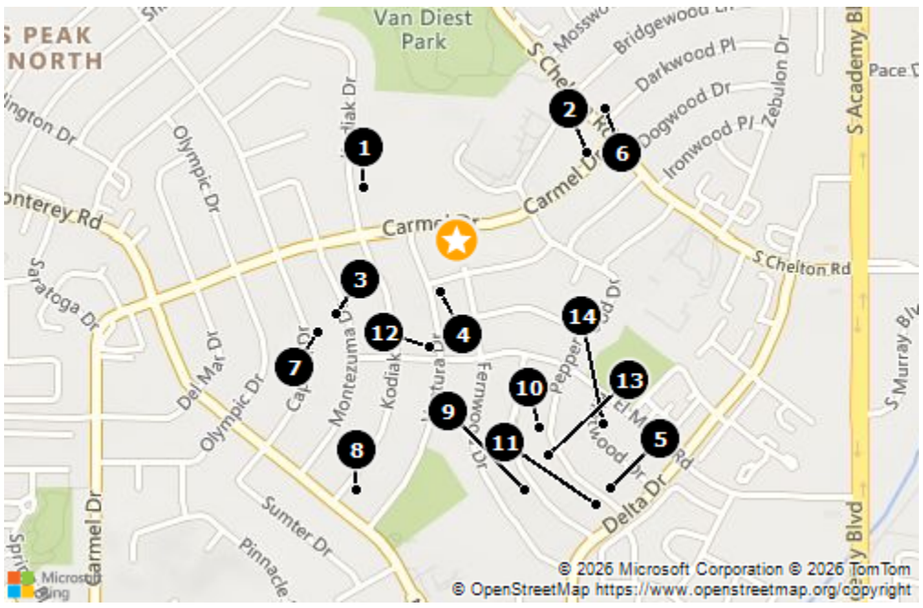
ICE SiteX Report

OrderID: 97537419

SiteX Property Information Report



Subject Property Location

1765 CARMEL DR, COLORADO SPRINGS, CO 80910-1545

County:	**EL PASO CO**	Census Tract:	080410054.002001
Property Use:	Single Family Residential	Zoning:	R1-6
Parcel Number:	6427224003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$312,000**	FSD:	22	Common Confidence Score:	31
Value Range:	$243,360 - $380,640	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CB3
Assd Land Value:	$3,760	Market Land Value:	$53,300	Tax Year:	2025
Assd Improvement:	$17,820	Market Improvment Value:	$252,696	Total Taxable Value:	$1,111
Total Assessed Value:	$21,580	Total Assessor Market Value:	$305,996	Delinquent Year:	
				Tax Account ID:	R6427224003
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 53 Subdivision: PIKES PEAK PARK SUB NO 20 Map Ref: MP: 4272
Abbreviated Description: LOT 53 PIKES PEAK PARK SUB NO 20 COLO SPGS

Property Characteristics

Lot Size:	7,020 SF	Bedrooms:	3	Pool:	
Building Area:	980 SF	Baths:	1	Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	Y

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/22/2026	Sales Price:	N/A
Document #:	226006428 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/27/2022	Loan Amount:	N/A
Document #:	222152266 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Lot: 53 Subdivision: PIKES PEAK PARK SUBDIVISION NUMBER 20
Abbreviated Description: PRIOR REF: 222150418 12/14/22

Mortgage Record

Recording Date:	12/16/2022	Loan Amount:	N/A
Document #:	222150419 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Lot: 53 Subdivision: PIKES PEAK PARK SUBDIVISION NUMBER 20

Prior Transfer

Recording Date:	12/16/2022	Sales Price:	$380,000
Document #:	222150417 BK-PG -	Type of Sale:	Qualified Sale

ICE SiteX Report

OrderID: 97537419

Document Type:
Legal Description:
Lot: 53 Subdivision: PIKES PEAK PARK SUB NO 20 Map Ref: MP: 4272
Abbreviated Description: LOT 53 PIKES PEAK PARK SUB NO 20 COLO SPGS

Prior Transfer

Recording Date:	12/16/2022	Sales Price:	$380,000
Document #:	222150417 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/16/2022		
Document Type:			

Legal Description:
Lot: 53 Subdivision: PIKES PEAK PARK SUBDIVISION NUMBER 20
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	08/03/2015	Sales Price:	$103,940
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/03/2015	Sales Price:	$103,940
Document #:	215083615 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/31/2015		
Document Type:			

Legal Description:
Lot: 53 Subdivision: PIKES PEAK PARK SUBDIVISION 320

Prior Transfer

Recording Date:	06/08/2015	Sales Price:	N/A
Document #:	215058316 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/10/2015		
Document Type:			

Legal Description:
Lot: 53 Subdivision: PIKE PEAKS PARK SUBDIVISION #20

Prior Transfer

Recording Date:	03/18/2015	Sales Price:	N/A
Document #:	215025149 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/17/2015		
Document Type:			

Legal Description:
Lot: 53 Subdivision: PIKES PEAK PARK SUBDIVISION #20

Prior Transfer

Recording Date:	05/30/2013	Sales Price:	N/A
Document #:	213069472 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/29/2013		
Document Type:			

Legal Description:
Lot: 53 Subdivision: PIKES PEAK PARK SUBDIVISION #20
Abbreviated Description: PRIOR REF 212054749 05/11/2012

Prior Transfer

Recording Date:	02/02/2004	Sales Price:	$109,250
Document #:	204018957 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/23/2004		
Document Type:			

Legal Description:
Lot: 53 Subdivision: PIKES PEAK PARK SUBDIVISION #20

Prior Transfer

Recording Date:	06/19/2001	Sales Price:	$104,900
Document #:	201084037 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/18/2001		
Document Type:			

Legal Description:
Lot: 53 Subdivision: PIKES PEAK PARK SUBDIVISION #20

Prior Transfer

Recording Date:	03/23/2001	Sales Price:	$77,500
Document #:	201035060 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/20/2001		
Document Type:			

Legal Description:
Lot: 53 Subdivision: PIKES PEAK PARK SUBDIVISION #20

Prior Transfer

Recording Date:	09/25/2000	Sales Price:	N/A
Document #:	200115811 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/21/2000		
Document Type:			

Legal Description:
Subdivision: PIKES PEAK PARK SUBDIVISION #20 Map Ref: MP: 4271
Abbreviated Description: LOT 53 PIKES PEAK PARK SUB NO 20 COLO SPGS

Prior Transfer

Recording Date:	09/15/2000	Sales Price:	$66,979

ICE SiteX Report

OrderID: 97537419

Document #:	200111393 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/14/2000		
Document Type:			

Legal Description:
Subdivision: PIKES PEAK PARK SUBDIVISION #20 Map Ref: MP: 4271
Abbreviated Description: LOT 53 PIKES PEAK PARK SUB NO 20 COLO SPGS

Prior Transfer

Recording Date:	04/19/2000	Sales Price:	$78,500
Document #:	200042442 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/14/2000		
Document Type:			

Legal Description:
Subdivision: PIKES PEAK PARK #24 Map Ref: MP: 4272
Abbreviated Description: LOT 53 PIKES PEAK PARK SUB NO 24, A REPLAT OF BLK 9 PIKES PEAK PARK SUB NO 8 COLO SPGS

Prior Transfer

Recording Date:	06/09/1995	Sales Price:	$69,950
Document #:	95056262 BK-PG 0000006662-0000001240	Type of Sale:	Price Unconfirmed
Contract Date:	06/07/1995		
Document Type:			

Legal Description:
Lot: 53 Subdivision: PIKES PEAK PARK SUBDIVISION NO 20

Prior Transfer

Recording Date:	05/16/1994	Sales Price:	N/A
Document #:	94067988 BK-PG 0000006447-0000000825	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/25/1993		
Document Type:			

Legal Description:
Lot: 53 Subdivision: PIKES PEAK PARK SUB 20

Area Sales Analysis

Total Area Sales	$4,196,900	Median # of Bedrooms	3
Median Lot Size	7,482 SF	Median # of Baths	1.625
Median Living Area	946 SF	Median Year Built	1970
Price Range - 2 Yrs	$80,000 to $395,000	Age Range	54 years to 60 years
Median Value	$320,000	Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**1805 KODIAK DR** **COLORADO SPRINGS, CO 80910-1810**	03/27/2026	$395,000	$335	1179	11/4/2.75	1966	8,695 SF	
		APN: 6427213019 Document #: 226028363 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 1 Subdivision: PIKES PEAK PARK SUBDIVISION NO 9 Abbreviated Description: Lot:19 Block:1 Subdivision:PIKES PEAK PARK SUBDIVISION NO 9 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
2	.2Mi.	**1618 CARMEL DR** **COLORADO SPRINGS, CO 80910-1546**	03/16/2026	$128,000	$104	1225	6/3/1	1971	7,200 SF	
		APN: 6427101003 Document #: 226023719 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: PIKES PEAK PARK SUBDIVISION NUMBER 20 Abbreviated Description: Lot:33 Subdivision:PIKES PEAK PARK SUBDIVISION NUMBER 20								
3	.18Mi.	**1926 MONTEZUMA DR** **COLORADO SPRINGS, CO 80910-1514**	03/12/2026	$395,000	$322	1223	6/3/1.5	1967	7,763 SF	
		APN: 6427218013 Document #: 226022916 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Block: 8 Subdivision: PIKES PEAK PARK SUBDIVISION NO 10 Abbreviated Description: Lot:36 Block:8 Subdivision:PIKES PEAK PARK SUBDIVISION NO 10 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
4	.07Mi.	**1915 VENTURA DR** **COLORADO SPRINGS, CO 80910-1456**	03/03/2026	$315,000	$257	1225	6/3/1.75	1971	8,200 SF	
		APN: 6427225002 Document #: 226019558 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 176 Subdivision: PIKES PEAK PARK SUBDIVISION NUMBER 20 Abbreviated Description: Lot:176 Subdivision:PIKES PEAK PARK SUBDIVISION NUMBER 20 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
5	.37Mi.	**2255 PEPPERWOOD DR** **COLORADO SPRINGS, CO 80910-1441**	03/02/2026	$335,000	$359	931	5/3/1.5	1970	6,900 SF	
		APN: 6427409016 Document #: 226018910 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 127 Block: 4 Subdivision: PIKES PEAK PARK SUBDIVISION NUMBER 19 Abbreviated Description: Lot:127 Block:4 Subdivision:PIKES PEAK PARK SUBDIVISION NUMBER 19 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
6	.25Mi.	**3510 DARKWOOD PL** **COLORADO SPRINGS, CO 80910-1612**	02/24/2026	$349,000	$418	833	7/4/2	1972	8,800 SF	
		APN: 6427116024 Document #: 226017211 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Block: 6 Subdivision: PIKES PEAK PARK SUBDIVISION NUMBER 21 Abbreviated Description: Lot:45 Block:6 Subdivision:PIKES PEAK PARK SUBDIVISION NUMBER 21 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
7	.21Mi.	**1931 CAPULIN DR** **COLORADO SPRINGS, CO 80910-1508**	02/24/2026	$340,000	$364	934	7/3/1.5	1966	8,068 SF	
		APN: 6427218015 Document #: 226017002 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 8 Subdivision: PIKES PEAK PARK SUBDIVISION NUMBER 10 Abbreviated Description: Lot:8 Block:8 Subdivision:PIKES PEAK PARK SUBDIVISION NUMBER 10 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
8	.34Mi.	**2123 KODIAK DR**	02/24/2026	$310,000	$323	957	4/2/1	1967	8,050 SF	

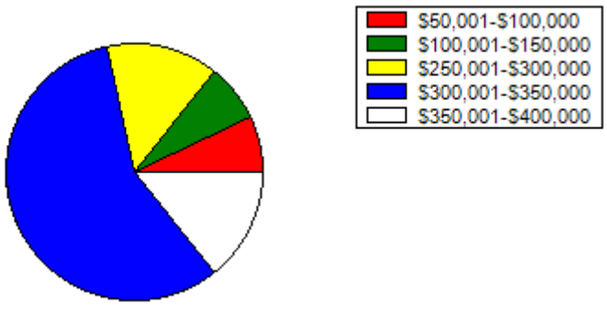
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OrderID: 97537419

		COLORADO SPRINGS, CO 80910-1407							
	APN: 6427301014 Document #: 226017178 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 12 Subdivision: PIKES PEAK PARK SUBDIVISION NO 10 Abbreviated Description: Lot:14 Block:12 Subdivision:PIKES PEAK PARK SUBDIVISION NO 10								
9	.33Mi.	**2184 WHITEWOOD DR** **COLORADO SPRINGS, CO 80910-1450**	02/10/2026	$290,000	$244	1187	8/4/3	1970	6,000 SF
	APN: 6427411014 Document #: 226012509 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Block: 2 Subdivision: PIKES PEAK PARK SUBDIVISION NUMBER 19 Abbreviated Description: Lot:61 Block:2 Subdivision:PIKES PEAK PARK SUBDIVISION NUMBER 19 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
10	.26Mi.	**2114 PEPPERWOOD DR** **COLORADO SPRINGS, CO 80910-1440**	02/04/2026	$330,000	$344	957	6/3/1	1970	6,800 SF
	APN: 6427410007 Document #: 226010789 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 107 Block: 3 Subdivision: PIKES PEAK PARK SUBDIVISION NUMBER 19 Abbreviated Description: Lot:107 Block:3 Subdivision:PIKES PEAK PARK SUBDIVISION NUMBER 19 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
11	.38Mi.	**2250 PEPPERWOOD DR** **COLORADO SPRINGS, CO 80910-1442**	01/23/2026	$305,000	$348	876	6/2/2	1970	6,300 SF
	APN: 6427410017 Document #: 226006951 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 97 Block: 3 Subdivision: PIKES PEAK PARK SUBDIVISION NO 19 Abbreviated Description: Lot:97 Block:3 Subdivision:PIKES PEAK PARK SUBDIVISION NO 19 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
12	.14Mi.	**1998 VENTURA DR** **COLORADO SPRINGS, CO 80910-1455**	12/15/2025	$325,000	$356	912	5/2/2	1970	8,600 SF
	APN: 6427216012 Document #: 225108467 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PIKES PEAK PARK SUBDIVISION NUMBER 20 Abbreviated Description: Lot:1 Subdivision:PIKES PEAK PARK SUBDIVISION NUMBER 20 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
13	.29Mi.	**2150 PEPPERWOOD DR** **COLORADO SPRINGS, CO 80910-1440**	12/15/2025	$299,900	$335	894	4/2/1	1970	6,400 SF
	APN: 6427410010 Document #: 225108292 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 104 Block: 3 Subdivision: PIKES PEAK PARK SUBDIVISION NUMBER 19 Abbreviated Description: Lot:104 Block:3 Subdivision:PIKES PEAK PARK SUBDIVISION NUMBER 19								
14	.3Mi.	**2075 FLINTWOOD DR** **COLORADO SPRINGS, CO 80910-1424**	12/11/2025	$80,000	$87	912	6/3/2	1970	6,700 SF
	APN: 6427408009 Document #: 225107492 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 144 Block: 5 Subdivision: PIKES PEAK PARK SUBDIVISION FILING NUMBER 19 Abbreviated Description: Lot:144 Block:5 Subdivision:PIKES PEAK PARK SUBDIVISION FILING NUMBER 19 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								

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: 97537419

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.	**1765 CARMEL DR**	**12/16/2022**	$305,996	$21,580	980	5/3/1	1970	7,020 SF	
.01Mi.	**1755 CARMEL DR**	**04/29/2022**	$330,209	$23,280	876	7/4/2	1970	7,020 SF	
.01Mi.	**1775 CARMEL DR**	**08/14/2018**	$305,897	$21,570	784	4/2/1	1970	7,743 SF	
.02Mi.	**3270 CALAVERAS WAY**	**03/22/1994**	$333,499	$23,510	833	6/3/1.5	1971	8,100 SF	
.02Mi.	**1785 CARMEL DR**	**10/02/1987**	$303,801	$21,420	1,344	6/4/2	1970	8,100 SF	
.02Mi.	**1745 CARMEL DR**	**02/03/2020**	$338,351	$23,860	1,188	7/3/1	1970	7,534 SF	
.03Mi.	**3250 CALAVERAS WAY**	**11/26/2024**	$304,666	$21,480	931	5/3/1	1971	9,000 SF	
.03Mi.	**3290 CALAVERAS WAY**	**03/01/1988**	$325,259	$22,930	816	6/3/2	1971	7,800 SF	
.03Mi.	**3230 CALAVERAS WAY**	**05/01/1980**	$328,460	$23,160	833	7/4/1.5	1971	9,500 SF	
.04Mi.	**1758 CARMEL DR**	**08/09/1996**	$303,533	$21,400	931	5/3/1	1971	7,600 SF	
.04Mi.	**1735 CARMEL DR**	**01/03/2014**	$330,211	$23,280	900	6/3/1.5	1970	8,000 SF	
.04Mi.	**1768 CARMEL DR**	**06/08/2022**	$337,273	$23,780	833	6/2/1	1971	7,680 SF	
.04Mi.	**1835 VENTURA DR**	**02/08/2021**	$292,281	$20,610	784	4/2/1	1970	7,900 SF	
.04Mi.	**1748 CARMEL DR**	**04/28/2004**	$303,466	$21,400	931	5/3/1	1970	7,800 SF	
.04Mi.	**3310 CALAVERAS WAY**	**09/27/2021**	$303,533	$21,400	931	5/3/1	1971	7,600 SF	
.04Mi.	**1855 VENTURA DR**	**08/23/1999**	$342,048	$24,120	1,686	8/5/2	1970	7,400 SF	

Rent vs. Own

Households Occupied by Renters:	51%	Households Occupied by Owners:	44%

Demographics & Income

Median Age:	33.3 years old	Households:	13,443
Median Household Income:	$51,506	Households w/Family:	58%
Household Income Per Capita:	$28,398	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Harrison School District 2	Students:	11,938
Number of Schools:	28	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.82Mi.	**Sierra High School** Number of Students: 843 Student-Teacher Ratio: 17.03 Advanced Placement: Yes	D-	Public	9 - 12
0.27Mi.	**Centennial Elementary School** Number of Students: 340 Student-Teacher Ratio: 14.2	C-	Public	PK - 5
0.17Mi.	**Carmel Community School** Number of Students: 490 Student-Teacher Ratio: 11.95	D+	Public	KG - 8

Flood Report

The Subject Property of **1765 CARMEL DR, COLORADO SPRINGS, CO 80910-1545** 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	158%	NOTABLY HIGHER
BURGLARY	142%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	162%	NOTABLY HIGHER
FORCIBLE ROBBERY	138%	NOTABLY HIGHER
AGGRAVATED ASSAULT	139%	NOTABLY HIGHER
FORCIBLE RAPE	117%	HIGHER
MURDER	152%	NOTABLY HIGHER
OVERALL	145%	NOTABLY 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: 97537419

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