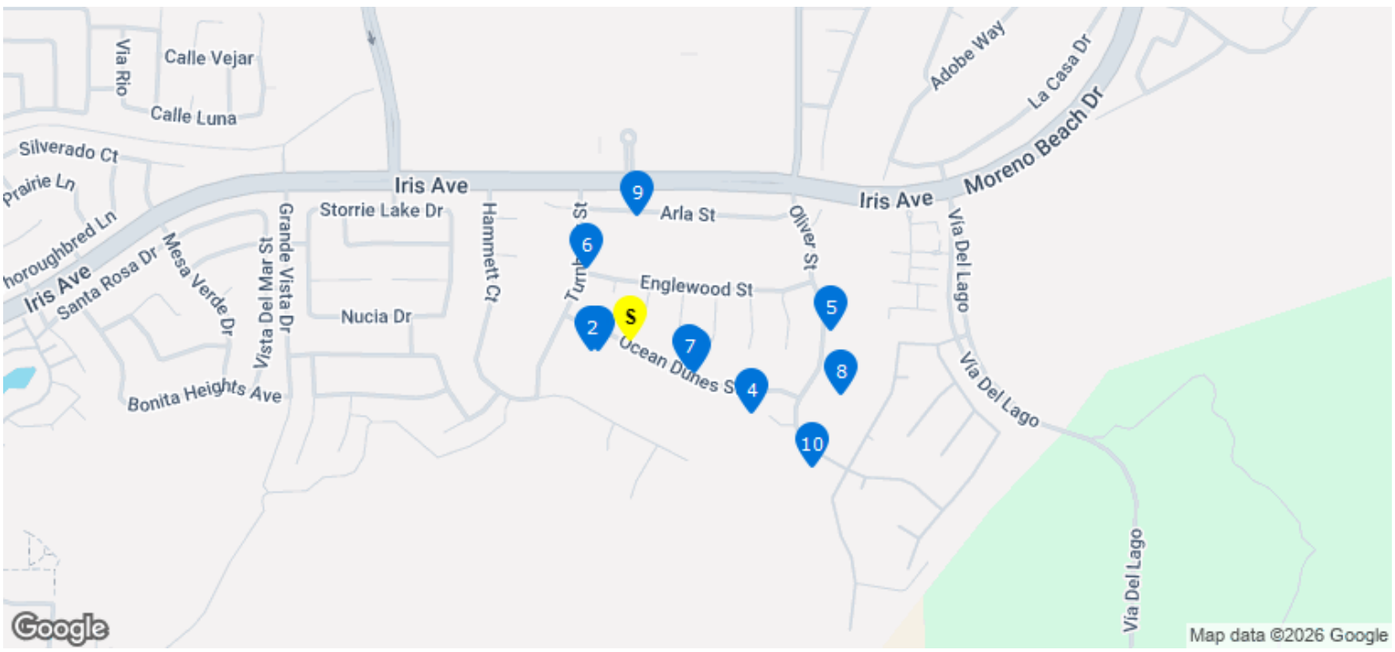
ICE SiteX Report

OrderID: 98745784

SiteX Property Information Report



Subject Property Location

27220 OCEAN DUNES ST, MORENO VALLEY, CA 92555-4915

County:	**RIVERSIDE CA**	Census Tract:	0490.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	304-163-010	Thomas Bros Pg-Grid:	748-C2

Valuation

Value:	**$657,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$584,730 - $729,270	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	21-410
Assd Land Value:	$77,993	Market Land Value:		Tax Year:	2026
Assd Improvement:	$373,535	Market Improvment Value:		Total Taxable Value:	$5,537
Total Assessed Value:	$451,528	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	304163010
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Tract No: 24043-2

Abbreviated Description:	LOT 13 MB 215/100 TR 24043-2
City/Muni/Twp:	MORENO VALLEY

Property Characteristics

Lot Size:	5,662 SF	Bedrooms:	3	Pool:	Pool (yes)
Building Area:	2819 SF	Baths:	2.8	Fireplace:	1
Year Built:	1993	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/15/2026	Sales Price:	$276,500
Document #:	2026-0112789 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	08/31/2004	Loan Amount:	N/A
Document #:	2004-0692406 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	08/26/2004		
TD Due Date:	09/01/2034	Type Finance:	

Legal Description:
Tract No: 24043-2 Map Ref: 0
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	08/09/1993	Sales Price:	$243,000
Document #:	310167 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/16/1993		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98745784

Legal Description:
Tract No: 24043-2 Map Ref: MB215 PG100-106
City/Muni/Twp: MORENO VALLEY

Mortgage Record

Recording Date:	08/09/1993	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
Contract Date:	06/16/1993		
TD Due Date:	09/01/2023	Type Finance:	VAR

Legal Description:
Tract No: 24043-2 Map Ref: MB215 PG100-106
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	1993-0310167 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Tract No: 24043-2
Abbreviated Description: LOT 13 MB 215/100 TR 24043-2
City/Muni/Twp: MORENO VALLEY

Area Sales Analysis

Total Area Sales	$6,450,000	Median # of Bedrooms	4
Median Lot Size	6,098 SF	Median # of Baths	3
Median Living Area	2,632 SF	Median Year Built	1995
Price Range - 2 Yrs	$590,000 to $704,000	Age Range	23 years to 35 years
Median Value	$638,500	Median Age	31.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**27185 OCEAN DUNES ST** **MORENO VALLEY, CA 92555-4914**	08/25/2025	$645,000	$229	2819	/3/2.8	1993	6,098 SF	P
		APN: 304-164-005 Document #: 2025-0261109 Document Type: Grant Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 67 Subdivision: TRACT NO 240432 Abbreviated Description: Lot:67 Subdivision:TRACT NO 240432 Abbreviated Description:TRA 021-410 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
2	.08Mi.	**27214 ENGLEWOOD ST** **MORENO VALLEY, CA 92555-4931**	10/21/2025	$555,000	$328	1691	/4/2.5	1997	5,662 SF	
		APN: 304-171-004 Document #: 2025-0322825 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: TRACT NO 24043 MapRef: MB 216 PG 1 Abbreviated Description: Subdivision:TRACT NO 24043 Map Ref:MB 216 PG 1Abbreviated Description:TRA 021-410 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
3	.1Mi.	**27320 OCEAN DUNES ST** **MORENO VALLEY, CA 92555-4917**	08/03/2026	$688,000	$283	2435	/4/3	1994	5,227 SF	P
		APN: 304-201-010 Document #: 2026-0241561 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 23 Subdivision: TRACT NO 24043 MapRef: MB 215 PG 100-106 Abbreviated Description: Lot:23 Subdivision:TRACT NO 24043 Map Ref:MB 215 PG 100-106Abbreviated Description:TRA 021-410 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
4	.12Mi.	**15625 TURNBERRY ST** **MORENO VALLEY, CA 92555-4901**	09/23/2025	$620,000	$204	3032	/5/2.8	1991	6,098 SF	
		APN: 304-161-015 Document #: 2025-0291929 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 88 Subdivision: TRACT 240432 MapRef: MB 215 PG 100-106 Abbreviated Description: Lot:88 Subdivision:TRACT 240432 Map Ref:MB 215 PG 100-106Abbreviated Description:TRA 021-410 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
5	.16Mi.	**27370 ENGLEWOOD ST** **MORENO VALLEY, CA 92555-4926**	06/30/2025	$595,000	$311	1911	/4/3	1994	5,662 SF	P
		APN: 304-171-017 Document #: 2025-0198710 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Subdivision: TRACT NO 24043 MapRef: MB 216 PG 1-7 Abbreviated Description: Lot:17 Subdivision:TRACT NO 24043 Map Ref:MB 216 PG 1-7Abbreviated Description:TRA 021-410 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
6	.17Mi.	**15664 BIARRITZ CT** **MORENO VALLEY, CA 92555-4927**	06/23/2026	$581,000	$345	1683	/4/2.5	1994	5,662 SF	
		APN: 304-172-011 Document #: 2026-0190656 Document Type: Grant Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 68 Subdivision: TRACT NO 24043 MapRef: MB 216 PG 1-7 Abbreviated Description: Lot:68 Subdivision:TRACT NO 24043 Map Ref:MB 216 PG 1-7Abbreviated Description:TRA 021-410 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
7	.18Mi.	**27200 ARLA ST** **MORENO VALLEY, CA 92555-4942**	09/19/2025	$704,000	$239	2940	/4/2.5	2003	7,840 SF	
		APN: 304-402-005 Document #: 2025-0287391 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21 Subdivision: TRACT NO 30195 MapRef: MB 325 PG 1-7 Abbreviated Description: Subdivision:TRACT NO 30195 Map Ref:MB 325 PG 1-7Abbreviated Description:TRA 021-410 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
8	.21Mi.	**27415 OCEAN DUNES ST** **MORENO VALLEY, CA 92555-4920**	06/25/2026	$632,000	$281	2250	/4/2.5	1999	6,098 SF	
		APN: 304-202-006 Document #: 2026-0195816 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 44 Subdivision: TRACT NO 24043-3 MapRef: MB 215 PG 100-106 Abbreviated Description: Lot:44 Subdivision:TRACT NO 24043-3 Map Ref:MB 215 PG 100-106Abbreviated Description:TRA 021-410 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
9	.23Mi.	**15655 PRESTANCIA CT** **MORENO VALLEY, CA 92555-4921**	03/24/2026	$579,000	$344	1683	/4/2.5	1993	6,534 SF	P
		APN: 304-183-035 Document #: 2026-0087512 Document Type: Grant Deed Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98745784

Legal: Lot: 47 Subdivision: TRACT NO 24043 MapRef: MB 216 PG 1-7 Abbreviated Description: Lot:47 Subdivision:TRACT NO 24043 Map Ref:MB 216 PG 1-7City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

10	.23Mi.	**27454 ENGLEWOOD ST** **MORENO VALLEY, CA 92555-4924**	12/05/2025	$540,000	$360	1501	/3/2	1998	5,662 SF	

APN: 304-181-009 Document #: 2025-0379202
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: TRACT NO 24043 MapRef: MB 216 PG 1 Abbreviated Description: Lot:24 Subdivision:TRACT NO 24043 Map Ref:MB 216 PG 1Abbreviated Description:TRA 021-021 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

11	.24Mi.	**15850 TWIN LAKES DR** **MORENO VALLEY, CA 92555-9107**	09/21/2026	$728,000	$201	3621	/5/3	2007	7,405 SF	

APN: 308-600-002 Document #: 2026-0294377
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: TRACT MAP 29920-3 MapRef: MB 375 PG 77-81 Abbreviated Description: Lot:24 Subdivision:TRACT MAP 29920-3 Map Ref:MB 375 PG 77-81Abbreviated Description:TRA 021-513 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

12	.25Mi.	**15735 PRESTANCIA CT** **MORENO VALLEY, CA 92555-4925**	07/21/2025	$510,000	$340	1501	/3/2	1993	10,018 SF	P

APN: 304-183-026 Document #: 2025-0221860
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: TRACT NO 24043 MapRef: MB 216 PG 1-7 Abbreviated Description: Lot:38 Subdivision:TRACT NO 24043 Map Ref:MB 216 PG 1-7Abbreviated Description:TRA 021-410 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

13	.28Mi.	**26982 ROCKVALE TER** **MORENO VALLEY, CA 92555-9100**	03/27/2026	$715,000	$171	4176	/5/4	2007	6,534 SF	

APN: 308-601-013 Document #: 2026-0093057
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: TRACT NO 29920-3 MapRef: MB 375 PG 77-81 Abbreviated Description: Lot:39 Subdivision:TRACT NO 29920-3 Map Ref:MB 375 PG 77-81Abbreviated Description:TRA 021-400 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

14	.29Mi.	**15695 OLIVER ST** **MORENO VALLEY, CA 92555-4907**	07/14/2026	$625,000	$239	2610	/4/2.5	1995	6,098 SF	

APN: 304-183-012 Document #: 2026-0218726
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: TRACT 24043 MapRef: MB 215 PG 94-99 Abbreviated Description: Lot:53 Subdivision:TRACT 24043 Map Ref:MB 215 PG 94-99Abbreviated Description:TRA 021-410 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

15	.3Mi.	**15545 OLIVER ST** **MORENO VALLEY, CA 92555-4954**	09/25/2026	$700,000	$238	2940	/4/2.5	2004	8,712 SF	

APN: 304-410-018 Document #: 2026-0299271
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: TRACT NO 30195 MapRef: MB 325 PG 1-7 Abbreviated Description: Lot:43 Subdivision:TRACT NO 30195 Map Ref:MB 325 PG 1-7Abbreviated Description:TRA 021-410 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

16	.3Mi.	**26971 SALT MISSIONS CIR** **MORENO VALLEY, CA 92555-4981**	08/19/2026	$715,000	$190	3771	/5/3	2006	6,534 SF	

APN: 308-582-024 Document #: 2026-0261015
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: TRACT MAP 29920-2 MapRef: MB 369 PG 15-19 Abbreviated Description: Lot:61 Subdivision:TRACT MAP 29920-2 Map Ref:MB 369 PG 15-19Abbreviated Description:TRA 021-400 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

17	.32Mi.	**15780 OLIVER ST** **MORENO VALLEY, CA 92555-4908**	08/06/2026	$618,000	$254	2435	/4/3	1998	6,098 SF	

APN: 304-182-019 Document #: 2026-0247241
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: TRACT 24043 MapRef: MB 215 PG 94-99 Abbreviated Description: Lot:19 Subdivision:TRACT 24043 Map Ref:MB 215 PG 94-99Abbreviated Description:TRA 021-410 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

18	.32Mi.	**15863 OLIVER ST** **MORENO VALLEY, CA 92555-4912**	04/10/2026	$678,000	$208	3262	/4/3.5	2000	6,534 SF	

APN: 304-213-003 Document #: 2026-0108820
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: TRACT NO 24043-1 MapRef: MB 215 PG 94-99 Abbreviated Description: Lot:31 Subdivision:TRACT NO 24043-1 Map Ref:MB 215 PG 94-99Abbreviated Description:TRA 021-410 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

19	.38Mi.	**26906 NUCIA DR** **MORENO VALLEY, CA 92555-4983**	10/29/2025	$600,000	$182	3297	/5/2.8	2007	5,227 SF	

APN: 308-582-044 Document #: 2025-0334150
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 81 Subdivision: TRACT NO 29920 2 MapRef: MB 369 PG 15-19 Abbreviated Description: Lot:81 Subdivision:TRACT NO 29920 2 Map Ref:MB 369 PG 15-19Abbreviated Description:TRA 021-400 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

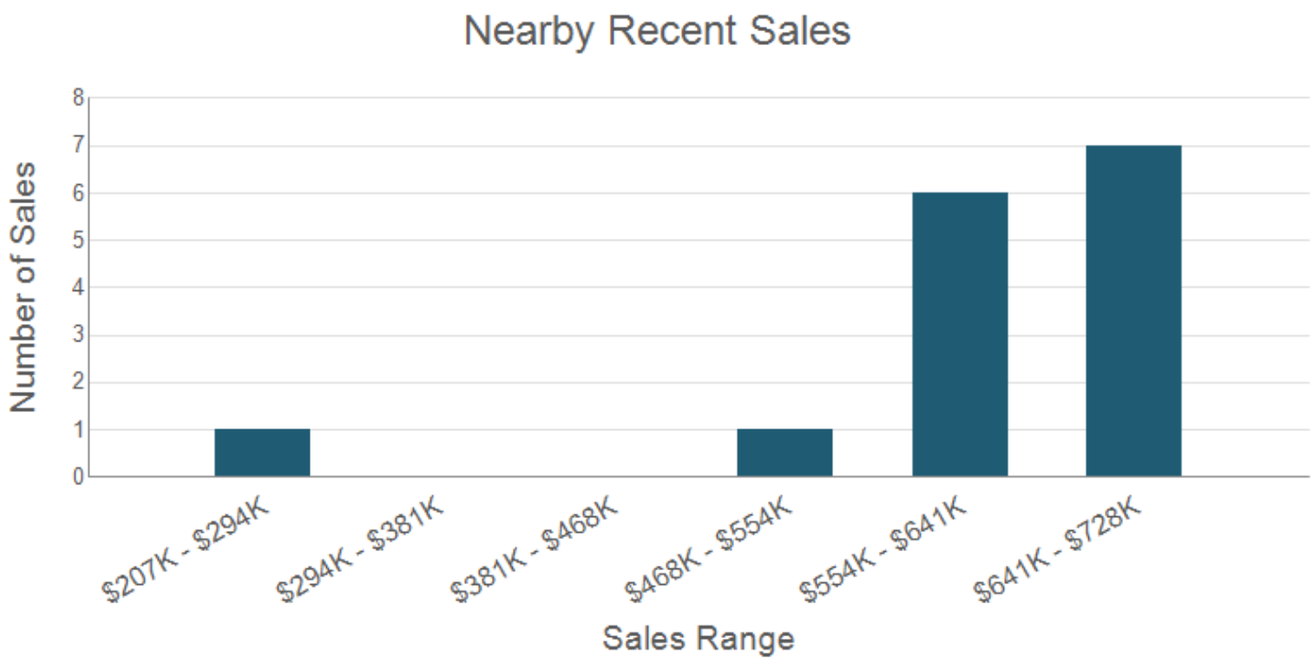
20	.41Mi.	**26871 SNOW CANYON CIR** **MORENO VALLEY, CA 92555-4987**	06/03/2026	$614,000	$260	2358	/5/2.8	2010	6,534 SF	

APN: 308-582-034 Document #: 2026-0169742
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: TRACT MAP 29920-2 MapRef: MB 369 PG 15-19 Abbreviated Description: Lot:71 Subdivision:TRACT MAP 29920-2 Map Ref:MB 369 PG 15-19Abbreviated Description:TRA 021-400 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

ICE SiteX Report

OrderID: 98745784

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.

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.	**27220 OCEAN DUNES ST**			$451,528	2,819	/3/2.8	1993	5,662 SF	P
.01Mi.	**27230 OCEAN DUNES ST**			$331,090	2,653	/3/2.8	1993	5,662 SF	
.01Mi.	**27210 OCEAN DUNES ST**			$370,963	2,653	/3/2.8	1992	5,662 SF	
.02Mi.	**27200 OCEAN DUNES ST**	**12/23/2021**		$649,458	3,250	/5/3.5	1993	5,662 SF	
.02Mi.	**27240 OCEAN DUNES ST**			$294,594	3,250	/5/3.5	1993	5,662 SF	
.03Mi.	**15685 CONNEMARA CT**	**10/22/2021**		$597,500	1,911	/4/2.5	1997	11,325 SF	P
.03Mi.	**15680 PININA CT**			$423,434	1,691	/4/2.5	1997	10,454 SF	
.03Mi.	**15670 PININA CT**			$257,297	1,911	/4/2.5	1997	9,147 SF	
.03Mi.	**27190 OCEAN DUNES ST**	**12/27/2021**		$622,397	3,250	/5/3.5	1993	5,662 SF	
.03Mi.	**27215 OCEAN DUNES ST**			$313,997	2,653	/3/2.8	1993	5,662 SF	
.03Mi.	**27250 OCEAN DUNES ST**			$407,374	2,819	/3/2.8	1993	5,227 SF	
.03Mi.	**27225 OCEAN DUNES ST**			$415,518	3,250	/5/3.5	1993	6,098 SF	
.03Mi.	**15695 CONNEMARA CT**			$343,174	1,691	/4/2.5	1997	10,454 SF	
.03Mi.	**27205 OCEAN DUNES ST**			$454,698	2,819	/3/2.8	1993	5,662 SF	
.04Mi.	**27235 OCEAN DUNES ST**			$455,126	2,653	/3/2.8	1993	5,662 SF	
.04Mi.	**15675 CONNEMARA CT**	**12/02/2021**		$573,687	1,691	/4/2.5	1996	6,098 SF	P

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	34.9 years old	Households:	11,811
Median Household Income:	$97,759	Households w/Family:	86%
Household Income Per Capita:	$34,133	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	46%

School District

School District Zone:	Moreno Valley Unified School District	Students:	30,926
Number of Schools:	38	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.03Mi.	**La Jolla Elementary School** Number of Students: 671 Student-Teacher Ratio: 24.81	D+	Public	KG - 5
0.71Mi.	**Landmark Middle School** Number of Students: 849 Student-Teacher Ratio: 19.73	D	Public	6 - 8

ICE SiteX Report

OrderID: 98745784

1.29Mi.	**Vista Del Lago High School**	C-	Public	9 - 12

Number of Students: 1,924
Student-Teacher Ratio: 20.27
Advanced Placement: Yes

Flood Report

The Subject Property of **27220 OCEAN DUNES ST, MORENO VALLEY, CA 92555-4915** 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	63%	NOTABLY LOWER
BURGLARY	45%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	19%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	115%	HIGHER
MURDER	48%	SIGNIFICANTLY LOWER
OVERALL	33%	SIGNIFICANTLY LOWER

Disaster Alerts

5/19/2026 - Bain Fire

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