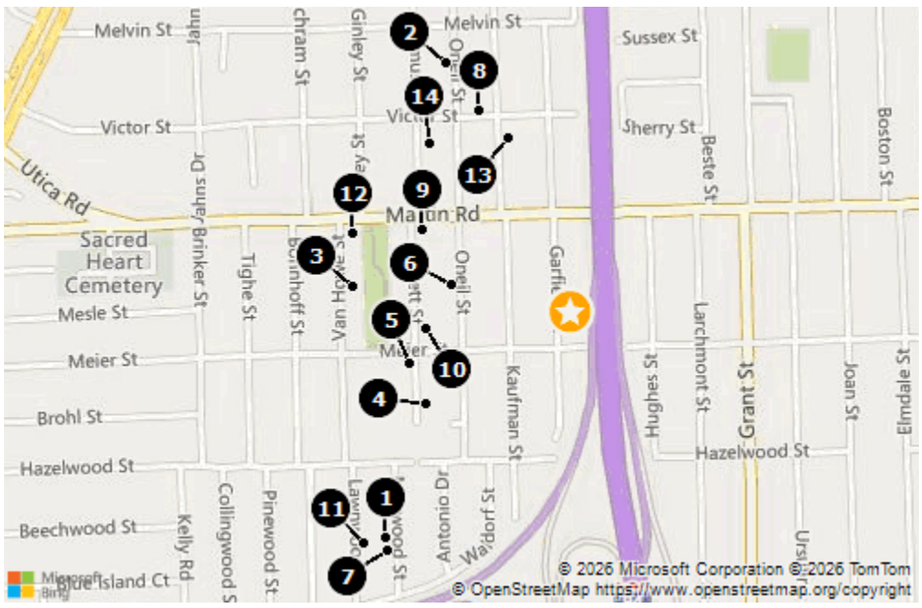
ICE SiteX Report

OrderID: 97524130

SiteX Property Information Report



Subject Property Location

27750 GARFIELD ST, ROSEVILLE, MI 48066-3091

County:	**MACOMB MI**	Census Tract:	260992558.002000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	08-14-16-329-017	Thomas Bros Pg-Grid:	

Valuation

Value:	**$150,000**	FSD:	16	Common Confidence Score:	44
Value Range:	$126,000 - $174,000	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,728
Total Assessed Value:	$63,800	Total Assessor Market Value:	$127,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 242 District: 08 Subdivision: MARTIN ROAD SUBDIVISION
Abbreviated Description: STOEPEL'S MARTIN ROAD LOT 242
City/Muni/Twp: ROSEVILLE CITY

Property Characteristics

Lot Size:	5,009 SF	Bedrooms:	4	Pool:	Yes
Building Area:	1068 SF	Baths:	1	Fireplace:	Yes
Year Built:	1946	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	3	Number of Cars:	1	A/C:	Yes
Style:	Bungalow	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/01/2025	Sales Price:	$100,732
Document #:	202500087982 BK-PG 27630-915	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/21/2024	Loan Amount:	N/A
Document #:	202400020724 BK-PG 29516-126	Loan Type:	FHA
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: 242 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION
City/Muni/Twp: CITY OF ROSEVILLE

Mortgage Record

Recording Date:	11/21/2023	Loan Amount:	N/A
Document #:	202300097570 BK-PG 29384-376	Loan Type:	FHA
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: 242 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION
City/Muni/Twp: ROSEVILLE

ICE SiteX Report

OrderID: 97524130

Prior Transfer

Recording Date:	04/29/2021	Sales Price:	$110,000
Document #:	202102169157 BK-PG 27648-106	Type of Sale:	Full Amount on Deed
Contract Date:	04/14/2021		
Document Type:			

Legal Description:
Lot: 242 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION Map Ref: LB 6 PG 28
City/Muni/Twp: ROSEVILLE

Prior Transfer

Recording Date:	04/14/2021	Sales Price:	$110,000
Document #:	BK-PG 27648 -106	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 242 District: 08 Subdivision: MARTIN ROAD SUBDIVISION
Abbreviated Description: STOEPEL'S MARTIN ROAD LOT 242
City/Muni/Twp: ROSEVILLE CITY

Prior Transfer

Recording Date:	03/20/2020	Sales Price:	N/A
Document #:	2033140 BK-PG 26586-756	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/22/2020		
Document Type:			

Legal Description:
Lot: 242 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION Map Ref: LB 6 PG 28
City/Muni/Twp: ROSEVILLE

Prior Transfer

Recording Date:	01/08/2020	Sales Price:	$80,000
Document #:	2003657 BK-PG 26444-678	Type of Sale:	Full Amount on Deed
Contract Date:	12/20/2019		
Document Type:			

Legal Description:
Lot: 242 Subdivision: STOEPEL S MARTIN ROAD SUBDIVISION Map Ref: LB 6 PG 28
City/Muni/Twp: ROSEVILLE

Prior Transfer

Recording Date:	02/15/2019	Sales Price:	$50,301
Document #:	9015680 BK-PG 25812-001	Type of Sale:	Full Amount on Deed
Contract Date:	02/01/2019		
Document Type:			

Legal Description:
Lot: 242 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION Map Ref: LB 6 PG 28
City/Muni/Twp: ROSEVILLE

Prior Transfer

Recording Date:	12/17/2015	Sales Price:	N/A
Document #:	5151521 BK-PG 21186-084	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/08/2015	Loan Amount:	N/A
Document #:	5060588 BK-PG 23399-967	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Lot: 242 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION
City/Muni/Twp: ROSEVILLE

Mortgage Record

Recording Date:	03/20/2012	Loan Amount:	N/A
Document #:	2037845 BK-PG 21186-84	Loan Type:	New Conventional
TD Due Date:	03/01/2028	Type Finance:	

Legal Description:
Lot: 22 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION
City/Muni/Twp: ROSEVILLE

Prior Transfer

Recording Date:	12/26/1995	Sales Price:	$69,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/01/1995		
Document Type:			

Legal Description:
Abbreviated Description: STOEPEL'S MARTIN ROAD SUBDIVIROSEVILL SD

Area Sales Analysis

Total Area Sales	$2,144,600	Median # of Bedrooms	3
Median Lot Size	5,075 SF	Median # of Baths	1
Median Living Area	996 SF	Median Year Built	1952
Price Range - 2 Yrs	$55,000 to $230,000	Age Range	60 years to 101 years
Median Value	$154,900	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**27141 MAYWOOD ST ROSEVILLE, MI 48066-3016**	04/27/2026	$160,000	$166	960	6/3/1	1966	4,312 SF	Yes

APN: 08-14-16-355-029 Document #: 202600039463

ICE SiteX Report

OrderID: 97524130

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 473 Subdivision: PIPERS ROSEVILLE CITY NO 1 MapRef: LB 6 PG 50 Abbreviated Description: Subdivision:PIPERS ROSEVILLE CITY NO 1 Map Ref:LB 6 PG 50Abbreviated Description:NORTH2 LOT473 City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

2	.33Mi.	**28199 ONEIL ST** **ROSEVILLE, MI 48066-2631**	04/09/2026	$214,900	$179	1200	/2/1	1940	5,140 SF	Yes

APN: 08-14-16-177-014 Document #: 202600034679
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: SCHOLLENBERGER SUBDIVISION MapRef: LB 20 PG 7 Abbreviated Description: Lot:46 Subdivision:SCHOLLENBERGER SUBDIVISION Map Ref:LB 20 PG 7City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

3	.26Mi.	**27830 VAN HOWE ST** **ROSEVILLE, MI 48066-7924**	04/08/2026	$159,900	$166	960	/3/1	1965	4,574 SF	Yes

APN: 08-14-16-306-009 Document #: 202600033813
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 586 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION NO 1 MapRef: LB 6 PG 70 Abbreviated Description: Lot:586 Subdivision:STOEPELS MARTIN ROAD SUBDIVISION NO 1 Map Ref:LB 6 PG 70City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

4	.2Mi.	**27518 LASSLETT ST** **ROSEVILLE, MI 48066-3033**	04/08/2026	$163,000	$157	1032	/3/1	1954	5,009 SF	Yes

APN: 08-14-16-330-011 Document #: 202600034242
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION MapRef: LB 6 PG 28 Abbreviated Description: Lot:37 Subdivision:STOEPELS MARTIN ROAD SUBDIVISION Map Ref:LB 6 PG 28City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

5	.2Mi.	**19178 MEIER ST** **ROSEVILLE, MI 48066-3063**	03/17/2026	$185,000	$195	945	5/3/1	1955	5,140 SF	Yes

APN: 08-14-16-312-007 Document #: 202600022186
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION MapRef: LB 6 PG 28 Abbreviated Description: Lot:21 Subdivision:STOEPELS MARTIN ROAD SUBDIVISION Map Ref:LB 6 PG 28City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

6	.15Mi.	**27835 ONEIL ST** **ROSEVILLE, MI 48066-3022**	02/20/2026	$55,000	$58	936	/3/1	1965	5,009 SF	Yes

APN: 08-14-16-326-027 Document #: 202600014776
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 74 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION MapRef: LB 6 PG 28 Abbreviated Description: Lot:74 Subdivision:STOEPELS MARTIN ROAD SUBDIVISION Map Ref:LB 6 PG 28City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

7	.36Mi.	**27121 MAYWOOD ST** **ROSEVILLE, MI 48066-3016**	02/09/2026	$119,900	$146	816	5/2/1	1935	8,712 SF	Yes

APN: 08-14-16-355-047 Document #: 202600011702
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 473&474 Subdivision: PIPERS ROSEVILLE CITY NO 1 MapRef: LB 6 PG 52 Abbreviated Description: Lot:473&474 Subdivision:PIPERS ROSEVILLE CITY NO 1 Map Ref:LB 6 PG 52City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

8	.26Mi.	**28205 KAUFMAN ST** **ROSEVILLE, MI 48066-2671**	01/26/2026	$113,000	$96	1176	/3/1	1949	5,271 SF	Yes

APN: 08-14-16-178-020 Document #: 202600007310
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 78 Subdivision: SCHOLLENBERGER SUBDIVISION MapRef: LB 20 PG 7 Abbreviated Description: Lot:78 Subdivision:SCHOLLENBERGER SUBDIVISION Map Ref:LB 20 PG 7City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

9	.2Mi.	**19304 MARTIN RD** **ROSEVILLE, MI 48066-3068**	01/07/2026	$149,900	$129	1162	5/3/1	1954	5,619 SF	Yes

APN: 08-14-16-326-001 Document #: 202600002045
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION MapRef: LB 6 PG 28 Abbreviated Description: Lot:62 Subdivision:STOEPELS MARTIN ROAD SUBDIVISION Map Ref:LB 6 PG 28City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

10	.17Mi.	**27734 LASSLETT ST** **ROSEVILLE, MI 48066-7915**	01/07/2026	$116,000	$173	669	/2/1	1925	5,009 SF	Yes

APN: 08-14-16-326-020 Document #: 202600002104
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION MapRef: LB 6 PG 28 Abbreviated Description: Lot:48 Subdivision:STOEPELS MARTIN ROAD SUBDIVISION Map Ref:LB 6 PG 28City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

11	.37Mi.	**27226 LAWNWOOD ST** **ROSEVILLE, MI 48066-7920**	01/07/2026	$148,000	$139	1062	/2/1	1951	4,400 SF	Yes

APN: 08-14-16-355-012 Document #: 202600001989
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 491 Subdivision: PIPERS ROSEVILLE CITY NO 1 MapRef: LB 6 PG 52 Abbreviated Description: Subdivision:PIPERS ROSEVILLE CITY NO 1 Map Ref:LB 6 PG 52Abbreviated Description:SOUTH2 LOT491 City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

12	.28Mi.	**27900 VAN HOWE ST** **ROSEVILLE, MI 48066-7925**	11/25/2025	$130,000	$150	864	5/3/2	1966	4,487 SF	Yes

APN: 08-14-16-306-002 Document #: 202500106156
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 577-579 Subdivision: STOEPELS MARTIN ROAD SUBDIVISION NO 1 MapRef: LB 6 PG 70 Abbreviated Description: Lot:577-579 Subdivision:STOEPELS MARTIN ROAD SUBDIVISION NO 1 Map Ref:LB 6 PG 70City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

13	.22Mi.	**28080 KAUFMAN ST** **ROSEVILLE, MI 48066-2647**	11/07/2025	$230,000	$137	1675	5/3/2	1932	10,977 SF	Yes

APN: 08-14-16-184-002 Document #: 202500100559
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10&11 Subdivision: KAUFMAN SUBDIVISION MapRef: LB 9 PG 81 Abbreviated Description: Lot:10&11 Subdivision:KAUFMAN SUBDIVISION Map Ref:LB 9 PG 81City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

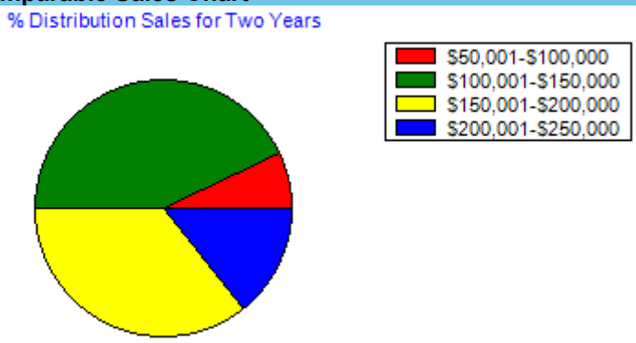
14	.26Mi.	**28120 ASMUS ST** **ROSEVILLE, MI 48066-2633**	10/28/2025	$200,000	$177	1128	/2/1	1949	5,140 SF	Yes

APN: 08-14-16-182-003 Document #: 202500096723
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: ASSESSORS PLAT OF SCHOLLENBERGER SUB Legal Unit: 306 MapRef: LB 20 PG 7 Abbreviated Description: Lot:27 Subdivision:ASSESSORS PLAT OF SCHOLLENBERGER SUB Legal Unit:306 Map Ref:LB 20 PG 7City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

ICE SiteX Report

OrderID: 97524130

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.	**27750 GARFIELD ST**	**04/14/2021**	$127,600	$63,800	1,068	/4/1	1946	5,009 SF	Yes
.01Mi.	**27742 GARFIELD ST**	**12/23/2014**	$93,600	$46,800	688	/2/1	1950	5,009 SF	Yes
.01Mi.	**27778 GARFIELD ST**	**12/23/1995**	$123,600	$61,800	1,068	/2/1	1946	5,009 SF	Yes
.02Mi.	**27734 GARFIELD ST**	**11/29/2022**	$134,600	$67,300	1,464	/3/2	1950	5,009 SF	Yes
.02Mi.	**27806 GARFIELD ST**		$116,800	$58,400	936	/3/1	1955	5,009 SF	Yes
.02Mi.	**27822 GARFIELD ST**	**12/16/2013**	$130,000	$65,000	886	/3/1	1935	5,009 SF	Yes
.03Mi.	**19615 MEIER ST**	**11/11/2022**	$103,600	$51,800	688	/2/1	1949	4,182 SF	Yes
.03Mi.	**19605 MEIER ST**	**06/22/2006**	$106,400	$53,200	688	/2/1	1950	4,704 SF	Yes
.03Mi.	**19625 MEIER ST**	**07/24/2014**	$96,000	$48,000	688	4/2/1	1949	4,182 SF	Yes
.03Mi.	**27824 GARFIELD ST**	**03/11/2016**	$107,800	$53,900	688	4/2/1	1950	5,009 SF	Yes
.03Mi.	**27749 GARFIELD ST**	**09/19/2023**	$113,200	$56,600	936	/3/1	1926	5,009 SF	Yes
.03Mi.	**27741 GARFIELD ST**	**07/06/2020**	$175,800	$87,900	1,080	5/3/1	1973	5,009 SF	Yes
.04Mi.	**27807 GARFIELD ST**	**10/20/2015**	$135,000	$67,500	1,086	/3/1	1926	5,009 SF	Yes
.04Mi.	**27733 GARFIELD ST**	**09/25/2002**	$122,600	$61,300	936	6/3/1	1926	5,009 SF	Yes
.04Mi.	**27832 GARFIELD ST**	**06/27/2022**	$106,600	$53,300	688	/2/1	1950	5,009 SF	Yes
.04Mi.	**19455 MEIER ST**	**08/15/2017**	$149,200	$74,600	1,208	/3/1	1952	6,839 SF	Yes

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	40.2 years old	Households:	19,816
Median Household Income:	$60,350	Households w/Family:	56%
Household Income Per Capita:	$31,136	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Roseville Community Schools	Students:	4,133
Number of Schools:	10	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.78Mi.	**Roseville Middle School** Number of Students: 620 Student-Teacher Ratio: 19.02	D	Public	6 - 8
0.96Mi.	**John R. Kment Elementary School** Number of Students: 255 Student-Teacher Ratio: 12.32	C	Public	KG - 5
2.11Mi.	**Dort Elementary School** Number of Students: 215 Student-Teacher Ratio: 18.07	C-	Public	PK - 5
1.42Mi.	**Eastland Middle School** Number of Students: 310 Student-Teacher Ratio: 18.45	D	Public	6 - 8
1.72Mi.	**Joseph G. Steenland Elementary School** Number of Students: 362 Student-Teacher Ratio: 13.9	C-	Public	KG - 5
0.91Mi.	**Huron Park Elementary School** Number of Students: 440	D+	Public	PK - 5

ICE SiteX Report

OrderID: 97524130

Student-Teacher Ratio: 14.06

1.55Mi.	**Roseville High School**	C	Public	9 - 12

Number of Students: 1,211
Student-Teacher Ratio: 19.6
Advanced Placement: Yes

Flood Report

The Subject Property of **27750 GARFIELD ST, ROSEVILLE, MI 48066-3091** 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	133%	NOTABLY HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	83%	LOWER
MURDER	121%	HIGHER
OVERALL	125%	HIGHER

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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