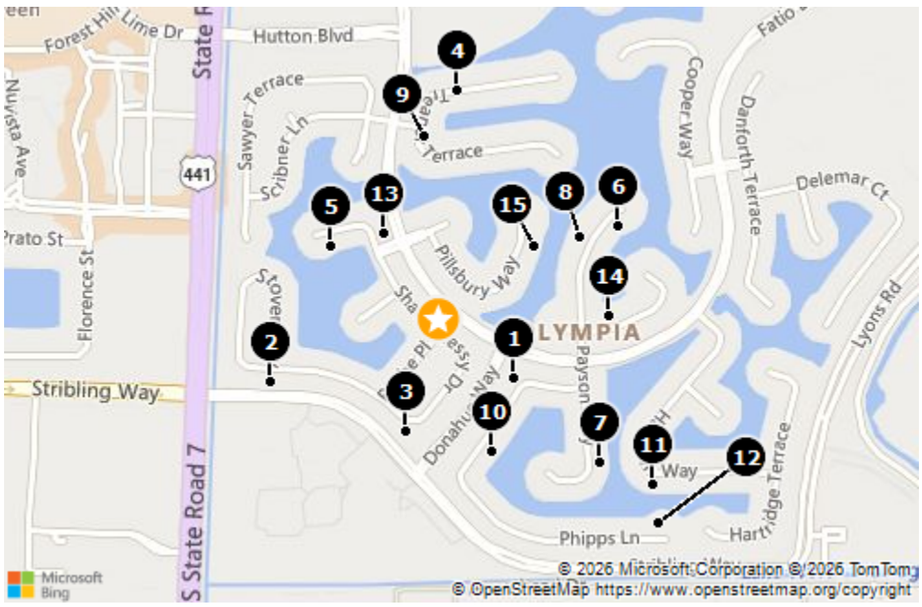
ICE SiteX Report

OrderID: 98671825

SiteX Property Information Report



Subject Property Location

2796 SHAUGHNESSY DR, WELLINGTON, FL 33414-6494

County:	**PALM BEACH FL**	Census Tract:	120990077.751006
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	73-42-44-17-02-000-8490	Thomas Bros Pg-Grid:	

Valuation

Value:	**$817,000**	FSD:	10	Common Confidence Score:	63
Value Range:	$735,300 - $898,700	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	73486
Assd Land Value:	$195,272	Market Land Value:	$195,272	Tax Year:	2025
Assd Improvement:	$419,458	Market Improvment Value:	$419,458	Total Taxable Value:	$11,743
Total Assessed Value:	$614,730	Total Assessor Market Value:	$614,730	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 849 Block: B Subdivision: OLYMPIA PL 2 Sec/Twnship/Range: SEC 17 TWN 44S RNG 42E
Abbreviated Description: OLYMPIA PL 2 LT 849 BLK B
City/Muni/Twp: WELLINGTON

Property Characteristics

Lot Size:	6,530 SF	Bedrooms:	6	Pool:	
Building Area:	3308 SF	Baths:	4	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/10/2026	Sales Price:	N/A
Document #:	20260048026 BK-PG 34479-1955	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/01/2024	Sales Price:	N/A
Document #:	20240375999 BK-PG 34479-1955	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/18/2023	Sales Price:	$270,000
Document #:	20230286356 BK-PG 31570-1196	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/08/2023	Loan Amount:	N/A
Document #:	20230270091 BK-PG 34479-1955	Loan Type:	New Conventional
TD Due Date:	08/01/2053	Type Finance:	

ICE SiteX Report

OrderID: 98671825

Legal Description:
Lot: 849 Block: B Subdivision: OLYMPIA PLAT II

Prior Transfer

Recording Date:	08/10/2020	Sales Price:	$256,000
Document #:	2020286088 BK-PG 25856-0601	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/14/2020	Sales Price:	$420,000
Document #:	20200246606 BK-PG 31570-1193	Type of Sale:	Full Amount on Deed
Contract Date:	07/08/2020		
Document Type:			

Legal Description:
Lot: 849 Block: B Subdivision: OLYMPIA PLAT II Map Ref: MB 98 PG 1-24

Prior Transfer

Recording Date:	07/08/2020	Sales Price:	$420,000
Document #:	BK-PG 31570 -1193	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 849 Block: B Subdivision: OLYMPIA PL 2 Sec/Twnship/Range: SEC 17 TWN 44S RNG 42E
Abbreviated Description: OLYMPIA PL 2 LT 849 BLK B
City/Muni/Twp: WELLINGTON

Prior Transfer

Recording Date:	04/02/2013	Sales Price:	$533,160
Document #:	20130149908 BK-PG 20665-0894	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/09/2013	Sales Price:	$320,000
Document #:	20130110389 BK-PG 25856-0600	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/15/2013		
Document Type:			

Legal Description:
Lot: 849 Block: B Subdivision: OLYMPIA PLAT II Map Ref: MB98 PG1-24

Prior Transfer

Recording Date:	02/15/2013	Sales Price:	$320,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/29/2012	Sales Price:	$99,960
Document #:	20120472701 BK-PG 20665-0914	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/07/2011	Sales Price:	$533,160
Document #:	20110206624 BK-PG 20665-0894	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/31/2006	Loan Amount:	N/A
Document #:	20060443338 BK-PG 20665-0914	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2021	Type Finance:	

Legal Description:
Lot: 849 Block: B Subdivision: OLYMPIA PLAT II

Prior Transfer

Recording Date:	07/31/2006	Sales Price:	$666,455
Document #:	20060443336 BK-PG 20665-0893	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/27/2006		
Document Type:			

Legal Description:
Lot: 849 Block: B Subdivision: OLYMPIA PLAT II Map Ref: MB98 PG1

Area Sales Analysis

Total Area Sales	$15,034,500	Median # of Bedrooms	5
Median Lot Size	9,518 SF	Median # of Baths	4
Median Living Area	3,662 SF	Median Year Built	2010
Price Range - 2 Yrs	$570,000 to $1,700,000	Age Range	13 years to 21 years
Median Value	$905,000	Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**9535 PHIPPS LN** **WELLINGTON, FL 33414-3403**	09/15/2026	$1,010,000	$248	4065	/5/5	2012	11,034 SF	Yes

APN: 73-42-44-17-02-001-1440 Document #: 20260336317

ICE SiteX Report

OrderID: 98671825

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1144 Block: C Subdivision: OLYMPIA PLAT II MapRef: MB 98 PG 1 Abbreviated Description: Lot:1144 Block:C Subdivision:OLYMPIA PLAT II Map Ref:MB 98 PG 1

2	.26Mi.	**2956 SHAUGHNESSY DR** **WELLINGTON, FL 33414-6498**	09/03/2026	$570,000	$214	2661	/4/2	2005	6,499 SF	Yes

APN: 73-42-44-17-02-000-8890 Document #: 20260324652
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 889 Block: B Subdivision: OLYMPIA PLAT II MapRef: MB 98 PG 1 Abbreviated Description: Lot:889 Block:B Subdivision:OLYMPIA PLAT II Map Ref:MB 98 PG 1

3	.17Mi.	**2880 SHAUGHNESSY DR** **WELLINGTON, FL 33414-6496**	08/13/2026	$720,000	$230	3118	/5/2	2005	10,877 SF	

APN: 73-42-44-17-02-000-8700 Document #: 20260294317
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 870 Block: B Subdivision: OLYMPIA PLAT II MapRef: MB 98 PG 1-24 Abbreviated Description: Lot:870 Block:B Subdivision:OLYMPIA PLAT II Map Ref:MB 98 PG 1-24

4	.35Mi.	**2619 TREANOR TER** **WELLINGTON, FL 33414-6419**	07/30/2026	$1,570,000	$276	5677	/5/7	2006	10,420 SF	Yes

APN: 73-42-44-17-02-001-5720 Document #: 20260278602
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1572 Block: N Subdivision: OLYMPIA PLAT II MapRef: MB 98 PG 1-24 Abbreviated Description: Lot:1572 Block:N Subdivision:OLYMPIA PLAT II Map Ref:MB 98 PG 1-24

5	.19Mi.	**2709 SHAUGHNESSY DR** **WELLINGTON, FL 33414-6493**	07/16/2026	$810,000	$221	3662	/6/3	2007	7,048 SF	Yes

APN: 73-42-44-17-02-000-9530 Document #: 20260259623
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 953 Block: B Subdivision: OLYMPIA - PLAT II MapRef: MB 98 PG 1-24 Abbreviated Description: Lot:953 Block:B Subdivision:OLYMPIA - PLAT II Map Ref:MB 98 PG 1-24

6	.29Mi.	**2910 PAYSON WAY** **WELLINGTON, FL 33414-3409**	06/22/2026	$905,000	$268	3365	/5/4	2013	10,332 SF	

APN: 73-42-44-17-02-001-6890 Document #: 20260223216
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1689 Block: P Subdivision: OLYMPIA PLAT II MapRef: MB F PG 93 Abbreviated Description: Lot:1689 Block:P Subdivision:OLYMPIA PLAT II Map Ref:MB F PG 93

7	.31Mi.	**3072 PAYSON WAY** **WELLINGTON, FL 33414-3401**	06/04/2026	$740,000	$258	2866	/4/3	2012	6,395 SF	

APN: 73-42-44-17-02-001-0210 Document #: 20260201426
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1021 Block: C Subdivision: OLYMPIA PLAT II MapRef: MB 98 PG 1 Abbreviated Description: Lot:1021 Block:C Subdivision:OLYMPIA PLAT II Map Ref:MB 98 PG 1

8	.24Mi.	**2929 PAYSON WAY** **WELLINGTON, FL 33414-3409**	05/29/2026	$803,500	$292	2745	/2/2	2013	8,978 SF	

APN: 73-42-44-17-02-001-6780 Document #: 20260194638
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1678 Block: P Subdivision: OLYMPIA PLAT II MapRef: MB 98 PG 1 Abbreviated Description: Lot:1678 Block:P Subdivision:OLYMPIA PLAT II Map Ref:MB 98 PG 1

9	.27Mi.	**2646 TREANOR TER** **WELLINGTON, FL 33414-6407**	05/28/2026	$1,350,000	$252	5338	/5/5	2008	11,413 SF	Yes

APN: 73-42-44-17-02-001-5970 Document #: 20260191182
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1597 Block: N Subdivision: OLYMPIA- PLAT II MapRef: MB 98 PG 1 Abbreviated Description: Lot:1597 Block:N Subdivision:OLYMPIA- PLAT II Map Ref:MB 98 PG 1

10	.21Mi.	**9572 PHIPPS LN** **WELLINGTON, FL 33414-3402**	03/30/2026	$741,000	$258	2866	/4/2	2011	6,534 SF	

APN: 73-42-44-17-02-001-0600 Document #: 20260111833
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1060 Block: C Subdivision: OLYMPIA-PLAT II MapRef: MB 98 PG 1 Abbreviated Description: Lot:1060 Block:C Subdivision:OLYMPIA-PLAT II Map Ref:MB 98 PG 1

11	.39Mi.	**3111 HAMBLIN WAY** **WELLINGTON, FL 33414-3427**	03/20/2026	$990,000	$249	3963	/6/4	2005	9,518 SF	Yes

APN: 73-42-44-17-02-001-2600 Document #: 20260099757
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1260 Block: D Subdivision: OLYMPIA - PLAT II MapRef: MB 98 PG 1 Abbreviated Description: Lot:1260 Block:D Subdivision:OLYMPIA - PLAT II Map Ref:MB 98 PG 1

12	.43Mi.	**9724 PHIPPS LN** **WELLINGTON, FL 33414-3406**	03/17/2026	$950,000	$249	3806	/5/4	2010	7,214 SF	Yes

APN: 73-42-44-17-02-001-0910 Document #: 20260094641
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1091 Block: C Subdivision: OLYMPIA PLAT II MapRef: MB 98 PG 1 Abbreviated Description: Lot:1091 Block:C Subdivision:OLYMPIA PLAT II Map Ref:MB 98 PG 1

13	.15Mi.	**2744 SHAUGHNESSY DR** **WELLINGTON, FL 33414-6493**	02/02/2026	$675,000	$213	3157	/5/2	2006	6,682 SF	

APN: 73-42-44-17-02-000-9680 Document #: 20260039044
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 968 Block: B Subdivision: OLYMPIA - PLAT II MapRef: MB 98 PG 1 Abbreviated Description: Lot:968 Block:B Subdivision:OLYMPIA - PLAT II Map Ref:MB 98 PG 1

14	.25Mi.	**9480 MCANEENY CT** **WELLINGTON, FL 33414-3411**	01/28/2026	$1,500,000	$263	5695	/5/4	2010	12,079 SF	Yes

APN: 73-42-44-17-02-001-7010 Document #: 20260033258
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1701 Block: P Subdivision: OLYMPIA PLAT II MapRef: MB 98 PG 1 Abbreviated Description: Lot:1701 Block:P Subdivision:OLYMPIA PLAT II Map Ref:MB 98 PG 1

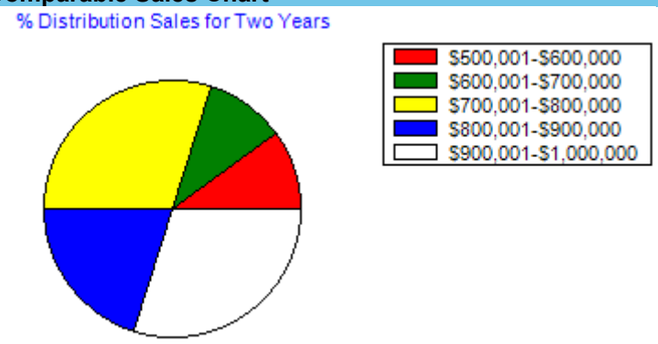
15	.17Mi.	**2807 PILLSBURY WAY** **WELLINGTON, FL 33414-3408**	01/26/2026	$1,700,000	$317	5359	/5/5	2010	11,565 SF	Yes

ICE SiteX Report

OrderID: 98671825

APN: 73-42-44-17-02-001-6490 Document #: 20260028150
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1649 Block: O Subdivision: OLYMPIA - PLAT II MapRef: MB 98 PG 1 Abbreviated Description: Lot:1649 Block:O Subdivision:OLYMPIA - PLAT II
Map Ref:MB 98 PG 1

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.	**2796 SHAUGHNESSY DR**	**07/08/2020**	$614,730	$614,730	3,308	/6/4	2006	6,530 SF	
.01Mi.	**2800 SHAUGHNESSY DR**	**12/23/2015**	$619,372	$392,362	3,118	/5/2	2006	6,534 SF	Yes
.01Mi.	**2792 SHAUGHNESSY DR**	**08/20/2021**	$699,490	$633,033	3,662	/4/2	2006	6,534 SF	
.02Mi.	**2804 SHAUGHNESSY DR**	**10/22/2021**	$650,671	$650,671	3,662	/5/2	2006	6,543 SF	
.02Mi.	**2788 SHAUGHNESSY DR**	**02/15/2018**	$588,993	$403,857	3,035	/4/3	2006	6,534 SF	
.03Mi.	**2797 SHAUGHNESSY DR**	**09/19/2012**	$661,100	$404,845	3,806	/5/4	2007	9,187 SF	
.03Mi.	**2784 SHAUGHNESSY DR**	**07/23/2018**	$613,948	$431,362	3,246	/6/4	2006	6,530 SF	
.03Mi.	**2808 SHAUGHNESSY DR**	**12/19/2016**	$631,045	$441,536	3,035	/4/3	2006	6,634 SF	Yes
.03Mi.	**2793 SHAUGHNESSY DR**	**11/29/2016**	$638,363	$638,363	3,308	/6/4	2006	6,726 SF	
.04Mi.	**2789 SHAUGHNESSY DR**	**06/02/2023**	$672,103	$421,439	3,806	/5/4	2007	7,597 SF	
.04Mi.	**9732 ROCHE PL**	**04/13/2006**	$619,350	$387,253	3,118	/5/2	2006	7,906 SF	
.04Mi.	**2812 SHAUGHNESSY DR**	**05/06/2009**	$640,557	$341,521	3,118	/5/2	2005	6,639 SF	Yes
.04Mi.	**2780 SHAUGHNESSY DR**	**01/09/2012**	$643,869	$398,465	3,806	/5/4	2007	6,534 SF	
.05Mi.	**2785 SHAUGHNESSY DR**	**06/01/2006**	$669,799	$362,086	3,035	/4/3	2006	9,235 SF	Yes
.05Mi.	**2771 PILLSBURY WAY**	**03/29/2023**	$1,139,069	$1,139,069	5,695	/5/5	2008	12,602 SF	Yes
.05Mi.	**9741 ROCHE PL**	**07/23/2024**	$665,290	$665,290	3,662	/6/3	2006	7,083 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	40.6 years old	Households:	21,965
Median Household Income:	$109,107	Households w/Family:	77%
Household Income Per Capita:	$46,357	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	39%

School District

School District Zone:	Palm Beach County School District	Students:	189,634
Number of Schools:	234	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.56Mi.	**Palm Beach Central High School** Number of Students: 2,760 Student-Teacher Ratio: 19.44 Advanced Placement: Yes	B-	Public	9 - 12
29.95Mi.	**Glade View Elementary School** Number of Students: 313 Student-Teacher Ratio: 14.23	D+	Public	EE - 5
10.14Mi.	**Rolling Green Elementary School** Number of Students: 673 Student-Teacher Ratio: 13.85	F	Public	EE - 5
30.76Mi.	**K. E. Cunningham/Canal Point Elementary School** Number of Students: 283	D	Public	PK - 5

ICE SiteX Report

OrderID: 98671825

Student-Teacher Ratio: 13.8				
31.04Mi. **Pahokee Middle-Senior High School** Number of Students: 868 Student-Teacher Ratio: 15.36 Advanced Placement: Yes		C	Public	6 - 12
31.23Mi. **Pahokee Elementary School** Number of Students: 328 Student-Teacher Ratio: 13.67		C	Public	PK - 5
15.15Mi. **Pine Grove Elementary School** Number of Students: 372 Student-Teacher Ratio: 13.53		C	Public	EE - 5
0.25Mi. **Emerald Cove Middle School** Number of Students: 1,221 Student-Teacher Ratio: 18.06		A-	Public	6 - 8
11.99Mi. **West Riviera Elementary School** Number of Students: 524 Student-Teacher Ratio: 17.18		F	Public	EE - 5
14.46Mi. **Village Academy On The Art & Sara Jo Kobacker Campus** Number of Students: 648 Student-Teacher Ratio: 15.07 Advanced Placement: Yes		D	Public	PK - 12
29.57Mi. **Pioneer Park Elementary School** Number of Students: 408 Student-Teacher Ratio: 14.57		D	Public	EE - 5
10.80Mi. **Galaxy E3 Elementary School** Number of Students: 595 Student-Teacher Ratio: 14.69		D-	Public	EE - 5
0.31Mi. **Equestrian Trails Elementary School** Number of Students: 834 Student-Teacher Ratio: 15.27		A+	Public	PK - 5
11.89Mi. **Dr. Mary McLeod Bethune Elementary School** Number of Students: 529 Student-Teacher Ratio: 15.56		F	Public	PK - 5
8.25Mi. **Highland Elementary School** Number of Students: 976 Student-Teacher Ratio: 14.35		D-	Public	EE - 5
7.91Mi. **West Gate Elementary School** Number of Students: 767 Student-Teacher Ratio: 13.82		D-	Public	EE - 5

Flood Report

The Subject Property of **2796 SHAUGHNESSY DR, WELLINGTON, FL 33414-6494** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	57%	NOTABLY LOWER
BURGLARY	41%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	57%	NOTABLY LOWER
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	22%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	31%	SIGNIFICANTLY LOWER
OVERALL	30%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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.

ICE SiteX Report

OrderID: 98671825

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.