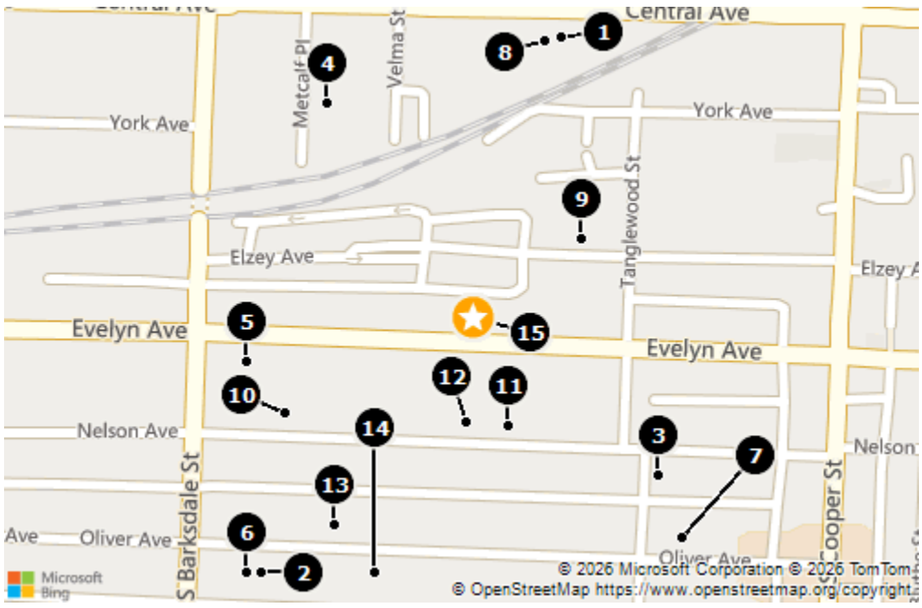
ICE SiteX Report

OrderID: 98274005

SiteX Property Information Report



Subject Property Location

2008 EVELYN AVE, MEMPHIS, TN 38104-5438

County:	**SHELBY TN**	Census Tract:	471570063.001003
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	031-130- - -00027	Thomas Bros Pg-Grid:	

Valuation

Value:	**$238,000**	FSD:	33	Common Confidence Score:	21
Value Range:	$159,460 - $316,540	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$13,050	Market Land Value:	$52,200	Tax Year:	2025
Assd Improvement:	$50,975	Market Improvment Value:	$203,900	Total Taxable Value:	$3,375
Total Assessed Value:	$64,025	Total Assessor Market Value:	$256,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 50 District: O Subdivision: EDMONDSON & CUMMINS Map Ref: MB 4-91

Abbreviated Description:	NS EVELYN
City/Muni/Twp:	MEMPHIS

Property Characteristics

Lot Size:	7,100 SF	Bedrooms:	3	Pool:	
Building Area:	1358 SF	Baths:	2	Fireplace:	
Year Built:	1921	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Bungalow	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/07/2026	Sales Price:	N/A
Document #:	26001174 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/03/2024	Sales Price:	N/A
Document #:	24036274 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/02/2024	Sales Price:	$259,900
Document #:	24035657 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/25/2024		
Document Type:			
Legal Description:			

Lot: 50 Subdivision: EDMONDSON & CUMMINGS SUBDIVISION Map Ref: MB 4 PG 90&91

Prior Transfer

Recording Date:	04/29/2024	Sales Price:	$259,900
Document #:	24035657 BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98274005

Document Type:
Legal Description:
Lot: 50 District: O Subdivision: EDMONDSON & CUMMINS Map Ref: MB 4-91
Abbreviated Description: NS EVELYN
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	07/17/2023	Sales Price:	N/A
Document #:	23058702 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/25/2022	Sales Price:	N/A
Document #:	22095522 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/19/2016	Sales Price:	N/A
Document #:	16107403 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/04/2016	Sales Price:	N/A
Document #:	16101174 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/27/2016		
Document Type:			
Legal Description:			

Lot: 50 Subdivision: EDMONDSON & CUMMINGS SUBDIVISION Map Ref: MB4 PG9&91

Prior Transfer

Recording Date:	01/22/2009	Sales Price:	$145,000
Document #:	09006888 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/03/2008	Sales Price:	$157,000
Document #:	08153939 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/01/2008		
Document Type:			
Legal Description:			

Lot: 50 Subdivision: EDMONDSON & CUMMINGS SUBDIVISION Map Ref: MB4 PG90&91

Prior Transfer

Recording Date:	03/14/2006	Sales Price:	$80,000
Document #:	06040845 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/24/2006	Sales Price:	$145,000
Document #:	06013925 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/20/2006		
Document Type:			
Legal Description:			

Lot: 50 Subdivision: EDMONDSON & CUMMINGS SUBDIVISION Map Ref: MB4 PG90&91

Mortgage Record

Recording Date:	05/30/2003	Loan Amount:	N/A
Document #:	03105379 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/14/2013	Type Finance:	VAR
Legal Description:			

Lot: 50 Subdivision: EDMONDSON & CUMMINGS SUBDIVISION
Abbreviated Description: LOT216 SEC F-1 MORNING WOODS SUB MB126 PG51

Mortgage Record

Recording Date:	04/08/1997	Loan Amount:	N/A
Document #:	GM-3927 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/25/2007	Type Finance:	VAR
Legal Description:			

Lot: 50 Subdivision: EDMONDSON & CUMMINGS SUBDIVISION

Area Sales Analysis

Total Area Sales	$4,449,394	Median # of Bedrooms	3
Median Lot Size	7,492 SF	Median # of Baths	2
Median Living Area	2,102 SF	Median Year Built	1922
Price Range - 2 Yrs	$120,000 to $455,000	Age Range	78 years to 116 years
Median Value	$340,000	Median Age	104 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**2035 CENTRAL AVE**	07/22/2026	$353,000	$92	3805	9/3/3	1930	10,454 SF	

ICE SiteX Report

OrderID: 98274005

MEMPHIS, TN 38104-5261
APN: 030-026- - -00010 Document #: 26061888
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2&3 Subdivision: MEACHAMS COOPER AND CENTRAL AVENUE PLACE SUBDIVISI MapRef: MB 4 PG 99&100 Abbreviated Description: Lot:2&3 Subdivision:MEACHAMS COOPER AND CENTRAL AVENUE PLACE SUBDIVISI Map Ref:MB 4 PG 99&100Abbreviated Description:EAST20FT LOT2

2	.22Mi.	**1935 OLIVER AVE**	07/20/2026	$120,000	$64	1861	6/3/2	1912	8,973 SF

MEMPHIS, TN 38104-5622
APN: 031-125- - -00005 Document #: 26060926
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: MCLAUGHLIN LAND COMPANYS SUBDIVISION MapRef: MB 5 PG 72 Abbreviated Description: Lot:41 Subdivision:MCLAUGHLIN LAND COMPANYS SUBDIVISION Map Ref:MB 5 PG 72

3	.16Mi.	**2073 NELSON AVE**	06/08/2026	$455,000	$154	2953	10/5/2	1910	7,492 SF

MEMPHIS, TN 38104-5421
APN: 031-127- - -00001 Document #: 26047500
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: JOSEPH HENKEL SUBDIVISION MapRef: MB 5 PG 85 Abbreviated Description: Subdivision:JOSEPH HENKEL SUBDIVISION Map Ref:MB 5 PG 85Abbreviated Description:LOT: PART OF LOT 12

4	.17Mi.	**756 METCALF PL**	05/29/2026	$270,000	$198	1360	6/3/1	1912	7,492 SF

MEMPHIS, TN 38104-5241
APN: 030-018- - -00018 Document #: 26044367
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: PARKLAND SUBDIVISION MapRef: MB 4 PG 66 Abbreviated Description: Lot:23 Subdivision:PARKLAND SUBDIVISION Map Ref:MB 4 PG 66

5	.15Mi.	**1925 EVELYN AVE**	02/20/2026	$429,000	$183	2334	8/4/3	1924	7,492 SF

MEMPHIS, TN 38104-5415
APN: 031-129- - -00003 Document #: 26013047
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: RICHLAND PLACE SUBDIVISION MapRef: MB 6 PG 125 Abbreviated Description: Lot:30 Subdivision:RICHLAND PLACE SUBDIVISION Map Ref:MB 6 PG 125City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

6	.23Mi.	**1929 OLIVER AVE**	02/03/2026	$340,000	$173	1956	6/3/3	1922	8,973 SF

MEMPHIS, TN 38104-5622
APN: 031-125- - -00004 Document #: 26007454
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: MCLAUGHLIN LAND COMPANY SUBDIVISION MapRef: MB 5 PG 72&73 Abbreviated Description: Lot:40 Subdivision:MCLAUGHLIN LAND COMPANY SUBDIVISION Map Ref:MB 5 PG 72&73City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

7	.2Mi.	**2082 OLIVER AVE**	01/20/2026	$353,000	$164	2146	7/3/2	1910	8,364 SF

MEMPHIS, TN 38104-5623
APN: 031-127- - -00022 Document #: 26005072
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: E O BAILEY SUBDIVISION MapRef: MB 4 PG 51 Abbreviated Description: Lot:10 Subdivision:E O BAILEY SUBDIVISION Map Ref:MB 4 PG 51City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

8	.18Mi.	**2031 CENTRAL AVE**	01/02/2026	$230,000	$84	2714	8/4/3	1910	12,327 SF

MEMPHIS, TN 38104-5261
APN: 030-026- - -00009 Document #: 26000156
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1&2 Subdivision: E E MEACHAMS COOPER AND CENTRAL AVENUE SUBDIVISION MapRef: MB 4 PG 99&100 Abbreviated Description: Subdivision:E E MEACHAMS COOPER AND CENTRAL AVENUE SUBDIVISION Map Ref:MB 4 PG 99&100Abbreviated Description:LOT: PART OF LOTS 1&2

9	.09Mi.	**2040 ELZEY AVE**	12/16/2025	$120,000	$103	1165	6/3/1	1930	2,614 SF

MEMPHIS, TN 38104-5410
APN: 031-130- - -00009 Document #: 25107148
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: E E MEACHAMS COOPER AND CENTRAL AVENUE PLACE SUBDV MapRef: MB 4 PG 99 Abbreviated Description: Subdivision:E E MEACHAMS COOPER AND CENTRAL AVENUE PLACE SUBDV Map Ref:MB 4 PG 99Abbreviated Description:LOT : PART OF LOT 64

10	.14Mi.	**1938 NELSON AVE**	11/18/2025	$340,000	$200	1694	6/3/2	1930	7,492 SF

MEMPHIS, TN 38104-5418
APN: 031-129- - -00053 Document #: 25099191
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: RICHLAND PLACE SUBDIVISION MapRef: MB 6 PG 125 Abbreviated Description: Lot:53 Subdivision:RICHLAND PLACE SUBDIVISION Map Ref:MB 6 PG 125

11	.07Mi.	**2024 NELSON AVE**	11/12/2025	$329,000	$156	2102	8/4/2	1915	7,187 SF

MEMPHIS, TN 38104-5453
APN: 031-129- - -00037 Document #: 25097532
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 75 Subdivision: EDMONDSON & CUMMINGS SUBDIVISION MapRef: MB 4 PG 90 Abbreviated Description: Lot:75 Subdivision:EDMONDSON & CUMMINGS SUBDIVISION Map Ref:MB 4 PG 90City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

12	.07Mi.	**2008 NELSON AVE**	10/24/2025	$365,000	$145	2509	10/4/3	1930	7,187 SF

MEMPHIS, TN 38104-5453
APN: 031-129- - -00040 Document #: 25092312
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 78 Subdivision: EDMONDSON AND CUMMINGS SUBDIVISION MapRef: MB 4 PG 90 Abbreviated Description: Lot:78 Subdivision:EDMONDSON AND CUMMINGS SUBDIVISION Map Ref:MB 4 PG 90

13	.16Mi.	**1960 OLIVER AVE**	09/16/2025	$426,000	$158	2692	9/5/3	1948	8,364 SF

MEMPHIS, TN 38104-5621
APN: 031-126- - -00051 Document #: 25079732
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: MCLAUGHILIN LAND COMPANY SUBDIVISION MapRef: MB 5 PG 72 Abbreviated Description: Lot:28 Subdivision:MCLAUGHILIN LAND COMPANY SUBDIVISION Map Ref:MB 5 PG 72City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

14	.19Mi.	**1975 OLIVER AVE**	09/10/2025	$130,000	$98	1314	5/2/1	1927	8,973 SF

MEMPHIS, TN 38104-5622
APN: 031-125- - -00013 Document #: 25077884
Document Type: Price Code: D

ICE SiteX Report

OrderID: 98274005

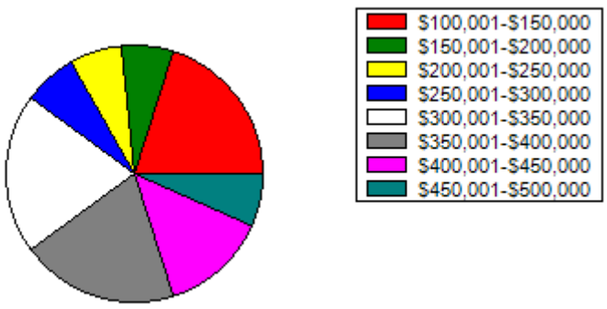
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: MCLAUGHLIN LAND CO SUBDIVISION MapRef: NV 5 PG 72&73 Abbreviated Description: Lot:49 Subdivision:MCLAUGHLIN LAND CO SUBDIVISION Map Ref:NV 5 PG 72&73

15	.01Mi.	**2014 EVELYN AVE** **MEMPHIS, TN 38104-5438**	08/25/2025	$189,394	$143	1320	5/2/1	1920	7,100 SF

APN: 031-130- - -00026 Document #: 25071727
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: EDMUNDSON & CUMMINGS SUBDIVISION MapRef: MB 4 PG 90 Abbreviated Description: Lot:49 Subdivision:EDMUNDSON & CUMMINGS SUBDIVISION Map Ref:MB 4 PG 90City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

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.

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.	**2008 EVELYN AVE**	**04/29/2024**	$256,100	$64,025	1,358	6/3/2	1921	7,100 SF	
.01Mi.	**2014 EVELYN AVE**	**08/13/2025**	$222,500	$55,625	1,320	5/2/1	1920	7,100 SF	
.02Mi.	**2020 EVELYN AVE**	**02/02/2021**	$476,900	$119,225	2,194	5/3/3	1920	7,100 SF	
.02Mi.	**1996 EVELYN AVE**	**02/28/2025**	$223,100	$55,775	1,466	6/2/1	1920	11,718 SF	
.03Mi.	**2024 EVELYN AVE**	**05/31/1984**	$315,700	$78,925	1,715	12/8/3	1920	7,100 SF	
.04Mi.	**1982 EVELYN AVE**	**07/14/1980**	$229,300	$57,325	1,540	5/2/2	1920	6,970 SF	
.04Mi.	**2011 EVELYN AVE**	**06/18/2018**	$296,700	$74,175	1,470	7/2/2	1930	6,839 SF	
.04Mi.	**2028 EVELYN AVE**	**06/16/2025**	$235,400	$58,850	1,508	5/3/1	1922	7,144 SF	
.04Mi.	**2015 EVELYN AVE**	**10/18/2024**	$211,000	$52,750	1,537	7/2/2	1935	7,187 SF	
.04Mi.	**2005 EVELYN AVE**	**04/24/2024**	$271,100	$67,775	1,620	5/2/2	1930	7,187 SF	
.04Mi.	**2019 EVELYN AVE**	**12/01/2016**	$213,500	$53,375	1,248	5/2/1	1930	7,187 SF	
.04Mi.	**2001 EVELYN AVE**	**05/30/1995**	$175,300	$43,825	1,051	4/2/1	1920	6,011 SF	
.04Mi.	**1976 EVELYN AVE**	**09/30/1994**	$174,600	$43,650	986	5/2/1	1920	6,970 SF	
.05Mi.	**2025 EVELYN AVE**	**05/18/2023**	$284,000	$71,000	2,020	7/2/2	1932	7,187 SF	
.05Mi.	**2034 EVELYN AVE**	**09/15/2020**	$370,000	$92,500	2,367	7/3/3	1922	7,144 SF	
.05Mi.	**2031 ELZEY AVE**	**12/09/2009**	$50,900	$12,725	765	5/3/1	1930	7,492 SF	

Rent vs. Own

Households Occupied by Renters:	58%	Households Occupied by Owners:	32%

Demographics & Income

Median Age:	38.3 years old	Households:	11,460
Median Household Income:	$64,058	Households w/Family:	32%
Household Income Per Capita:	$48,843	Households w/Family Married:	19%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	14%

School District

School District Zone:	Memphis-Shelby County Schools	Students:	111,124
Number of Schools:	223	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.27Mi.	**Peabody Elementary School** Number of Students: 310 Student-Teacher Ratio: NA	D+	Public	PK - 5
1.57Mi.	**Central High School** Number of Students: 1,331 Student-Teacher Ratio: NA Advanced Placement: Yes	C	Public	9 - 12
1.27Mi.	**Hamilton Middle School**	NA	Public	6 - 8

ICE SiteX Report

OrderID: 98274005

Number of Students: NA
Student-Teacher Ratio: NA

Flood Report

The Subject Property of **2008 EVELYN AVE, MEMPHIS, TN 38104-5438** 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	156%	NOTABLY HIGHER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	143%	NOTABLY HIGHER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	156%	NOTABLY HIGHER
FORCIBLE RAPE	99%	SIMILAR
MURDER	149%	NOTABLY HIGHER
OVERALL	151%	NOTABLY HIGHER

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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