ICE SiteX Report

OrderID: 98184819

SiteX Property Information Report



Subject Property Location

257 W HOLT AVE, EL CENTRO, CA 92243-3309

County:	**IMPERIAL CA**	Census Tract:	060250114.002002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	053-283-005-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$330,000**	FSD:	26	Common Confidence Score:	26
Value Range:	$244,200 - $415,800	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	4-004
Assd Land Value:	$53,060	Market Land Value:		Tax Year:	2025
Assd Improvement:	$244,077	Market Improvment Value:		Total Taxable Value:	$3,372
Total Assessed Value:	$297,137	Total Assessor Market Value:		Delinquent Year:	2023
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 3 Subdivision: SECOND ADDITION TO EL CENTRO

Abbreviated Description:	LOT 3 BLK 3 SECOND ADDITION OM 1 25
City/Muni/Twp:	EL CENTRO

Property Characteristics

Lot Size:	8,388 SF	Bedrooms:		Pool:	
Building Area:	1000 SF	Baths:		Fireplace:	
Year Built:	1966	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/13/2024	Loan Amount:	N/A
Document #:	2024007488 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2063	Type Finance:	

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND ADDITION TO EL CENTRO
City/Muni/Twp: EL CENTRO

Prior Transfer

Recording Date:	01/09/2024	Sales Price:	N/A
Document #:	2024000432 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/22/2023	Loan Amount:	N/A
Document #:	2023007632 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2063	Type Finance:	

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND ADDITION TO EL CENTRO
City/Muni/Twp: EL CENTRO

ICE SiteX Report

OrderID: 98184819

Mortgage Record

Recording Date:	04/20/2023	Loan Amount:	N/A
Document #:	2023005921 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND ADDITION TO EL CENTRO
City/Muni/Twp: EL CENTRO

Prior Transfer

Recording Date:	07/08/2022	Sales Price:	N/A
Document #:	2022014588 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/16/2022	Sales Price:	N/A
Document #:	2022011020 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/16/2022	Sales Price:	N/A
Document #:	2022011018 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/19/2022		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND ADDITION TO EL CENTRO Map Ref: MAP 33
City/Muni/Twp: EL CENTRO

Prior Transfer

Recording Date:	05/16/2022	Sales Price:	$280,000
Document #:	2022011017 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/16/2022		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND ADDITION Map Ref: MAP 33
City/Muni/Twp: EL CENTRO

Mortgage Record

Recording Date:	04/14/2022	Loan Amount:	N/A
Document #:	2022008749 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND ADDITION TO EL CENTRO
City/Muni/Twp: EL CENTRO

Prior Transfer

Recording Date:	10/01/2021	Sales Price:	$137,000
Document #:	2021025247 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/30/2021		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND ADDITION TO EL CENTRO Map Ref: MAP 33
City/Muni/Twp: EL CENTRO

Prior Transfer

Recording Date:	10/01/2021	Sales Price:	N/A
Document #:	2021025246 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/09/2021		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND ADDITION TO EL CENTRO Map Ref: MAP 33
City/Muni/Twp: EL CENTRO

Prior Transfer

Recording Date:	04/22/2020	Sales Price:	N/A
Document #:	2020007464 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/02/2020		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND ADDITION TO EL CENTRO Map Ref: MAP 33
City/Muni/Twp: EL CENTRO

Prior Transfer

Recording Date:	04/22/2020	Sales Price:	N/A
Document #:	2020007463 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/02/2020		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND ADDITION TO EL CENTRO Map Ref: MAP 33
City/Muni/Twp: EL CENTRO

Prior Transfer

Recording Date:	11/28/2016	Sales Price:	N/A
Document #:	2016025261 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 98184819

Prior Transfer

Recording Date:	03/27/2007	Sales Price:	$100,000
Document #:	2007-012619 BK-PG 2450-0726	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/28/2007	Sales Price:	N/A
Document #:	2007-008145 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/23/2007		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND ADDITION TO EL CENTRO Map Ref: MAP33
City/Muni/Twp: EL CENTRO

Mortgage Record

Recording Date:	06/24/2005	Loan Amount:	N/A
Document #:	2005-024091 BK-PG 2450-0726	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 3 Block: 3 Subdivision: EL CENTRO ADD 02

Prior Transfer

Recording Date:	06/15/2005	Sales Price:	$20,000
Document #:	2005-022664 BK-PG 2004-1428	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/07/2000	Loan Amount:	N/A
Document #:	00002205 BK-PG 2004-1428	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND ADDITION
City/Muni/Twp: EL CENTRO

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND ADDITION TO EL CENTRO
Abbreviated Description: LOT 3 BLK 3 SECOND ADDITION OM 1 25
City/Muni/Twp: EL CENTRO

Area Sales Analysis

Total Area Sales	$5,357,500	Median # of Bedrooms	
Median Lot Size	7,796 SF	Median # of Baths	
Median Living Area	1,465 SF	Median Year Built	1937
Price Range - 2 Yrs	$130,000 to $600,000	Age Range	7 years to 105 years
Median Value	$375,000	Median Age	89 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**262 264 W HEIL** **EL CENTRO, CA 92243-3306**	07/02/2026	$345,000	$327	1055	//		7,526 SF	
		APN: 053-283-014-000 Document #: 2026010081 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 31 Subdivision: VIEBAHN SUBDIVISION MapRef: MAP 123 Abbreviated Description: Lot:5 Block:31 Subdivision:VIEBAHN SUBDIVISION Map Ref:MAP 123City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO								
2	.27Mi.	**443 W HAMILTON AVE** **EL CENTRO, CA 92243-3923**	06/12/2026	$275,000	$306	896	//	1950	7,006 SF	
		APN: 053-394-007-000 Document #: 2026009026 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 6 Subdivision: HAMILTON SUBDIVISION Abbreviated Description: Lot:6 Block:6 Subdivision:HAMILTON SUBDIVISION City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO								
3	.54Mi.	**543 SANDALWOOD DR** **EL CENTRO, CA 92243-3940**	05/29/2026	$430,000	$251	1713	//	1925	9,241 SF	
		APN: 053-463-006-000 Document #: 2026008100 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Subdivision: SANDALWOOD SUBDIVISION MapRef: MAP 124 Abbreviated Description: Lot:16 Subdivision:SANDALWOOD SUBDIVISION Map Ref:MAP 124City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO								
4	.12Mi.	**304 W HAMILTON AVE** **EL CENTRO, CA 92243-3326**	05/27/2026	$350,000	$271	1288	/1/1	2019	7,029 SF	
		APN: 053-401-011-000 Document #: 2026007890 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 7 Subdivision: HAMILTON AND ROGERS SUBDIVISION Abbreviated Description: Lot:1 Block:7 Subdivision:HAMILTON AND ROGERS SUBDIVISION City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO								
5	.47Mi.	**561 WENSLEY AVE** **EL CENTRO, CA 92243-3954**	04/17/2026	$525,000	$367	1430	/3/3	1955	10,400 SF	
		APN: 053-393-003-000 Document #: 2026005789 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7&8 Block: 19 Subdivision: EL CENTRO ADDITION NO 1 MapRef: MB 2 PG 25 Abbreviated Description: Lot:7&8 Block:19 Subdivision:EL CENTRO ADDITION NO 1 Map Ref:MB 2 PG 25City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO								

ICE SiteX Report

OrderID: 98184819

6	.4Mi.	**1004 S 1ST ST** **EL CENTRO, CA 92243-3410**	04/17/2026	$130,000	$197	658	//	1946	6,074 SF

APN: 053-492-015-000 Document #: 2026005791
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Block: 46 Subdivision: SECOND ADDITION MapRef: MAP 33 Abbreviated Description: Block:46 Subdivision:SECOND ADDITION Map Ref:MAP 33City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO

7	.46Mi.	**582 WENSLEY AVE** **EL CENTRO, CA 92243-3955**	04/15/2026	$400,000	$181	2208	//		7,692 SF

APN: 053-392-019-000 Document #: 2026005650
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 20 Subdivision: SUBDIVISION OF BLOCKS 19 AND 20 EL CENTRO ADDITION MapRef: MAP 94 Abbreviated Description: Lot:9 Block:20 Subdivision:SUBDIVISION OF BLOCKS 19 AND 20 EL CENTRO ADDITION Map Ref:MAP 94City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO

8	.46Mi.	**492 SANDALWOOD DR** **EL CENTRO, CA 92243-3939**	02/10/2026	$447,500	$218	2048	//	1926	13,687 SF

APN: 053-465-020-000 Document #: 2026001947
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 13 Subdivision: THE RE-SUBDIVISION Abbreviated Description: Lot:11&12 Block:13 Subdivision:THE RE-SUBDIVISION City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO

9	.17Mi.	**705 S 4TH ST** **EL CENTRO, CA 92243-3344**	02/02/2026	$350,000	$213	1641	/3/3	1947	11,208 SF

APN: 053-401-002-000 Document #: 2026001476
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Block: 6 Subdivision: EL CENTRO MapRef: MAP 33 Abbreviated Description: Block:6 Subdivision:EL CENTRO Map Ref:MAP 33City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO

10	.45Mi.	**590 VINE ST** **EL CENTRO, CA 92243-3949**	01/20/2026	$370,000	$246	1499	//	1930	4,692 SF

APN: 053-391-023-000 Document #: 2026000837
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 22 Subdivision: SWANSONS SUBDIVISION Abbreviated Description: Lot:11 Block:22 Subdivision:SWANSONS SUBDIVISION City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO

11	.42Mi.	**566 W BRIGHTON AVE** **EL CENTRO, CA 92243-3127**	01/06/2026	$425,000	$272	1558	/2/1	1921	9,177 SF

APN: 053-192-018-000 Document #: 2026000181
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Block: 40 Subdivision: TOWNSITE OF EL CENTRO MapRef: MAP 953 Abbreviated Description: Lot:14 Block:40 Subdivision:TOWNSITE OF EL CENTRO Map Ref:MAP 953City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO

12	.25Mi.	**419 W HAMILTON AVE** **EL CENTRO, CA 92243-3923**	12/29/2025	$330,000	$262	1258	/3/1	1930	7,000 SF

APN: 053-394-010-000 Document #: 2025020163
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 6 Subdivision: HAMILTON SUBDIVISION OF BLOCKS 3 4 5 AND 6 OF EL C MapRef: MAP 63 Abbreviated Description: Lot:3 Block:6 Subdivision:HAMILTON SUBDIVISION OF BLOCKS 3 4 5 AND 6 OF EL C Map Ref:MAP 63City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO

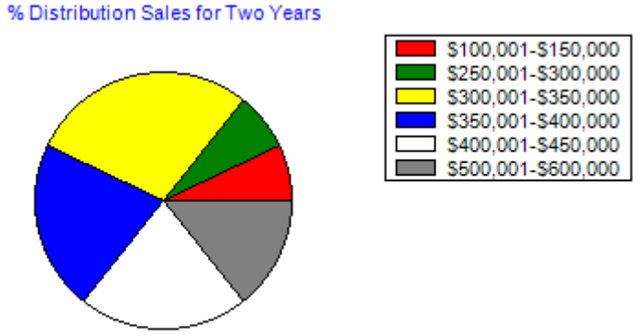
13	.36Mi.	**470 W OLIVE AVE** **EL CENTRO, CA 92243-3049**	12/15/2025	$600,000	$1,250	480	//	1934	8,461 SF

APN: 053-193-017-000 Document #: 2025019587
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Block: 34 Subdivision: TOWNSITE OF EL CENTRO MapRef: MAP 953 Abbreviated Description: Lot:27 Block:34 Subdivision:TOWNSITE OF EL CENTRO Map Ref:MAP 953City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO

14	.52Mi.	**556 SANDALWOOD DR** **EL CENTRO, CA 92243-3941**	12/09/2025	$380,000	$227	1668	//	1940	7,899 SF

APN: 053-462-017-000 Document #: 2025019336
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 16 Subdivision: SANDALWOOD SUBDIVISION ON BLOCK 15 16 AND THE EAST MapRef: MAP 124 Abbreviated Description: Lot:6 Block:16 Subdivision:SANDALWOOD SUBDIVISION ON BLOCK 15 16 AND THE EAST Map Ref:MAP 124City/Muni/Twp:EL CENTRO City/Muni/Twp: EL CENTRO

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: 98184819

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.	**257 W HOLT AVE**			$297,137	1,000		1966	8,388 SF	
.01Mi.	**265 W HOLT AVE**			$217,604	1,311		2016	8,423 SF	
.02Mi.	**271 W HOLT AVE**			$153,890	888		1987	8,423 SF	
.03Mi.	**256 W HEIL AVE**	**01/23/1975**		$34,237	1,200			7,488 SF	
.03Mi.	**262 264 W HEIL**	**07/22/1983**		$56,739	1,055			7,526 SF	
.03Mi.	**246 W HEIL AVE**			$134,973	672	/2/1	1948	7,500 SF	
.03Mi.	**285 W HOLT AVE**			$14,603	792			8,392 SF	
.04Mi.	**238 W HEIL AVE**	**08/05/2011**		$70,325	1,092	/3/2	1972	7,500 SF	
.04Mi.	**282 W HEIL AVE**	**09/25/2002**		$65,682	1,424			7,536 SF	
.04Mi.	**228 W HEIL AVE**	**12/30/1982**		$63,343	760			9,526 SF	
.05Mi.	**297 W HOLT AVE**			$163,841	1,056		1964	8,396 SF	
.05Mi.	**631 S 3RD ST**	**07/16/1990**		$107,282	1,008		1982	6,461 SF	
.05Mi.	**651 S 3RD ST**	**10/03/2003**		$180,546	1,008		1982	7,450 SF	
.07Mi.	**305 W HOLT AVE**			$322,524	1,288		2019	8,395 SF	
.07Mi.	**235 W HEIL AVE**			$310,039	1,156		2018	5,530 SF	
.07Mi.	**229 W HEIL AVE**	**11/17/2003**		$177,310	984		1965	5,535 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	33.5 years old	Households:	17,277
Median Household Income:	$54,909	Households w/Family:	78%
Household Income Per Capita:	$21,501	Households w/Family Married:	50%
Most Common Education Level:	Some High School	Households w/Family Children:	43%

School District

School District Zone:	El Centro Elementary School District	Students:	5,157
Number of Schools:	13	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.07Mi.	**Wilson Jr. High School** Number of Students: 605 Student-Teacher Ratio: 18.61	B+	Public	7 - 8
1.07Mi.	**Wilson Jr. High School** Number of Students: 605 Student-Teacher Ratio: 18.61	B+	Public	7 - 8
0.43Mi.	**Booker T. Washington Elementary School** Number of Students: 351 Student-Teacher Ratio: 18.47	B	Public	KG - 6
0.43Mi.	**Booker T. Washington Elementary School** Number of Students: 351 Student-Teacher Ratio: 18.47	B	Public	KG - 6
0.90Mi.	**Central Union High School** Number of Students: 2,006 Student-Teacher Ratio: 20.9 Advanced Placement: Yes	B-	Public	9 - 12
0.90Mi.	**Central Union High School** Number of Students: 2,006 Student-Teacher Ratio: 20.9 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **257 W HOLT AVE, EL CENTRO, CA 92243-3309** 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	109%	SIMILAR
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	128%	HIGHER
MURDER	118%	HIGHER
OVERALL	107%	SIMILAR

ICE SiteX Report

OrderID: 98184819

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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