/Twp: DETROIT

Mortgage Record

Recording Date:	05/29/2007	Loan Amount:	N/A
Document #:	207246101 BK-PG 46359-1417	Loan Type:	Unknown
TD Due Date:	06/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 1635&1634 Subdivision: BROOKLINE #5
Abbreviated Description: SOUTH30 FT LOT1635 & N10 FT LOT1634
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	08/01/2006	Sales Price:	N/A
Document #:	206385308 BK-PG 45079-0432	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/26/2006		

ICE SiteX Report

OrderID: 98162085

Document Type:
Legal Description:
Lot: 1634&1635 Subdivision: BROOKLINE SUBDIVISION #5 Map Ref: LB44 PG31
Abbreviated Description: NORTH10 FT LOT1634 & S30 FT LOT1635
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	07/11/2006	Sales Price:	$114,714
Document #:	206346349 BK-PG 44936-0485	Type of Sale:	Full Amount on Deed
Contract Date:	06/21/2006		
Document Type:			

Legal Description:
Lot: 1634&1635 Subdivision: BROOKLINE SUBDIVISION #5 Map Ref: LB44 PG31
Abbreviated Description: NORTH10 FT LOT1634 & S30 FT LOT1635
City/Muni/Twp: DETROIT

Mortgage Record

Recording Date:	02/05/2004	Loan Amount:	N/A
Document #:	204125537 BK-PG 40109-1504	Loan Type:	Unknown
TD Due Date:	01/01/2034	Type Finance:	

Legal Description:
Lot: 1634&1635 Subdivision: BROOKLINE SUBDIVISION #5
Abbreviated Description: NORTH10 FT LOT1634 & S30 FT LOT1635
City/Muni/Twp: DETROIT

Mortgage Record

Recording Date:	02/24/2003	Loan Amount:	N/A
Document #:	203172368 BK-PG 37820-0270	Loan Type:	Unknown
TD Due Date:	02/01/2033	Type Finance:	

Legal Description:
Lot: 1634&1635 Subdivision: BROOKLINE SUBDIVISION #5
Abbreviated Description: NORTH10 FT LOT1634 & S30 FT LOT1635
City/Muni/Twp: DETROIT

Area Sales Analysis

Total Area Sales	$1,806,724	Median # of Bedrooms	
Median Lot Size	4,792 SF	Median # of Baths	1
Median Living Area	1,136 SF	Median Year Built	1948
Price Range - 2 Yrs	$53,025 to $237,000	Age Range	75 years to 85 years
Median Value	$99,999	Median Age	78 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**19003 CURTIS ST** **DETROIT, MI 48219-2805**	06/09/2026	$95,000	$83	1138	//1	1946	3,920 SF	

APN: 22014921-2 Document #: 2026199601
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1509&1510 Subdivision: BROOKLINE SUBDIVISION NO 5 MapRef: LB 44 PG 31 Abbreviated Description: Lot:1509&1510 Subdivision:BROOKLINE SUBDIVISION NO 5 Map Ref:LB 44 PG 31Abbreviated Description:PORTION LOT1509 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

2	.13Mi.	**8398 W OUTER DR** **DETROIT, MI 48219-3577**	05/07/2026	$53,025	$44	1194	//1	1942	4,356 SF	

APN: 22125578. Document #: 2026176539
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1839 Subdivision: BROOKLINE SUBDIVISION NO 5 MapRef: LB 44 PG 31 Abbreviated Description: Lot:1839 Subdivision:BROOKLINE SUBDIVISION NO 5 Map Ref:LB 44 PG 31City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

3	.11Mi.	**17585 GREENVIEW AVE** **DETROIT, MI 48219-3507**	03/10/2026	$237,000	$151	1560	//1	1950	4,792 SF	

APN: 22080272. Document #: 2026121686
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1926&1927 Subdivision: BROOKLINE SUBDIVISION NO 5 MapRef: LB 44 PG 31 Abbreviated Description: Subdivision:BROOKLINE SUBDIVISION NO 5 Map Ref:LB 44 PG 31Abbreviated Description:PORTION LOTS1926&1927 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

4	.15Mi.	**8547 W OUTER DR** **DETROIT, MI 48219-3570**	01/29/2026	$95,000	$78	1207	//1	1941	5,663 SF	

APN: 22125094. Document #: 2026037521
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1470&1471 Subdivision: BROOKLINE SUBDIVISION NO 5 MapRef: LB 46 PG 2 Abbreviated Description: Lot:1470&1471 Subdivision:BROOKLINE SUBDIVISION NO 5 Map Ref:LB 46 PG 2Abbreviated Description:PORTION LOT1470 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

5	.06Mi.	**17664 SUNDERLAND RD** **DETROIT, MI 48219-4204**	01/27/2026	$70,000	$72	960	//1	1943	4,792 SF	

APN: 22084776. Document #: 2026035722
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1524&1525 Subdivision: BROOKLINE NO 5 MapRef: LB 44 PG 31 Abbreviated Description: Lot:1524&1525 Subdivision:BROOKLINE NO 5 Map Ref:LB 44 PG 31City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

6	.12Mi.	**17561 GREENVIEW AVE** **DETROIT, MI 48219-3507**	01/20/2026	$102,000	$89	1136	//1	1951	5,227 SF	

APN: 22080275-6 Document #: 2026031292
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1923 Subdivision: BROOKLINE SUBDIVISION NO 5 MapRef: LB 44 PG 31 Abbreviated Description: Lot:1923 Subdivision:BROOKLINE SUBDIVISION NO 5 Map Ref:LB 44 PG 31City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

7	.15Mi.	**18635 CURTIS ST** **DETROIT, MI 48219-2951**	01/02/2026	$165,000	$135	1216	//1	1946	4,356 SF	

APN: 22014893-4 Document #: 2026020983
Document Type: Price Code: D

ICE SiteX Report

OrderID: 98162085

Land Use: Single Family Residential
Legal: Lot: 1807&1808 Subdivision: BROOKLINE NO 5 SUBDIVISION MapRef: LB 44 PG 31 Abbreviated Description: Lot:1807&1808 Subdivision:BROOKLINE NO 5 SUBDIVISION Map Ref:LB 44 PG 31City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

8	.06Mi.	**17591 AVON AVE** **DETROIT, MI 48219-3501**	12/22/2025	$185,000	$169	1090	//1	1948	8,276 SF

APN: 22081758-9 Document #: 2026014026
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1780&1781 Subdivision: BROOKLINE NO 5 SUBDIVISION MapRef: LB 44 PG 31 Abbreviated Description: Lot:1780&1781 Subdivision:BROOKLINE NO 5 SUBDIVISION Map Ref:LB 44 PG 31City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

9	.18Mi.	**18231 STAHELIN AVE** **DETROIT, MI 48219-2802**	12/18/2025	$145,500	$153	950	//1	1949	6,098 SF

APN: 22083505. Document #: 2026012132
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 407&408 Subdivision: LONGFELLOW MANOR MapRef: LB 53 PG 18 Abbreviated Description: Lot:407&408 Subdivision:LONGFELLOW MANOR Map Ref:LB 53 PG 18City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

10	.18Mi.	**19121 CURTIS ST** **DETROIT, MI 48219-2806**	12/03/2025	$170,000	$147	1156	//1	1949	6,098 SF

APN: 22014937-9 Document #: 2026002472
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 278-280 Subdivision: BOULEVARD OUTER DRIVE SUBDIVISION MapRef: LB 46 PG 2 Abbreviated Description: Subdivision:BOULEVARD OUTER DRIVE SUBDIVISION Map Ref:LB 46 PG 2Abbreviated Description:PORTION LOTS278-280 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

11	.02Mi.	**17600 SUNDERLAND RD** **DETROIT, MI 48219-4204**	11/25/2025	$79,200	$69	1144	//1	1947	4,792 SF

APN: 22084767. Document #: 2025317489
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1533&1534 Subdivision: BROOKLINE SUBDIVISION NO 5 MapRef: LB 44 PG 31 Abbreviated Description: Subdivision:BROOKLINE SUBDIVISION NO 5 Map Ref:LB 44 PG 31Abbreviated Description:PORTION LOTS1533&1534 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

12	.13Mi.	**18943 CURTIS ST** **DETROIT, MI 48219-2872**	10/30/2025	$75,000	$66	1134	//1	1946	4,792 SF

APN: 22014919-20 Document #: 2025286255
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1511-1513 Subdivision: BROOKLINE NO 5 SUBDIVISION MapRef: LB 44 PG 31 Abbreviated Description: Lot:1511-1513 Subdivision:BROOKLINE NO 5 SUBDIVISION Map Ref:LB 44 PG 31Abbreviated Description:PORTION LOT1513 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

13	.14Mi.	**17693 GREENVIEW AVE** **DETROIT, MI 48219-3588**	09/24/2025	$99,999	$89	1120	//1	1951	4,792 SF

APN: 22080257. Document #: 2025272367
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1941&1942 Subdivision: BROOKLINE SUBDIVISION NO 5 MapRef: LB 44 PG 31 Abbreviated Description: Lot:1941&1942 Subdivision:BROOKLINE SUBDIVISION NO 5 Map Ref:LB 44 PG 31Abbreviated Description:PORTION LOT1942 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

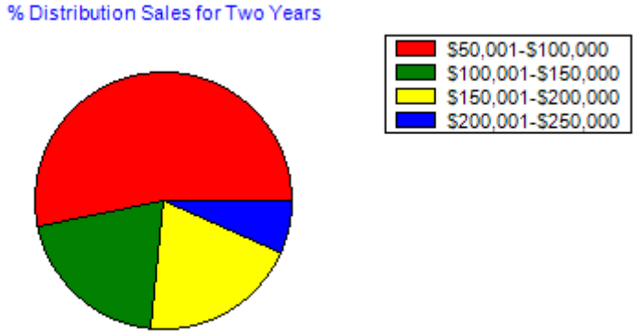
14	.16Mi.	**18930 CURTIS ST** **DETROIT, MI 48219-2868**	06/20/2025	$85,000	$75	1130	//1	1950	4,792 SF

APN: 22015127-8 Document #: 2025193668
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 414-416 Block: 402 Subdivision: LONGFELLOW MANOR SUBDIVISION MapRef: LB 53 PG 18 Abbreviated Description: Block:402 Subdivision:LONGFELLOW MANOR SUBDIVISION Map Ref:LB 53 PG 18Abbreviated Description:PORTION LOTS414-416

15	.17Mi.	**17310 WARWICK ST** **DETROIT, MI 48219-4206**	06/17/2025	$150,000	$167	897	//1	1949	4,792 SF

APN: 22086152. Document #: 2025191911
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 233 Subdivision: PALMER BOULEVARD OUTER DRIVE SUBDIVISION MapRef: LB 46 PG 2 Abbreviated Description: Lot:233 Subdivision:PALMER BOULEVARD OUTER DRIVE SUBDIVISION Map Ref:LB 46 PG 2City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

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: 98162085

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.	**17599 STAHELIN AVE**	**03/24/2014**	$93,800	$46,900	1,120	//1	1949	4,792 SF	
.01Mi.	**17593 STAHELIN AVE**	**02/24/2021**	$93,800	$46,900	1,122	//1	1949	4,792 SF	
.01Mi.	**17609 STAHELIN AVE**	**07/01/1981**	$94,000	$47,000	1,123	//1	1949	4,792 SF	
.01Mi.	**17617 STAHELIN AVE**	**01/12/2018**	$97,800	$48,900	1,188	//1	1951	3,920 SF	
.02Mi.	**17585 STAHELIN AVE**	**01/21/2010**	$84,600	$42,300	899	//1	1949	4,792 SF	
.02Mi.	**17600 SUNDERLAND RD**	**09/01/1977**	$93,400	$46,700	1,144	//1	1947	4,792 SF	
.02Mi.	**17606 SUNDERLAND RD**	**11/01/1984**	$86,600	$43,300	960	//1	1943	4,792 SF	
.02Mi.	**17577 STAHELIN AVE**	**06/01/1988**			1,124	//1	1949	4,792 SF	
.02Mi.	**17592 SUNDERLAND RD**	**02/22/2007**	$94,000	$47,000	1,001	//1	1943	4,792 SF	
.02Mi.	**17627 STAHELIN AVE**	**05/25/2016**	$132,800	$66,400	1,375	//1	1948	8,276 SF	
.03Mi.	**17614 SUNDERLAND RD**	**11/16/2012**	$75,400	$37,700	931	//1	1950	4,792 SF	
.03Mi.	**17584 SUNDERLAND RD**	**09/01/1976**	$89,400	$44,700	992	//1	1943	4,792 SF	
.03Mi.	**17620 SUNDERLAND RD**	**08/01/1976**	$82,400	$41,200	963	//1	1943	4,792 SF	
.03Mi.	**17571 STAHELIN AVE**	**08/01/1977**	$90,600	$45,300	1,130	//1	1948	4,792 SF	
.03Mi.	**17602 STAHELIN AVE**	**02/01/2013**	$105,400	$52,700	1,112	//1	1948		
.03Mi.	**17602 STAHELIN AVE**	**02/01/2013**	$4,200	$2,100	882	//1	1948	4,792 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	38.8 years old	Households:	18,580
Median Household Income:	$45,823	Households w/Family:	55%
Household Income Per Capita:	$24,620	Households w/Family Married:	19%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Detroit Public Schools Community District	Students:	48,828
Number of Schools:	104	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.32Mi.	**Emerson Elementary-Middle School**	D	Public	PK - 8
Number of Students: 532				
Student-Teacher Ratio: 14.78				
1.41Mi.	**Henry Ford High School**	D-	Public	9 - 12
Number of Students: 607				
Student-Teacher Ratio: 18.39				

Flood Report

The Subject Property of **17599 STAHELIN AVE, DETROIT, MI 48219-3510** 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	122%	HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	70%	NOTABLY LOWER
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	89%	LOWER
MURDER	109%	SIMILAR
OVERALL	116%	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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ICE SiteX Report

OrderID: 98162085

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