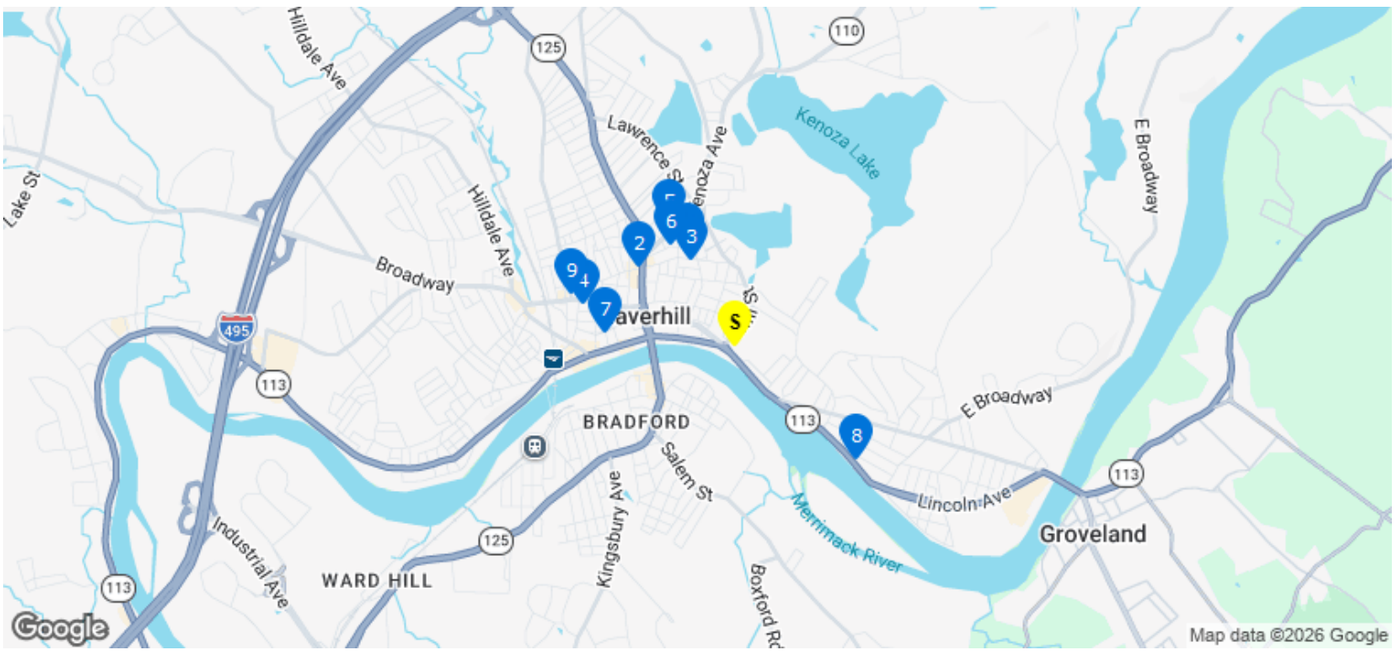
ICE SiteX Report

OrderID: 98745622

SiteX Property Information Report



Subject Property Location

22-24 CAME AVE, HAVERHILL, MA 01830-6302

County:	**ESSEX MA**	Census Tract:	2602.00
Property Use:	Triplex (3 units, any combination)	Zoning:	
Parcel Number:	HAVE M:0401 B:00001 L:24	Thomas Bros Pg-Grid:	

Valuation

Value:	**$911,000**	FSD:	14	Common Confidence Score:	51
Value Range:	$783,460 - $1,038,540	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$161,200	Market Land Value:		Tax Year:	2025
Assd Improvement:	$603,200	Market Improvment Value:		Total Taxable Value:	$8,187
Total Assessed Value:	$764,400	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	401-1-24
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 24 Block: 1 District: 128

Abbreviated Description:	LOT:24 BLK:1 DIST:128 CITY:HAVERHILL
City/Muni/Twp:	HAVERHILL

Property Characteristics

Lot Size:	6,826 SF	Bedrooms:	10	Pool:	
Building Area:	4278 SF	Baths:	3	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	19	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:	3	Garage Type:		Heating:	Hot Water
Number of Stories:	3+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Unfinished Basement	Roof Cover:	Other
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/03/2024	Loan Amount:	N/A
Document #:	20241203000290 BK-PG 42463-284	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/21/2024		
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: HAVERHILL

Prior Transfer

Recording Date:	02/24/2023	Sales Price:	N/A
Document #:	289 BK-PG 37152-330	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	04/07/2022	Loan Amount:	N/A
Document #:	20220407000490 BK-PG 40847-32	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/04/2022		
TD Due Date:	05/01/2048	Type Finance:	

ICE SiteX Report

OrderID: 98745622

Legal Description:
Map Ref: 0
City/Muni/Twp: HAVERHILL

Prior Transfer

Recording Date:	01/21/2020	Sales Price:	N/A
Document #:	79 BK-PG 37152-330	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	11/14/2018	Loan Amount:	N/A
Document #:	37152/0330 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
TD Due Date:	11/14/2048	Type Finance:	

Legal Description:
City/Muni/Twp: HAVERHILL

Prior Transfer

Recording Date:	11/14/2018	Sales Price:	$427,000
Document #:	181114005280 BK-PG 37152-328	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: HAVERHILL

Prior Transfer

Recording Date:	08/21/2017	Sales Price:	N/A
Document #:	000000000245 BK-PG 33939-87	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/21/2017	Loan Amount:	N/A
Document #:	BK-PG 36036-277	Loan Type:	Unknown Loan Type
TD Due Date:	07/01/2042	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: HAVERHILL

Prior Transfer

Recording Date:	05/12/2015	Sales Price:	N/A
Document #:	50 BK-PG 33278-478	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/25/2015	Loan Amount:	N/A
Document #:	32500342 BK-PG 33939-87	Loan Type:	FHA (Federal Housing Admin.)
TD Due Date:	03/01/2045	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: HAVERHILL

Prior Transfer

Recording Date:	06/20/2014	Sales Price:	N/A
Document #:	247 BK-PG 28867-240	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	05/16/2014	Sales Price:	$326,900
Document #:	51600153 BK-PG 33278-476	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: HAVERHILL

Mortgage Record

Recording Date:	05/16/2014	Loan Amount:	N/A
Document #:	33278/0478 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
TD Due Date:	05/16/2044	Type Finance:	

Legal Description:
City/Muni/Twp: HAVERHILL

Mortgage Record

Recording Date:	08/17/2009	Loan Amount:	N/A
Document #:	BK-PG 28867-240	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: HAVERHILL

Prior Transfer

Recording Date:	08/17/2009	Sales Price:	N/A
Document #:	BK-PG 28867-238	Type of Sale:	Non Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: HAVERHILL

ICE SiteX Report

OrderID: 98745622

Prior Transfer

Recording Date:	10/01/1996	Sales Price:	$134,900
Document #:	BK-PG 13782-29	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: HAVERHILL

Mortgage Record

Recording Date:	10/01/1996	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: HAVERHILL

Area Sales Analysis

Total Area Sales	$7,999,900	Median # of Bedrooms	6
Median Lot Size	7,039 SF	Median # of Baths	3
Median Living Area	2,841 SF	Median Year Built	1900
Price Range - 2 Yrs	$650,000 to $1,240,000	Age Range	106 years to 146 years
Median Value	$850,000	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**175 SUMMER ST** **HAVERHILL, MA 01830-6308**	12/30/2024	$390,000	$354	1101	6/3/1	1900	3,084 SF	
		APN: HAVE M:0401 B:00001 L:13 Document #: 20241230001030 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL								
2	.11Mi.	**190 SUMMER ST** **HAVERHILL, MA 01830-6328**	11/07/2025	$760,000	$213	3561	14//	1900	6,159 SF	
		APN: HAVE M:0403 B:00092 L:7 Document #: 20251107001890 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL								
3	.11Mi.	**196 SUMMER ST** **HAVERHILL, MA 01830-6321**	11/07/2025	$775,000	$189	4095	18//	1900	6,229 SF	
		APN: HAVE M:0403 B:00092 L:6 Document #: 20251107001900 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL								
4	.12Mi.	**37 LINDEL ST** **HAVERHILL, MA 01830-6309**	03/06/2025	$490,000	$270	1812	7/4/1	1900	3,533 SF	
		APN: HAVE M:0400 B:00005 L:3 Document #: 20250306000390 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL								
5	.22Mi.	**4 MOUNT VERNON ST** **HAVERHILL, MA 01830-6058**	08/12/2025	$305,000	$339	901	3/1/1	1855	SF	
		APN: HAVE M:0404 B:00095 L:3-1 Document #: 20250812000800 Document Type: Condominium deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL								
6	.27Mi.	**8 BOARDMAN ST** **HAVERHILL, MA 01830-6401**	08/28/2025	$400,000	$366	1092	6/3/2	1986	15,268 SF	
		APN: HAVE M:0409 B:00113 L:2A Document #: 20250828003230 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL								
7	.28Mi.	**36 GREEN ST** **HAVERHILL, MA 01830-5818**	12/31/2024	$730,000	$283	2580	12/7/2	1900	7,022 SF	
		APN: HAVE M:0200 B:00002 L:6 Document #: 20241231002270 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL								
8	.33Mi.	**1 BARTLETT AVE** **HAVERHILL, MA 01830-5804**	05/05/2025	$210,000	$229	918	4/2/1	1987	SF	
		APN: HAVE M:0203 B:00035 L:1-F Document #: 20250505002500 Document Type: Condominium deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL								
9	.34Mi.	**2 S GROVE ST** **HAVERHILL, MA 01835-7573**	04/03/2025	$12,100,000	$292	41436	5//	1908	44,867 SF	
		APN: HAVE M:0702 B:00636 L:1 Document #: 20250403001360 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL								
10	.37Mi.	**53 BELVIDERE HTS** **HAVERHILL, MA 01830-4235**	08/19/2025	$287,000	$204	1407	4/2/1	1900	SF	
		APN: HAVE M:0409 B:00116 L:39-3 Document #: 20250819002630 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL								
11	.38Mi.	**9 MAPLEWOOD TER** **HAVERHILL, MA 01830-4108**	08/13/2025	$750,000	$240	3122	9/4/2	1909	22,198 SF	
		APN: HAVE M:0446 B:00002 L:5 Document #: 20250813001340 Document Type: Fiduciary Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL								
12	.4Mi.	**51 BELVIDERE HTS** **HAVERHILL, MA 01830-4201**	01/13/2025	$365,000	$136	2675	12/6/2	1967	21,318 SF	
		APN: HAVE M:0409 B:00116 L:40 Document #: 20250113002090								

ICE SiteX Report

OrderID: 98745622

Document Type: Condominium deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL

13	.42Mi.	**106 BOARDMAN ST** **HAVERHILL, MA 01830-6403**	09/25/2025	$480,000	$394	1218	6/3/2	2011	SF

APN: HAVE M:0468 B:00185 L:2-106 Document #: 20250925001430
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL

14	.43Mi.	**3 CHERRY ST** **HAVERHILL, MA 01830-5868**	04/30/2025	$325,000	$427	761	3/1/1	1850	SF

APN: HAVE M:0202 B:00037 L:9-2 Document #: 20250430002660
Document Type: Condominium deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL

15	.44Mi.	**40 NEWCOMB ST** **HAVERHILL, MA 01830-5831**	12/01/2025	$1,962,264	$206	9526	39//	1920	16,296 SF

APN: HAVE M:0202 B:00038 L:2A Document #: 20251201002400
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Apartments (generic)
Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL

16	.44Mi.	**61 S KIMBALL ST** **HAVERHILL, MA 01835-7533**	09/08/2025	$495,000	$459	1078	5/3/1	1905	4,500 SF

APN: HAVE M:0702 B:00638 L:6 Document #: 20250908003960
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL

17	.44Mi.	**36 DWIGHT ST** **HAVERHILL, MA 01830-4206**	02/28/2025	$734,900	$299	2458	7/3/2	2006	15,002 SF

APN: HAVE M:0409 B:00002 L:17 Document #: 20250228002110
Document Type: Fiduciary Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL

18	.45Mi.	**44 NEWCOMB ST** **HAVERHILL, MA 01830-5825**	12/01/2025	$150,943	$107	1413	7/4/1	1900	3,254 SF

APN: HAVE M:0202 B:00038 L:3A Document #: 20251201002840
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL

19	.45Mi.	**52 NEWCOMB ST** **HAVERHILL, MA 01830-5856**	12/01/2025	$754,717	$237	3178	16//	1900	4,543 SF

APN: HAVE M:0202 B:00038 L:11 Document #: 20251201003090
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Apartments (generic)
Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL

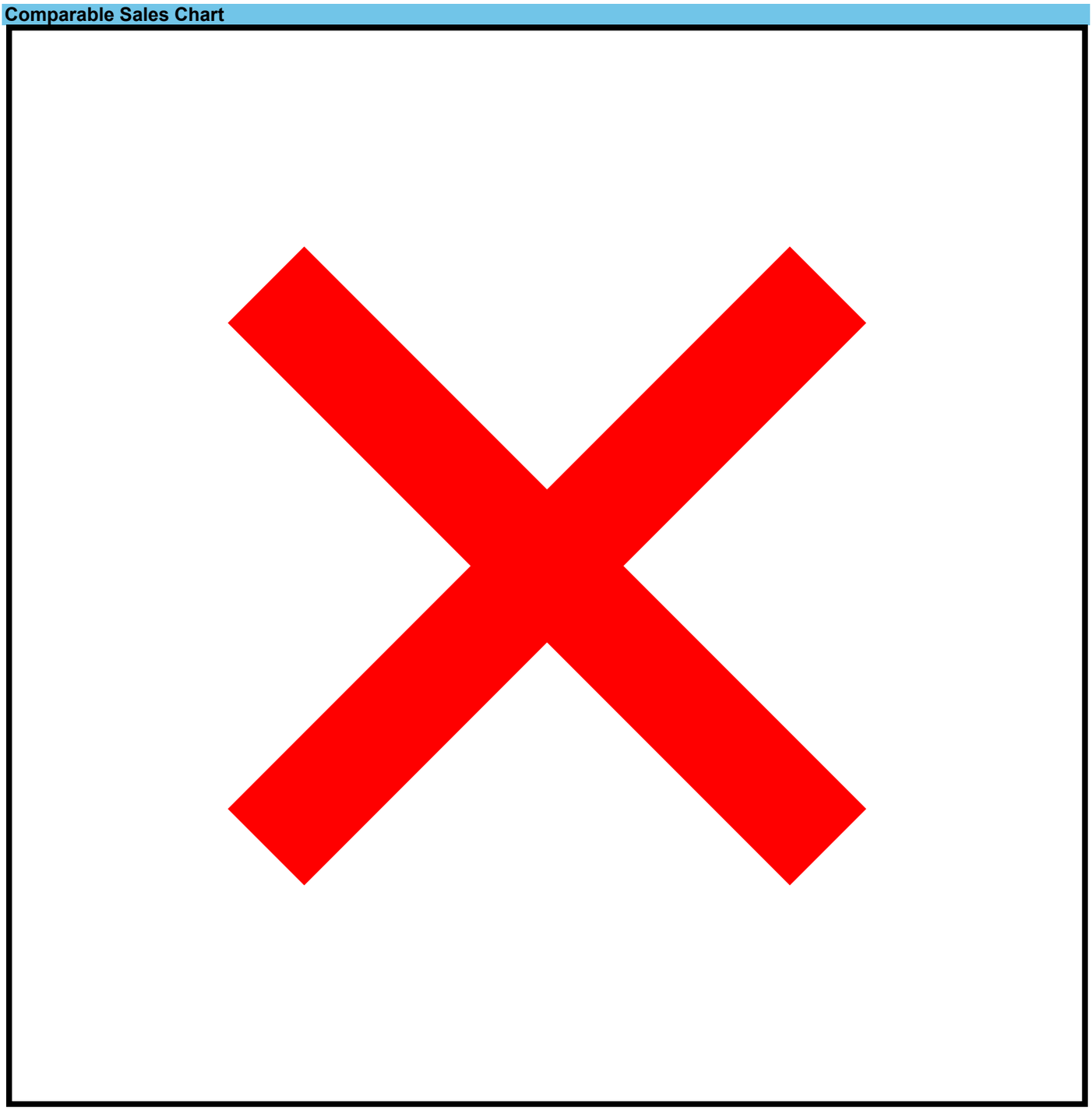
20	.45Mi.	**65 S KIMBALL ST** **HAVERHILL, MA 01835-7533**	12/27/2024	$700,000	$281	2492	10/4/2	1900	5,009 SF

APN: HAVE M:0702 B:00638 L:8 Document #: 20241227002240
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Abbreviated Description: City/Muni/Twp:HAVERHILL City/Muni/Twp: HAVERHILL

ICE SiteX Report

OrderID: 98745622

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: 98745622

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.	**22-24 CAME AVE**	**11/14/2018**		$764,400	4,278	19/10/3	1900	6,826 SF	
.01Mi.	**20 CAME AVE**	**04/13/1988**		$704,200	3,468	18/9/3	1900	12,737 SF	
.03Mi.	**21-23 CHESTNUT ST**	**11/18/1997**		$717,600	2,979	17/8/3	1890	5,423 SF	
.04Mi.	**38 CAME AVE**	**09/14/2007**		$611,700	3,609	18/9/3	1910	4,047 SF	
.04Mi.	**40-42 CAME AVE**	**06/30/2021**		$652,900	3,118	13/7/3	1930	3,960 SF	
.08Mi.	**169 SUMMER ST**	**09/02/1997**		$918,700	4,236	15/8/5	1965	12,057 SF	
.14Mi.	**38 LINDEL ST**	**07/02/2002**		$686,200	3,687	15/6/3	1900	5,854 SF	
.17Mi.	**23 EASTERN AVE**	**12/29/1995**		$692,100	2,730	11/5/3	1930	5,702 SF	
.2Mi.	**57-59 MOORE ST**	**11/07/2019**		$631,400	2,750	15/9/3	1900	3,476 SF	
.22Mi.	**4 HIGHLAND AVE**	**09/14/2018**		$770,600	4,302	15/7/5	1850	4,099 SF	
.24Mi.	**10 HIGHLAND AVE**	**07/17/2015**		$569,700	2,034	12/5/4	1915	5,802 SF	
.27Mi.	**27 PARK ST**	**03/23/2005**		$860,200	4,155	9/4/3	1864	20,761 SF	
.28Mi.	**25 PARK ST**	**11/03/1998**		$751,800	3,827	14/8/3	1900	6,700 SF	
.29Mi.	**2 RICHMOND ST**	**02/06/1963**		$790,100	4,754	15/6/3	1900	19,419 SF	
.33Mi.	**24 PARK ST**	**10/12/2022**		$781,300	3,525	13/7/5	1850	6,839 SF	
.35Mi.	**9 PARK ST**	**12/15/2017**		$782,300	3,480	15/7/3	1850	3,968 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	40.2 years old	Households:	11,608
Median Household Income:	$82,811	Households w/Family:	59%
Household Income Per Capita:	$40,253	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Haverhill School District	Students:	7,940
Number of Schools:	16	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.93Mi.	**Crowell Kindergarten Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - KG
0.49Mi.	**Dr. Paul Nettle Middle School** Number of Students: 503 Student-Teacher Ratio: 11.43	D	Public	5 - 8
0.56Mi.	**Golden Hill Elementary School** Number of Students: 502 Student-Teacher Ratio: 11.95	D+	Public	1 - 4
2.07Mi.	**Haverhill High School** Number of Students: 1,922 Student-Teacher Ratio: 12.5 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **22-24 CAME AVE, HAVERHILL, MA 01830-6302** 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	114%	HIGHER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	108%	SIMILAR
MURDER	106%	SIMILAR
OVERALL	99%	SIMILAR

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: 98745622

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Data deemed reliable, but not guaranteed.

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