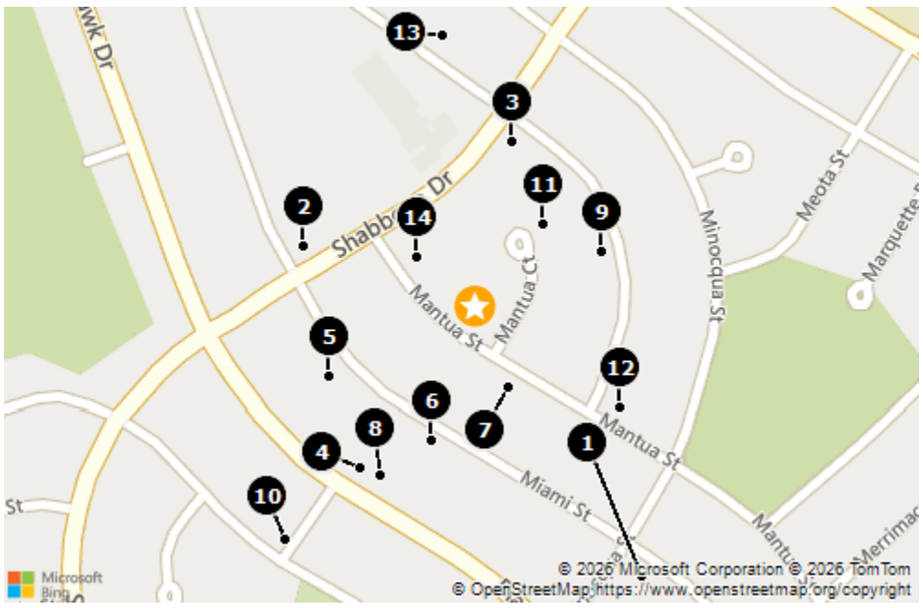
ICE SiteX Report

OrderID: 97902429

SiteX Property Information Report



Subject Property Location

244 MANTUA ST, PARK FOREST, IL 60466-1938

County:	**COOK IL**	Census Tract:	170318304.002003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	31-35-401-017	Thomas Bros Pg-Grid:	

Valuation

Value:	**$171,000**	FSD:	22	Common Confidence Score:	30
Value Range:	$133,380 - $208,620	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	32021
Assd Land Value:	$2,859	Market Land Value:	$28,590	Tax Year:	2023
Assd Improvement:	$10,142	Market Improvment Value:	$101,420	Total Taxable Value:	$9,516
Total Assessed Value:	$13,001	Total Assessor Market Value:	$130,010	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 32 Subdivision: VILLAGE OF PARK FOREST AREA4 Sec/Twnship/Range: SEC 35 TWN 35N RNG 13E

Abbreviated Description:	(VILLAGE) OF PARK (FOREST) (AREA4) SUB OF WH SEC36 & PT EH SEC35 EH SEC 35-35-13
City/Muni/Twp:	RICH

Property Characteristics

Lot Size:	8,167 SF	Bedrooms:	3	Pool:	
Building Area:	1169 SF	Baths:	1	Fireplace:	1
Year Built:	1952	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	N
Style:		Basement:	Unfinished	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/23/2022	Sales Price:	$110,000
Document #:	2205417134 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/16/2022		
Document Type:			

Legal Description:

Lot: 30 Block: 61 Subdivision: VILLAGE OF PARK FOREST AREA NO 4 Map Ref: DOC 15107640 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM

Prior Transfer

Recording Date:	02/18/2022	Sales Price:	$110,000
Document #:	2205417134 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

District: 32 Subdivision: VILLAGE OF PARK FOREST AREA4 Sec/Twnship/Range: SEC 35 TWN 35N RNG 13E
Abbreviated Description: (VILLAGE) OF PARK (FOREST) (AREA4) SUB OF WH SEC36 & PT EH SEC35 EH SEC 35-35-13
City/Muni/Twp: RICH

Prior Transfer

Recording Date:	02/05/2019	Sales Price:	$32,500
Document #:	1903649135 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/21/2018		
Document Type:			

Legal Description:

Lot: 30 Block: 61 Subdivision: VILLAGE OF PARK FOREST AREA NO 4 Map Ref: DOC15107640 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM

ICE SiteX Report

OrderID: 97902429

Prior Transfer

Recording Date:	02/04/2019	Sales Price:	$32,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/11/2014	Sales Price:	N/A
Document #:	1416229046 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/07/2014		
Document Type:			

Legal Description:

Lot: 30 Block: 61 Subdivision: PARK FOREST AREA #4 Map Ref: DOC15107640 Sec/Twnship/Range: W2 S36T35NR13E 3PM

Prior Transfer

Recording Date:	11/15/2013	Sales Price:	N/A
Document #:	1331910050 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/14/2013		
Document Type:			

Legal Description:

Lot: 30 Block: 61 Subdivision: VILLAGE OF PARK FOREST Map Ref: DOC15107640 Sec/Twnship/Range: E2S35&W2S36T35NR13E 3PM
Abbreviated Description: AREA 4

Prior Transfer

Recording Date:	08/07/2012	Sales Price:	$92,000
Document #:	1222057227 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/16/2007	Sales Price:	$89,600
Document #:	0713602174 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/08/2007	Loan Amount:	N/A
Document #:	0712839112 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2037	Type Finance:	

Legal Description:

Lot: 30 Block: 61 Subdivision: VILLAGE OF PARK FOREST Sec/Twnship/Range: PART E2 S35T38NR13E 3P
Abbreviated Description: W2 SEC36 TWP38N RNG13E 3P

Prior Transfer

Recording Date:	04/10/2007	Sales Price:	$22,400
Document #:	0710015159 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/14/2006	Loan Amount:	N/A
Document #:	0631846025 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	11/01/2026	Type Finance:	

Legal Description:

Lot: 30 Block: 61 Subdivision: VILLAGE OF PARK FOREST AREA #4 Sec/Twnship/Range: PART E2 S35T38NR13E 3P
Abbreviated Description: W2 SEC36 TWP38N RNG13E 3P

Prior Transfer

Recording Date:	11/14/2006	Sales Price:	$112,000
Document #:	0631846023 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/30/2006		
Document Type:			

Legal Description:

Lot: 30 Block: 61 Subdivision: VILLAGE OF PARK FOREST AREA #4 Sec/Twnship/Range: PART E2 S35T38NR13E 3P
Abbreviated Description: W2 SEC36 TWP38N RNG13E 3P

Prior Transfer

Recording Date:	01/31/1997	Sales Price:	N/A
Document #:	97070173 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/29/1997		
Document Type:			

Legal Description:

Lot: 30 Block: 61 Subdivision: VILLAGE OF PARK FOREST AREA #4 Sec/Twnship/Range: W2 S36T35NR13E 3P
Abbreviated Description: PART E2 SEC35

Area Sales Analysis

Total Area Sales	$1,928,000	Median # of Bedrooms	3
Median Lot Size	7,841 SF	Median # of Baths	1
Median Living Area	1,191 SF	Median Year Built	1952
Price Range - 2 Yrs	$50,000 to $230,000	Age Range	72 years to 75 years
Median Value	$139,250	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**223 MIAMI ST** **PARK FOREST, IL 60466-2330**	06/05/2026	$166,000	$142	1162	6/3/1	1952	8,312 SF	

ICE SiteX Report

OrderID: 97902429

APN: 31-36-313-001 Document #: 2615623207
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 53 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 5 MapRef: DOC 15139014 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:5 Block:53 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 5 Map Ref:DOC 15139014Sec/ Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

2	.11Mi.	**300 MIAMI ST** **PARK FOREST, IL 60466-1916**	05/28/2026	$100,000	$70	1421	6/4/2	1954	8,227 SF

APN: 31-35-209-016 Document #: 2614820311
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 91 Subdivision: THE VILLAGE OF PARK FOREST AREA NO 4 MapRef: DOC 15107640 Sec/Twnship/Range: E2 S03&W2 S36T35NR13E 3PM Abbreviated Description: Lot:3 Block:91 Subdivision:THE VILLAGE OF PARK FOREST AREA NO 4 Map Ref:DOC 15107640Sec/ Twnship/Range:E2 S03&W2 S36T35NR13E 3PM

3	.1Mi.	**287 MOHAWK ST** **PARK FOREST, IL 60466-1905**	05/27/2026	$175,000	$124	1408	7/3/1	1952	8,529 SF

APN: 31-35-401-005 Document #: 2614709030
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 61 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 4 A SUBDIVISION Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:1 Block:61 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 4 A SUBDIVISION Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

4	.11Mi.	**254 BLACKHAWK DR** **PARK FOREST, IL 60466-2244**	05/19/2026	$105,000	$110	949	5/3/1	1952	7,098 SF

APN: 31-35-414-033 Document #: 2613923021
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36 Block: 63 Subdivision: PARK FOREST AREA NO FIVE MapRef: DOC 15139014 Sec/Twnship/Range: E2 S35&W2 S36T35NR13E 3PM Abbreviated Description: Lot:36 Block:63 Subdivision:PARK FOREST AREA NO FIVE Map Ref:DOC 15139014Sec/Twnship/Range:E2 S35&W2 S36T35NR13E 3PM

5	.1Mi.	**257 MIAMI ST** **PARK FOREST, IL 60466-1928**	05/05/2026	$190,000	$100	1898	8/5/2	1952	7,929 SF

APN: 31-35-414-005 Document #: 2612507007
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 63 Subdivision: VILLAGE PARK FOREST AREA NO 5 MapRef: DOC 15139014 Sec/Twnship/Range: E2 S35&W2 S36T35NR13E 3PM Abbreviated Description: Lot:5 Block:63 Subdivision:VILLAGE PARK FOREST AREA NO 5 Map Ref:DOC 15139014Sec/Twnship/Range:E2 S35&W2 S36T35NR13E 3PM

6	.09Mi.	**245 MIAMI ST** **PARK FOREST, IL 60466-1928**	04/14/2026	$139,000	$101	1363	7/3/1	1952	7,500 SF

APN: 31-35-414-011 Document #: 2610416225
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 63 Subdivision: PARK FOREST AREA NO 5 MapRef: DOC 15139014 Sec/Twnship/Range: E2 S35&W2 S36 T36NR13E 3PM Abbreviated Description: Lot:11 Block:63 Subdivision:PARK FOREST AREA NO 5 Map Ref:DOC 15139014Sec/Twnship/Range:E2 S35&W2 S36 T36NR13E 3PM

7	.06Mi.	**243 MANTUA ST** **PARK FOREST, IL 60466-1935**	03/27/2026	$157,500	$165	949	5/2/1	1952	7,380 SF

APN: 31-35-415-011 Document #: 2608602016
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 62 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 5 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:11 Block:62 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 5 Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

8	.11Mi.	**252 BLACKHAWK DR** **PARK FOREST, IL 60466-2244**	02/27/2026	$104,000	$109	949	4/2/1	1952	7,500 SF

APN: 31-35-414-034 Document #: 2605816178
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Block: 63 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 5 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:35 Block:63 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 5 Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

9	.08Mi.	**273 MOHAWK ST** **PARK FOREST, IL 60466-1905**	02/11/2026	$50,000	$52	949	4/2/1	1952	7,740 SF

APN: 31-35-401-038 Document #: 2604224204
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 61 Subdivision: VILLAGE OF PARK FOREST AREA NO 4 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:8 Block:61 Subdivision:VILLAGE OF PARK FOREST AREA NO 4 Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

10	.18Mi.	**256 SANGAMON ST** **PARK FOREST, IL 60466-2222**	01/20/2026	$142,000	$90	1567	6/4/2	1954	7,753 SF

APN: 31-35-413-035 Document #: 2602029033
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 38 Block: 64 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 5 MapRef: DOC 1519014 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:38 Block:64 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 5 Map Ref:DOC 1519014Sec/ Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

11	.07Mi.	**13 MANTUA CT** **PARK FOREST, IL 60466-1901**	01/14/2026	$139,500	$114	1219	/2/1	1952	9,451 SF

APN: 31-35-401-024 Document #: 2601422185
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Block: 61 Subdivision: VILLAGE OF PARK FOREST AREA NO 4 MapRef: DOC 15107640 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:23 Block:61 Subdivision:VILLAGE OF PARK FOREST AREA NO 4 Map Ref:DOC 15107640Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

12	.11Mi.	**230 MANTUA ST** **PARK FOREST, IL 60466-1936**	12/22/2025	$230,000	$165	1387	6/3/1	1951	10,468 SF

APN: 31-36-105-040 Document #: 2535624352
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Block: 60 Subdivision: THE VILLAGE OF PARK FOREST AREA NO 4 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:24 Block:60 Subdivision:THE VILLAGE OF PARK FOREST AREA NO 4 Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

13	.16Mi.	**306 MOHAWK ST** **PARK FOREST, IL 60466-1908**	12/02/2025	$128,000	$112	1141	6/3/1	1952	7,200 SF

APN: 31-35-210-020 Document #: 2533611033
Document Type: Price Code: R
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 97902429

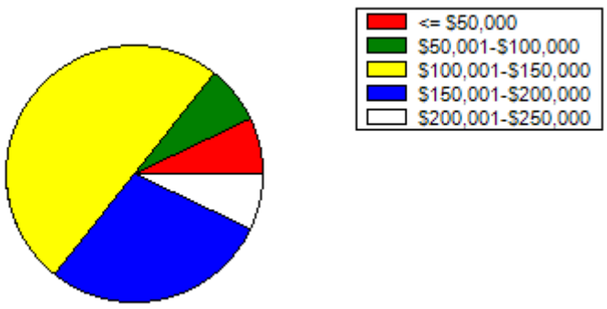
Legal: Lot: 28 Block: 92 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 4 MapRef: DOC 15107640 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:28 Block:92 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 4 Map Ref:DOC 15107640Sec/ Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

14	.05Mi.	**252 MANTUA ST** **PARK FOREST, IL 60466-1938**	10/06/2025	$102,000	$107	953	5/3/1	1952	8,529 SF	

APN: 31-35-401-013 Document #: 2527918180
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 34 Block: 61 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 4 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:34 Block:61 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 4 Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

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.	**244 MANTUA ST**	**02/18/2022**	$130,010	$13,001	1,169	6/3/1	1952	8,167 SF	
.01Mi.	**246 MANTUA ST**	**12/01/2009**	$115,500	$11,550	957	5/3/1	1952	8,334 SF	
.01Mi.	**242 MANTUA ST**	**05/08/2018**	$160,000	$16,000	1,809	9/4/1	1957	9,694 SF	
.02Mi.	**248 MANTUA ST**	**08/18/2018**	$140,000	$14,000	1,233	7/4/1	1952	8,591 SF	
.02Mi.	**4 MANTUA CT**	**07/01/2005**	$110,000	$11,000	936	5/2/1	1952	12,243 SF	
.03Mi.	**6 MANTUA CT**	**08/23/2019**	$150,010	$15,001	1,646	7/3/2	1955	9,067 SF	
.03Mi.	**250 MANTUA ST**	**08/01/2006**	$140,000	$14,000	1,239	7/3/1	1952	9,014 SF	
.03Mi.	**251 MANTUA ST**	**01/16/2019**	$110,000	$11,000	974	5/2/1	1954	7,620 SF	
.04Mi.	**253 MANTUA ST**	**03/27/2017**	$109,620	$10,962	949	4/2/1	1952	7,728 SF	
.04Mi.	**249 MANTUA ST**	**02/24/1993**	$112,430	$11,243	974	4/2/1	1952	7,491 SF	
.04Mi.	**240 MANTUA ST**	**06/15/2022**	$130,000	$13,000	1,241	6/3/1	1952	8,284 SF	
.04Mi.	**255 MANTUA ST**	**07/25/2022**	$150,000	$15,000	1,412	7/4/1	1953	7,669 SF	
.04Mi.	**247 MANTUA ST**	**11/16/2016**	$120,000	$12,000	974	5/2/1	1953	7,492 SF	
.04Mi.	**8 MANTUA CT**	**07/01/2005**	$160,000	$16,000	1,734	7/3/2	1952	12,742 SF	
.04Mi.	**3 MANTUA CT**	**04/04/2023**	$120,000	$12,000	949	4/2/1	1952	7,856 SF	
.05Mi.	**252 MANTUA ST**	**09/30/2025**	$120,000	$12,000	953	5/3/1	1952	8,529 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	38.1 years old	Households:	7,789
Median Household Income:	$63,497	Households w/Family:	61%
Household Income Per Capita:	$28,660	Households w/Family Married:	31%
Most Common Education Level:	Some College	Households w/Family Children:	32%

School District

School District Zone:	Rich Township High School District 227	Students:	2,433
Number of Schools:	2	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.22Mi.	**Rich Township High School** Number of Students: 2,433 Student-Teacher Ratio: 12.4 Advanced Placement: Yes	B	Public	9 - 12
3.22Mi.	**Rich Township High School** Number of Students: 2,433 Student-Teacher Ratio: 12.4 Advanced Placement: Yes	B	Public	9 - 12

ICE SiteX Report

OrderID: 97902429

0.64Mi. **Michelle Obama School of Technology** Number of Students: 428 Student-Teacher Ratio: 11.26	C	Public	6 - 8
0.64Mi. **Michelle Obama School of Technology** Number of Students: 428 Student-Teacher Ratio: 11.26	C	Public	6 - 8
2.27Mi. **Barack Obama School of Ldership** Number of Students: 367 Student-Teacher Ratio: 12.44	B-	Public	4 - 6
2.27Mi. **Barack Obama School of Ldership** Number of Students: 367 Student-Teacher Ratio: 12.44	B-	Public	4 - 6
0.14Mi. **Mohawk Primary Center** Number of Students: 283 Student-Teacher Ratio: 14.44	C	Public	KG - 3
0.14Mi. **Mohawk Primary Center** Number of Students: 283 Student-Teacher Ratio: 14.44	C	Public	KG - 3

Flood Report

The Subject Property of **244 MANTUA ST, PARK FOREST, IL 60466-1938** 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	128%	HIGHER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	57%	NOTABLY LOWER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	97%	SIMILAR
MURDER	83%	LOWER
OVERALL	106%	SIMILAR

Disaster Alerts

7/13/2024 - Severe Tornados, Flooding

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