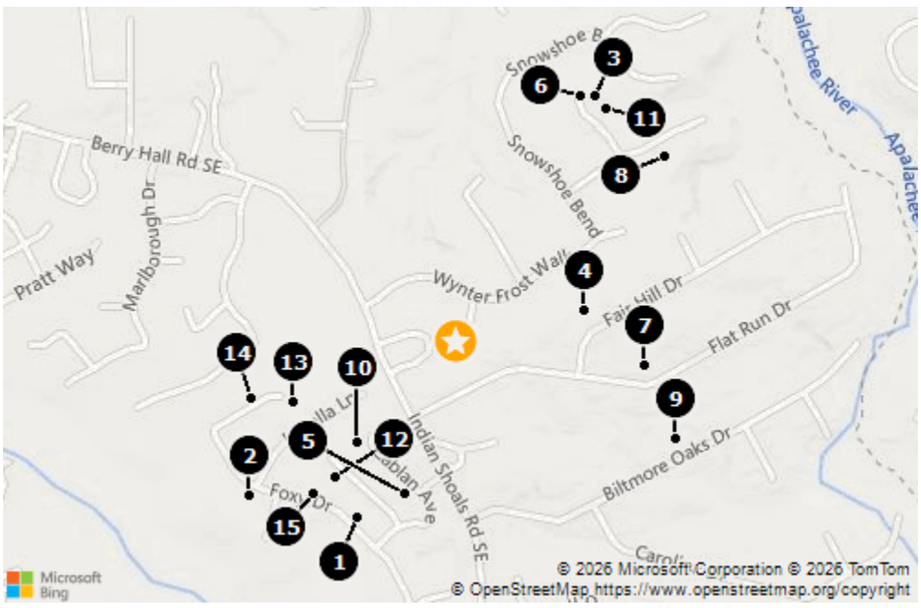
# ICE SiteX Report

**OrderID: 98677787**

## SiteX Property Information Report




## Subject Property Location

### 2733 SNOWCREST LN, BETHLEHEM, GA 30620-4697

| | | | |
|---|---|---|---|
| County: | **GWINNETT GA** | Census Tract: | 131350506.262000 |
| Property Use: | Single Family Residential | Zoning: | R100-SINGLE FAM RES |
| Parcel Number: | R5354 099 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$357,000** | FSD: | 6 | Common Confidence Score: | 85 |
| Value Range: | $335,580 - $378,420 | ICE Confidence Score: | 94 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | $30,000 | Market Land Value: | $75,000 | Tax Year: | 2025 |
| Assd Improvement: | $114,280 | Market Improvment Value: | $285,700 | Total Taxable Value: | $5,463 |
| Total Assessed Value: | $144,280 | Total Assessor Market Value: | $360,700 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 8 Block: A District: 1 Subdivision: WYNTERBERRY Phase No: 1

| | |
|---|---|
| Abbreviated Description: | L8 BA WYNTERBERRY PH 1 |
| City/Muni/Twp: | COUNTY |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 23,522 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 2015 SF | Baths: | 2 | Fireplace: | Yes |
| Year Built: | 2006 | Partial Baths: | | Type Const: | Wood |
| Number of Buildings: | | Number of Rooms: | 7 | Ext Walls: | Shingle |
| Number of Units: | | Garage Type: | Garage | Heating: | Forced Air |
| Number of Stories: | 1+A | Number of Cars: | 2 | A/C: | Yes |
| Style: | Ranch | Basement: | | Roof Cover: | Comp Shingle |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/12/2023 | Sales Price: | $250,000 |
| Document #: | BK-PG 57628-168 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/22/2020 | Sales Price: | $128,200 |
| Document #: | BK-PG 54731-547 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/07/2020 | Loan Amount: | N/A |
| Document #: | BK-PG 0000057628-0000000168 | Loan Type: | VA |
| TD Due Date: | 01/01/2050 | Type Finance: | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/02/2020 | Sales Price: | $250,000 |
| Document #: | 2020-016209 BK-PG 57628-165 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 07/02/2020 | | |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 98677787**

**Legal Description:**
Lot: 8 Block: A Subdivision: WYNTERBERRY
Abbreviated Description: L8 BA WYNTERBERRY PH 1; RESIDENTIAL SFR

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/02/2020 | Sales Price: | $250,000 |
| Document #: | BK-PG 57628 -165 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 8 Block: A District: 1 Subdivision: WYNTERBERRY Phase No: 1
Abbreviated Description: L8 BA WYNTERBERRY PH 1
City/Muni/Twp: COUNTY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/21/2016 | Sales Price: | $137,365 |
| Document #: | BK-PG 49811-652 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/15/2016 | Loan Amount: | N/A |
| Document #: | BK-PG 54731-547 | Loan Type: | New Conventional |
| TD Due Date: | 12/01/2046 | Type Finance: | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/08/2016 | Sales Price: | N/A |
| Document #: | 2016-031145 BK-PG 54731-546 | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 11/08/2016 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 8 Block: A Subdivision: WYNTERBERRY
Abbreviated Description: L8 BA WYNTERBERRY PH 1

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/20/2009 | Sales Price: | $139,900 |
| Document #: | BK-PG 49811-649 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 11/06/2009 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 8 Block: A District: 5 Subdivision: WYNTERBERRY PH 01 Land Lot: 354

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/30/2009 | Sales Price: | $171,216 |
| Document #: | BK-PG 49627-455 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 06/02/2009 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 8 Block: A District: 5 Subdivision: WYNTERBERRY PH 01 Land Lot: 354

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/04/2006 | Sales Price: | $188,400 |
| Document #: | BK-PG 45904-172 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 12/30/2005 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 8 Block: A District: 5 Subdivision: WYNTERBERRY PH 01 Phase No: 1 Land Lot: 354

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/04/2006 | Loan Amount: | N/A |
| Document #: | BK-PG 45904-172 | Loan Type: | New Conventional |
| TD Due Date: | 12/30/2035 | Type Finance: | |

**Legal Description:**
Lot: 8 Block: A District: 5 Subdivision: WYNTERBERRY PH 01 Phase No: 1 Land Lot: 354

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/12/2004 | Loan Amount: | N/A |
| Document #: | BK-PG 38239-4 | Loan Type: | |
| TD Due Date: | 04/30/2005 | Type Finance: | |

**Legal Description:**
Lot: 8 Block: A District: 5 Subdivision: WYNTERBERRY PH 01 Phase No: 1 Land Lot: 354

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $5,934,900 | Median # of Bedrooms | 3 |
| Median Lot Size | 8,276 SF | Median # of Baths | 2 |
| Median Living Area | 2,488 SF | Median Year Built | 2007 |
| Price Range - 2 Yrs | $298,000 to $457,500 | Age Range | 8 years to 30 years |
| Median Value | $402,900 | Median Age | 19 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .27Mi. | **2466 FOXY DR BETHLEHEM, GA 30620-7660** | 09/25/2026 | $358,000 | $149 | 2391 | 9/4/2 | 2016 | 6,098 SF | |

APN: R5345 185 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential

# ICE SiteX Report

**OrderID: 98677787**

Legal: Lot: 127 Block: A Subdivision: INDIAN SHOALS LANDING Abbreviated Description: Abbreviated Description:L127 BA INDIAN SHOALS LANDING; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 2 | .35Mi. | **2331 FOXY DR**<br>**BETHLEHEM, GA 30620-7666** | 09/15/2026 | $360,000 | $154 | 2330 | 7/4/2 | 2018 | 6,534 SF |

APN: R5345 121 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Block: A Subdivision: INDIAN SHOALS LANDING Abbreviated Description: Abbreviated Description:L49 BA INDIAN SHOALS LANDING; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 3 | .38Mi. | **2620 SNOWCREST PL**<br>**BETHLEHEM, GA 30620-7623** | 08/04/2026 | $432,000 | $177 | 2430 | 7/3/2 | 2003 | 24,394 SF |

APN: R5355 080 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45 Block: A Subdivision: WYNTERBERRY Abbreviated Description: Abbreviated Description:L45 BA WYNTERBERRY PH 2; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4 | .18Mi. | **3638 FAIR HILL DR**<br>**BETHLEHEM, GA 30620-4682** | 07/10/2026 | $419,500 | $162 | 2581 | 10/3/2 | 2001 | 32,670 SF |

APN: R5354 082 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Block: A Subdivision: STONE HALL PLANTATION Abbreviated Description: Abbreviated Description:L49 BA STONE HALL PLANTATION 1; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | .21Mi. | **2523 ZABLAN AVE**<br>**BETHLEHEM, GA 30620-7653** | 07/07/2026 | $405,000 | $141 | 2871 | 7/3/3 | 2015 | 6,098 SF |

APN: R5345 216 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 158 Block: A Subdivision: INDIAN SHOALS LANDING Abbreviated Description: Abbreviated Description:L158 BA INDIAN SHOALS LANDING; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | .38Mi. | **2610 SNOWCREST PL**<br>**BETHLEHEM, GA 30620-7623** | 07/06/2026 | $355,000 | $190 | 1868 | 7/4/3 | 2004 | 24,829 SF |

APN: R5355 081 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46 Block: A Subdivision: WYNTERBERRY Abbreviated Description: Abbreviated Description:L46 BA WYNTERBERRY PH 2; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | .25Mi. | **3442 FLAT RUN DR**<br>**BETHLEHEM, GA 30620-4679** | 06/30/2026 | $457,500 | $173 | 2644 | 8/4/2 | 2001 | 31,799 SF |

APN: R5354 058 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: B Subdivision: STONE HALL PLANTATION Abbreviated Description: Abbreviated Description:L3 BB STONE HALL PLANTATION #1; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | .37Mi. | **3813 FROSTBERRY FALL PL**<br>**BETHLEHEM, GA 30620-7619** | 06/26/2026 | $415,000 | $169 | 2449 | 7/3/2 | 2003 | 25,265 SF |

APN: R5355 066 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 32 Block: A Subdivision: WYNTERBERRY Abbreviated Description: Abbreviated Description:L32 BA WYNTERBERRY PH 2; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .32Mi. | **3750 BILTMORE OAKS DR**<br>**BETHLEHEM, GA 30620-4631** | 06/23/2026 | $298,000 | $173 | 1720 | 6/3/2 | 1996 | 23,087 SF |

APN: R5354A014 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: A Subdivision: BILTMORE WOODS Abbreviated Description: Abbreviated Description:L14 BA BILTMORE WOODS #1; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .19Mi. | **2443 ZABLAN AVE**<br>**BETHLEHEM, GA 30620-7650** | 06/03/2026 | $425,000 | $145 | 2922 | 8/3/4 | 2015 | 8,276 SF |

APN: R5345 224 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 166 Block: A Subdivision: INDIAN SHOALS LANDING Abbreviated Description: Abbreviated Description:L166 BA INDIAN SHOALS LANDING; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .37Mi. | **2630 SNOWCREST PL**<br>**BETHLEHEM, GA 30620-7623** | 05/04/2026 | $432,000 | $173 | 2488 | 5/3/2 | 2004 | 23,958 SF |

APN: R5355 079 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Block: A Subdivision: WYNTERBERRY Abbreviated Description: Abbreviated Description:L44 BA WYNTERBERRY PH 2; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .24Mi. | **2469 MARTINI WAY**<br>**BETHLEHEM, GA 30620-7657** | 08/01/2025 | $385,000 | $182 | 2112 | 5/3/3 | 2007 | 6,970 SF |

APN: R5345 197 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 139 Block: A Subdivision: INDIAN SHOALS LANDING Abbreviated Description: Abbreviated Description:L139 BA INDIAN SHOALS LANDING; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .23Mi. | **2136 FOXY DR**<br>**BETHLEHEM, GA 30620-7664** | 07/31/2025 | $395,000 | $136 | 2887 | 8/5/3 | 2017 | 8,276 SF |

APN: R5345 129 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 71 Block: A Subdivision: INDIAN SHOALS LANDING Abbreviated Description: Abbreviated Description:L71 BA INDIAN SHOALS LANDING; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .29Mi. | **2171 FOXY DR**<br>**BETHLEHEM, GA 30620-7664** | 06/12/2025 | $402,900 | $157 | 2552 | 7/4/2 | 2017 | 6,098 SF |

APN: R5344 076 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 65 Block: A Subdivision: INDIAN SHOALS LANDING Abbreviated Description: Abbreviated Description:L65 BA INDIAN SHOALS LANDING; RESIDENTIAL SFR

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .28Mi. | **2406 FOXY DR**<br>**BETHLEHEM, GA 30620-7660** | 05/08/2025 | $395,000 | $137 | 2880 | 9/5/3 | 2016 | 6,098 SF |

APN: R5345 179 Document #:
Document Type: Price Code: V

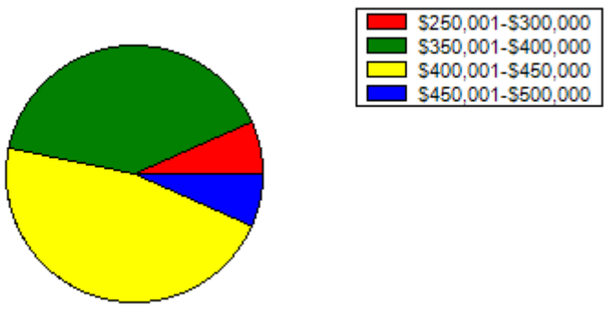
# ICE SiteX Report

**OrderID: 98677787**

Land Use: Single Family Residential
Legal: Lot: 121 Block: A Subdivision: INDIAN SHOALS LANDING Abbreviated Description: Abbreviated Description:L121 BA INDIAN SHOALS LANDING; RESIDENTIAL SFR

## 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. | **2733 SNOWCREST LN** | **07/02/2020** | $360,700 | $144,280 | 2,015 | 7/3/2 | 2006 | 23,522 SF | |
| .02Mi. | **2736 SNOWCREST LN** | **06/05/2023** | $345,000 | $138,000 | 1,832 | 7/3/2 | 2004 | 23,958 SF | |
| .03Mi. | **2723 SNOWCREST LN** | **03/08/2024** | $352,100 | $140,840 | 1,977 | 6/3/2 | 2002 | 25,265 SF | |
| .04Mi. | **3791 INDIAN SHOALS RD SE** | | $330,800 | $132,320 | 2,240 | 5/3/1 | 1980 | 1 SF | |
| .04Mi. | **3332 FLAT RUN DR** | **01/08/2020** | $458,600 | $183,440 | 2,192 | 6/3/2 | 2002 | 23,522 SF | Yes |
| .05Mi. | **3342 FLAT RUN DR** | **05/20/2014** | $454,300 | $181,720 | 2,209 | 6/3/3 | 2000 | 22,651 SF | |
| .05Mi. | **2726 SNOWCREST LN** | **04/13/2023** | $387,100 | $154,840 | 2,312 | 7/3/2 | 2003 | 24,829 SF | |
| .05Mi. | **2713 SNOWCREST LN** | **11/29/2001** | $329,600 | $131,840 | 1,815 | 6/3/2 | 2001 | 23,087 SF | |
| .05Mi. | **3322 FLAT RUN DR** | **09/29/2022** | $503,500 | $201,400 | 2,784 | 12/3/3 | 2001 | 23,087 SF | |
| .05Mi. | **3781 INDIAN SHOALS RD SE** | **10/25/2024** | $184,600 | $73,840 | 1,764 | 6/3/2 | 1977 | 1 SF | |
| .06Mi. | **2716 SNOWCREST LN** | **04/17/2015** | $353,300 | $141,320 | 1,977 | 7/4/2 | 2002 | 25,700 SF | |
| .06Mi. | **3352 FLAT RUN DR** | **12/01/2023** | $462,000 | $184,800 | 2,320 | 6/3/4 | 2001 | 22,651 SF | |
| .06Mi. | **3645 WYNTER FROST WALK** | **10/14/2022** | $392,200 | $156,880 | 2,395 | 11/3/2 | 2001 | 23,087 SF | |
| .07Mi. | **3312 FLAT RUN DR** | **08/30/2001** | $458,000 | $183,200 | 2,376 | 7/3/2 | 2001 | 23,087 SF | |
| .07Mi. | **3793 INDIAN SHOALS RD SE** | **09/16/2004** | $580,400 | $232,160 | 7,990 | 9/4/2 | 1974 | 1 SF | |
| .08Mi. | **3635 WYNTER FROST WALK** | **04/25/2016** | $354,900 | $141,960 | 2,175 | 10/3/2 | 2001 | 24,394 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 19% | Households Occupied by Owners: | 78% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 35.8 years old | Households: | 5,872 |
| Median Household Income: | $78,743 | Households w/Family: | 77% |
| Household Income Per Capita: | $29,782 | Households w/Family Married: | 56% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 44% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Gwinnett County School District | Students: | 182,518 |
| Number of Schools: | 141 | Rating: | A- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 4.76Mi. | **Archer High School**<br>Number of Students: 3,058<br>Student-Teacher Ratio: 19.68<br>Advanced Placement: Yes | B+ | Public | 9 - 12 |
| 6.43Mi. | **McConnell Middle School**<br>Number of Students: 2,009<br>Student-Teacher Ratio: 15.92 | A- | Public | 6 - 8 |
| 2.43Mi. | **Harbins Elementary School**<br>Number of Students: 1,320<br>Student-Teacher Ratio: 13.75 | B+ | Public | KG - 5 |

# ICE SiteX Report

**OrderID: 98677787**

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 108% | SIMILAR |
| **BURGLARY** | 80% | LOWER |
| **MOTOR VEHICLE THEFT** | 111% | HIGHER |
| **FORCIBLE ROBBERY** | 126% | HIGHER |
| **AGGRAVATED ASSAULT** | 77% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 133% | NOTABLY HIGHER |
| **MURDER** | 125% | HIGHER |
| **OVERALL** | 110% | HIGHER |

## Disaster Alerts

1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

**Disclaimer:** THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
**Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.**