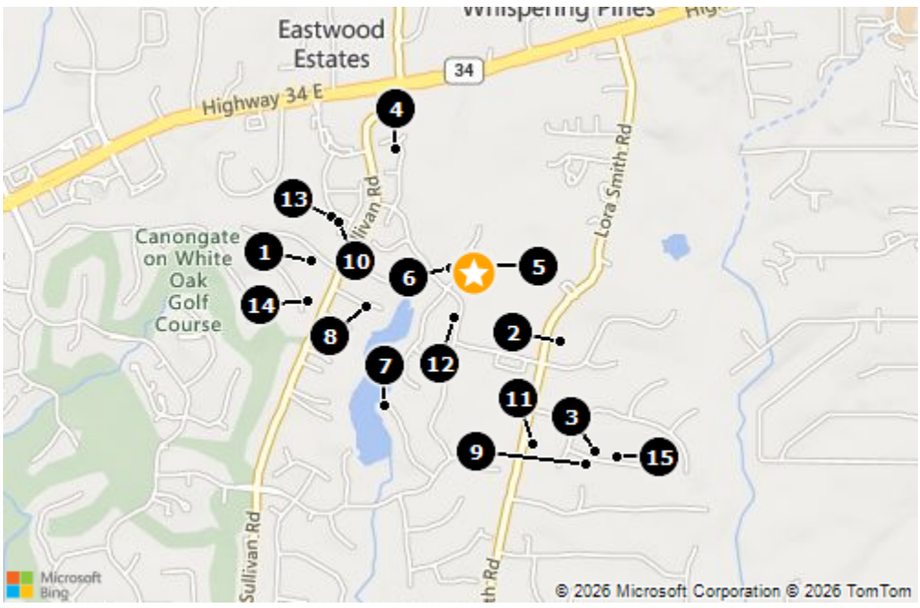
ICE SiteX Report

OrderID: 98722940

SiteX Property Information Report



Subject Property Location

20 MEADOW GRN, NEWNAN, GA 30265-1798

County:	**COWETA GA**	Census Tract:	130771704.054001
Property Use:	Single Family Residential	Zoning:	ND
Parcel Number:	W04 071	Thomas Bros Pg-Grid:	

Valuation

Value:	**$395,000**	FSD:	19	Common Confidence Score:	37
Value Range:	$319,950 - $470,050	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$28,000	Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:	$123,918	Market Improvment Value:	$309,794	Total Taxable Value:	$2,605
Total Assessed Value:	$151,918	Total Assessor Market Value:	$379,794	Delinquent Year:	
				Tax Account ID:	39045
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 71 Subdivision: WOODSTREAM Phase No: 1
Abbreviated Description: HSE/LOT 71 WOODSTREAM PH I W OAK

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	Yes
Building Area:	2233 SF	Baths:	2	Fireplace:	1
Year Built:	1991	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/18/2022	Loan Amount:	N/A
Document #:	017639 BK-PG 0000005598-0000001603	Loan Type:	Credit Line (Revolving)
TD Due Date:	01/01/2062	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	08/02/2022	Sales Price:	$75,135
Document #:	2022016388 BK-PG 5499-225	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/14/2022	Loan Amount:	N/A
Document #:	000954 BK-PG 0000005499-0000000225	Loan Type:	Credit Line (Revolving)
TD Due Date:	01/01/2061	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	11/01/2018	Loan Amount:	N/A
Document #:	019911 BK-PG 0000004778-0000000013	Loan Type:	New Conventional
TD Due Date:	01/01/2048	Type Finance:	
Legal Description:			

ICE SiteX Report

OrderID: 98722940

Prior Transfer

Recording Date:	10/31/2018	Sales Price:	$260,600
Document #:	2018-006268 BK-PG 4778-11	Type of Sale:	Full Amount on Deed
Contract Date:	10/31/2018		
Document Type:			

Legal Description:
Lot: 71 Subdivision: WOODSTREAM
Abbreviated Description: HSE/LOT 71 WOODSTREAM PH I W OAK; RESIDENTIAL LOT

Prior Transfer

Recording Date:	10/31/2018	Sales Price:	$260,600
Document #:	BK-PG 4778 -11	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 71 Subdivision: WOODSTREAM Phase No: 1
Abbreviated Description: HSE/LOT 71 WOODSTREAM PH I W OAK

Prior Transfer

Recording Date:	07/13/2018	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2018-005002 BK-PG 4778-7	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/13/2018		
Document Type:			

Legal Description:
Lot: 71 Subdivision: WOODSTREAM
Abbreviated Description: HSE/LOT 71 WOODSTREAM PH I W OAK; RESIDENTIAL LOT

Prior Transfer

Recording Date:	05/03/2018	Sales Price:	$189,504
Document #:	2018007773 BK-PG 4080-368	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/26/2018	Sales Price:	$235,000
Document #:	2018-002209 BK-PG 4695-498	Type of Sale:	Full Amount on Deed
Contract Date:	04/26/2018		
Document Type:			

Legal Description:
Lot: 71 Subdivision: WOODSTREAM Phase No: I
Abbreviated Description: HSE/LOT 71 WOODSTREAM PH I W OAK

Prior Transfer

Recording Date:	09/23/2014	Sales Price:	$189,504
Document #:	2014014082 BK-PG 4080-368	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/28/2014	Sales Price:	$132,554
Document #:	007119 BK-PG 3813-85	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/29/2014	Loan Amount:	N/A
Document #:	005533 BK-PG 4080-368	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/23/2014	Sales Price:	$193,000
Document #:	2014-001706 BK-PG 4080-367	Type of Sale:	Full Amount on Deed
Contract Date:	04/23/2014		
Document Type:			

Legal Description:
Lot: 71 Subdivision: WOODSTREAM
Abbreviated Description: HSE/LOT 71 WOODSTREAM PH I W O

Prior Transfer

Recording Date:	08/10/2012	Sales Price:	N/A
Document #:	14299 BK-PG 2495-124	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/16/2012	Loan Amount:	N/A
Document #:	012547 BK-PG 3813-85	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/13/2012	Sales Price:	$135,000
Document #:	2012-003490 BK-PG 3813-83	Type of Sale:	Full Amount on Deed
Contract Date:	07/13/2012		
Document Type:			

ICE SiteX Report

OrderID: 98722940

Legal Description:
Lot: 71 Subdivision: WOODSTREAM
Abbreviated Description: H/LOT 71 WOODSTREAM PH I W OAK

Prior Transfer

Recording Date:	10/24/2011	Sales Price:	N/A
Document #:	13159 BK-PG 2495-124	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/15/2010	Sales Price:	$417,000
Document #:	9986 BK-PG 3326-230	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/08/2010	Sales Price:	$236,956
Document #:	1646 BK-PG 3004-553	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/04/2010	Sales Price:	$515,881
Document #:	000078 BK-PG 3216-647	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/13/2004	Loan Amount:	N/A
Document #:	BK-PG 2495-124	Loan Type:	Stand Alone Second
TD Due Date:	05/03/2034	Type Finance:	ADJ

Legal Description:
Lot: 71 District: 6 Subdivision: WOODSTREAM PH I Phase No: I Land Lot: 5

Mortgage Record

Recording Date:	07/18/2003	Loan Amount:	N/A
Document #:	BK-PG 2262-183	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 71 District: 6 Subdivision: WOODSTREAM PH I Phase No: I Land Lot: 5

Mortgage Record

Recording Date:	06/21/2001	Loan Amount:	N/A
Document #:	BK-PG 1690-1	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 71 District: 6 Subdivision: WOODSTREAM Phase No: 1 Land Lot: 5

Area Sales Analysis

Total Area Sales	$6,036,864	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,276 SF	Median Year Built	1994
Price Range - 2 Yrs	$275,000 to $679,900	Age Range	2 years to 47 years
Median Value	$374,000	Median Age	32 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**40 SPRINGFIELD DR** **NEWNAN, GA 30265-2012**	09/28/2026	$475,000	$191	2475	5/3/2	1993	SF	
		APN: W04 324 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Subdivision: SPRINGFIELD Abbreviated Description: Abbreviated Description:H/LOT 40 PHA SPRINGFIELD S/D LANDLOT: 5 LANDDIST: 6; RESIDENTIAL LOT								
2	.3Mi.	**809 LORA SMITH RD** **NEWNAN, GA 30265-1969**	07/14/2026	$340,000	$169	2006	6/3/2	1994	SF	
		APN: W05 008 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: A-6 Subdivision: LEGACY ESTATES Abbreviated Description: Subdivision:LEGACY ESTATES Abbreviated Description:H/LT A-6 LEGACY EST S/D PH A; RESIDENTIAL LOT								
3	.57Mi.	**30 BUCK TRL** **NEWNAN, GA 30265-2712**	04/06/2026	$339,000	$159	2127	5/3/2	1996	SF	
		APN: W05 093 Document #: D2026-005461 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: D-18 Subdivision: LEGACY ESTATES Abbreviated Description: Abbreviated Description:H/LT D-18 LEGACY ESTATES S/D PH D; RESIDENTIAL LOT								
4	.39Mi.	**100 GLENRIDGE DR** **NEWNAN, GA 30265-1946**	03/26/2026	$374,000	$159	2352	5/3/2	1991	SF	
		APN: W04 010 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: WOODSTREAM Abbreviated Description: Abbreviated Description:H/LT 10 WOODSTREAM PH 1 WHITE OAK; RESIDENTIAL LOT								
5	.02Mi.	**45 NORTHFIELD DR** **NEWNAN, GA 30265-1795**	03/10/2026	$275,000	$144	1907	6/3/2	1989	SF	

ICE SiteX Report

OrderID: 98722940

APN: W04 069 Document #: D2026-003822
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: WOODSTREAM Abbreviated Description: Abbreviated Description:H/L 69 WOODSTREAM PH I WHITE OAK; RESIDENTIAL LOT

6	.06Mi.	**30 NORTHFIELD DR** **NEWNAN, GA 30265-1794**	03/07/2026	$412,000	$128	3202	6/3/2	1991	SF	

APN: W04 053 Document #: D2026-003738
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: WOODSTREAM Abbreviated Description: Abbreviated Description:HSE/LOT 53 WOODSTREAM PH 1 WHITE OAK; RESIDENTIAL LOT

7	.43Mi.	**130 SHADOW LAKE TRL** **NEWNAN, GA 30265-3329**	03/04/2026	$315,324	$78	4034	6/3/2	1996	SF	

APN: W04 279 Document #: D2026003434
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 157 Subdivision: WOODSTREAM Abbreviated Description: Abbreviated Description:H/LT 157 PH 4 WOODSTREAM S/D; RESIDENTIAL LOT

8	.3Mi.	**45 SULLIVAN LDG** **NEWNAN, GA 30265-6222**	01/06/2026	$679,900	$152	4444	/4/3	1979	96,268 SF	Yes

APN: 110 6004 001 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: SULLIVAN LANDING Abbreviated Description: Subdivision:SULLIVAN LANDING Abbreviated Description:HSE/ 2.21 AC TR D LL 4 LD 6 LANDLOT: 4 LANDDIST: 6; RESIDENTIAL LOT

9	.61Mi.	**25 BUCK TRL** **NEWNAN, GA 30265-2712**	10/17/2025	$375,000	$245	1530	5/3/2	1997	SF	

APN: W05 076 Document #: D2025-015685
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: D-1 Subdivision: LEGACY ESTATES Abbreviated Description: Abbreviated Description:H/LT D-1 LEGACY ESTATES S/D PH D LANDLOT: 29 LANDDIST: 6; RESIDENTIAL LOT

10	.39Mi.	**115 OAK HILL CT** **NEWNAN, GA 30265-2392**	10/01/2025	$525,000	$215	2434	//3	2024	SF	

APN: 109 6005 060 Document #: D2025-014727
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: OAK HILL RESERVE Abbreviated Description: Abbreviated Description:LOT 28 OAK HILL RESERVE LANDLOT: 5 LANDDIST: 6; RESIDENTIAL LOT

11	.49Mi.	**643 LORA SMITH RD** **NEWNAN, GA 30265-1968**	09/26/2025	$287,000	$200	1432	6/3/2	1995	SF	

APN: W05 019 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: A-17 Subdivision: LEGACY ESTATES Abbreviated Description: Abbreviated Description:H/LT A-17 PH A LEGACY ESTATES S/D; RESIDENTIAL LOT

12	.13Mi.	**155 WOODSTREAM DR** **NEWNAN, GA 30265-3309**	08/01/2025	$315,000	$188	1670	5/3/2	1989	SF	

APN: W04 124 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 124 Subdivision: WOODSTREAM Abbreviated Description: Abbreviated Description:H/LT 124 WOODSTREAM PH I WHITE OAK; RESIDENTIAL LOT

13	.42Mi.	**95 OAK HILL CT** **NEWNAN, GA 30265-2392**	07/23/2025	$576,640	$212	2717	//3	2024	SF	

APN: 109 6005 062 Document #: D2025010829
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: OAK HILL RESERVE Abbreviated Description: Abbreviated Description:LOT 30 OAK HILL RESERVE LANDLOT: 5 LANDDIST: 6; RESIDENTIAL LOT

14	.44Mi.	**118 SPRINGFIELD CT** **NEWNAN, GA 30265-2062**	06/30/2025	$350,000	$182	1922	5/3/2	1994	SF	

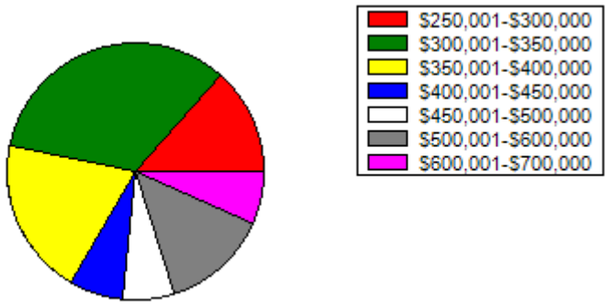
APN: W04 314 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: SPRINGFIELD Abbreviated Description: Abbreviated Description:H/LT 30 SPRINGFIELD S/D PH B LANDLOT: 4 LANDDIST: 6; RESIDENTIAL LOT

15	.62Mi.	**60 BUCK TRL** **NEWNAN, GA 30265-2712**	06/26/2025	$398,000	$174	2276	5/3/3	1996	SF	

APN: W05 090 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: D-15 Subdivision: LEGACY ESTATES Abbreviated Description: Abbreviated Description:HSE/LT D-15 LEGACY ESTATES S/D PH D LANDLOT: 29 LANDDIST: 6; RESIDENTIAL LOT

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.

ICE SiteX Report

OrderID: 98722940

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.	**20 MEADOW GRN**	**10/31/2018**	$379,794	$151,918	2,233	5/3/2	1991		Yes
.02Mi.	**30 MEADOW GRN**	**11/28/2016**	$388,448	$155,379	2,555	5/3/2	1993		
.02Mi.	**10 MEADOW GRN**	**04/03/1995**	$302,476	$120,990	1,686	5/3/1	1994		
.02Mi.	**45 NORTHFIELD DR**	**07/05/2023**	$296,737	$118,695	1,907	6/3/2	1989		
.03Mi.	**15 THORNWOOD CT**	**05/22/2020**	$306,752	$122,701	2,018	6/3/2	1989		
.04Mi.	**5 THORNWOOD CT**	**07/16/2021**	$311,128	$124,451	2,092	6/3/2	1989		
.04Mi.	**15 MEADOW GRN**	**01/21/2016**	$308,242	$123,297	1,590	5/3/2	1989		Yes
.04Mi.	**25 MEADOW GRN**	**07/21/2015**	$363,280	$145,312	2,660	5/3/2	1991		Yes
.04Mi.	**40 MEADOW GRN**	**07/19/2001**	$288,717	$115,487	2,240	5/3/2	1990		
.05Mi.	**5 MEADOW GRN**	**07/13/2018**	$307,058	$122,823	2,048	5/3/2	1989		
.05Mi.	**35 MEADOW GRN**	**06/29/2020**	$303,644	$121,458	2,004	5/3/2	1989		
.05Mi.	**25 THORNWOOD CT**	**10/25/2018**	$332,656	$133,062	2,388	6/3/2	1991		
.06Mi.	**45 MEADOW GRN**	**10/12/1989**	$316,830	$126,732	2,128	5/3/2	1989		
.06Mi.	**40 NORTHFIELD DR**	**08/07/2024**	$415,885	$166,354	2,786	6/3/3	1992		
.06Mi.	**30 NORTHFIELD DR**	**05/28/2021**	$345,193	$138,077	3,202	6/3/2	1991		
.06Mi.	**50 NORTHFIELD DR**	**09/17/2018**	$350,502	$140,201	2,090	6/3/1	1997		

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	39.9 years old	Households:	17,344
Median Household Income:	$99,554	Households w/Family:	70%
Household Income Per Capita:	$45,268	Households w/Family Married:	53%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

School District

School District Zone:	Coweta County School District	Students:	23,064
Number of Schools:	29	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.36Mi.	**East Coweta High School** Number of Students: 3,001 Student-Teacher Ratio: 17.71 Advanced Placement: Yes	B	Public	9 - 12
0.32Mi.	**Arnall Middle School** Number of Students: 740 Student-Teacher Ratio: 13.7	B-	Public	6 - 8
0.17Mi.	**White Oak Elementary School** Number of Students: 712 Student-Teacher Ratio: 14.83	B	Public	PK - 5

Flood Report

The Subject Property of **20 MEADOW GRN, NEWNAN, GA 30265-1798** 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	107%	SIMILAR
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	83%	LOWER
OVERALL	74%	NOTABLY LOWER

Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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: 98722940

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