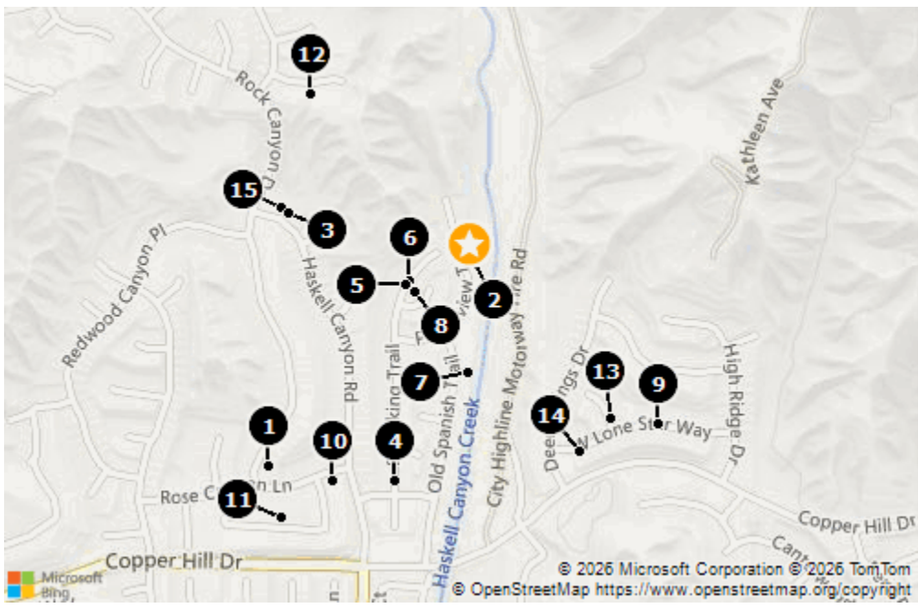
ICE SiteX Report

OrderID: 97524298

SiteX Property Information Report



Subject Property Location

28702 PLACERVIEW TRL, SANTA CLARITA, CA 91390-5254

County:	**LOS ANGELES CA**	Census Tract:	060379200.162001
Property Use:	Single Family Residential	Zoning:	SCUR2
Parcel Number:	3244-120-086	Thomas Bros Pg-Grid:	

Valuation

Value:	**$850,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$782,000 - $918,000	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	15-933
Assd Land Value:	$408,249	Market Land Value:		Tax Year:	2025
Assd Improvement:	$202,758	Market Improvment Value:		Total Taxable Value:	$11,959
Total Assessed Value:	$611,007	Total Assessor Market Value:		Delinquent Year:	2025
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 86 Tract No: 47657-04
Abbreviated Description: TR=47657-04 LOT 86

Property Characteristics

Lot Size:	5,553 SF	Bedrooms:	4	Pool:	
Building Area:	2188 SF	Baths:	3	Fireplace:	
Year Built:	2001	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/23/2024	Sales Price:	N/A
Document #:	24-0118773 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/16/2024		
Document Type:			

Legal Description:
Lot: 86 Tract No: 47657-04 Map Ref: MB 1234 PG 50-57
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	09/06/2019	Sales Price:	$516,800
Document #:	19-0917227 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/03/2017	Sales Price:	$18,961
Document #:	17-0002345 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/02/2016		
Document Type:			

Legal Description:
Lot: 86 Tract No: 47657-04 Map Ref: MB1234 PG50-57
City/Muni/Twp: SANTA CLARITA

ICE SiteX Report

OrderID: 97524298

Prior Transfer

Recording Date:	10/03/2016	Sales Price:	$18,961
Document #:	16-1207414 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/28/2016		
Document Type:			

Legal Description:
Lot: 86 Tract No: 47657-04 Map Ref: MB1234 PG50-57
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	05/13/2011	Sales Price:	$516,800
Document #:	11-0679292 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/20/2006	Sales Price:	$442,000
Document #:	06-1603886 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/31/2006	Loan Amount:	N/A
Document #:	06-1184319 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	06/01/2021	Type Finance:	

Legal Description:
Lot: 86 Tract No: 47657-04

Prior Transfer

Recording Date:	05/31/2006	Sales Price:	$646,000
Document #:	06-1184317 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/2006		
Document Type:			

Legal Description:
Lot: 86 Tract No: 47657-04 Map Ref: MB1234 PG50-57
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	05/31/2006	Sales Price:	$646,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 86 Tract No: 47657-04
Abbreviated Description: TR=47657-04 LOT 86

Prior Transfer

Recording Date:	03/02/2005	Sales Price:	$325,000
Document #:	05-0469119 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/21/2005	Sales Price:	$520,000
Document #:	05-0155059 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/17/2004		
Document Type:			

Legal Description:
Lot: 86 Tract No: 47657-04 Map Ref: MB1243 PG50-57
City/Muni/Twp: SAUGUS

Prior Transfer

Recording Date:	01/21/2005	Sales Price:	N/A
Document #:	05-0155058 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/12/2005		
Document Type:			

Legal Description:
Lot: 86 Tract No: 47657-04 Map Ref: MB1243 PG50-57
City/Muni/Twp: SAUGUS

Mortgage Record

Recording Date:	01/02/2004	Loan Amount:	N/A
Document #:	04-0006185 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2034	Type Finance:	ADJ

Legal Description:
Lot: 86 Tract No: 47657-4

Prior Transfer

Recording Date:	12/09/2002	Sales Price:	$340,909
Document #:	02-2990259 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/07/2002		
Document Type:			

Legal Description:
Lot: 86 Tract No: 47657-04 Map Ref: MB1234 PG50-57
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	09/28/2001	Sales Price:	$287,000
Document #:	01-1844480 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 97524298

Contract Date: 08/24/2001
Document Type:
Legal Description:
Lot: 86 Tract No: 47657-04 Map Ref: MB1243 PG50-57
City/Muni/Twp: SANTA CLARITA

Area Sales Analysis

Total Area Sales	$14,120,500	Median # of Bedrooms	4
Median Lot Size	6,684 SF	Median # of Baths	3
Median Living Area	2,623 SF	Median Year Built	2000
Price Range - 2 Yrs	$762,500 to $1,165,000	Age Range	23 years to 29 years
Median Value	$899,000	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**28412 ROCK CANYON DR** **SANTA CLARITA, CA 91390-5227**	05/14/2026	$1,165,000	$366	3182	/5/3	1998	6,645 SF	Yes
		APN: 3244-110-053 Document #: 26-0355539 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 94 Tract No: 46183-02 MapRef: MB 1228 PG 13-23 Abbreviated Description: Lot:94 Tract No:46183-02 Map Ref:MB 1228 PG 13-23City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
2	.02Mi.	**28692 PLACERVIEW TRL** **SANTA CLARITA, CA 91390-5256**	05/12/2026	$869,000	$359	2420	/3/3	2001	5,175 SF	
		APN: 3244-120-084 Document #: 26-0345957 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 84 Tract No: 47657-04 MapRef: MB 1243 PG 50-57 Abbreviated Description: Lot:84 Tract No:47657-04 Map Ref:MB 1243 PG 50-57City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
3	.25Mi.	**28734 HASKELL CANYON RD** **SANTA CLARITA, CA 91390-5224**	04/27/2026	$1,050,000	$357	2941	/4/3	1999	6,684 SF	Yes
		APN: 3244-115-004 Document #: 26-0295964 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Tract No: 46183-02 MapRef: MB 1228 PG 13-23 Abbreviated Description: Lot:31 Tract No:46183-02 Map Ref:MB 1228 PG 13-23City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
4	.33Mi.	**28441 SILVERKING TRL** **SANTA CLARITA, CA 91390-5246**	04/22/2026	$762,500	$437	1744	/3/3	1999	4,229 SF	
		APN: 3244-119-017 Document #: 26-0283991 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Tract No: 47657-01 MapRef: MB 1238 PG 74-78 Abbreviated Description: Lot:17 Tract No:47657-01 Map Ref:MB 1238 PG 74-78City/Muni/Twp:SANTA CLARTTA City/Muni/Twp: SANTA CLARTTA								
5	.12Mi.	**28643 SILVERKING TRL** **SANTA CLARITA, CA 91390-5250**	04/15/2026	$860,000	$393	2188	/4/3	2000	10,481 SF	
		APN: 3244-120-012 Document #: 26-0265388 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Tract No: 47657-04 MapRef: MB 1243 PG 50-57 Abbreviated Description: Lot:12 Tract No:47657-04 Map Ref:MB 1243 PG 50-57City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
6	.11Mi.	**28649 SILVERKING TRL** **SANTA CLARITA, CA 91390-5250**	04/07/2026	$820,000	$312	2623	/4/3	2000	13,191 SF	
		APN: 3244-120-013 Document #: 26-0242178 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Tract No: 47657-04 MapRef: MB 1243 PG 50-57 Abbreviated Description: Lot:13 Tract No:47657-04 Map Ref:MB 1243 PG 50-57City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
7	.17Mi.	**28534 OLD SPANISH TRL** **SANTA CLARITA, CA 91390-5258**	04/06/2026	$893,000	$408	2188	/4/3	2000	5,165 SF	
		APN: 3244-120-070 Document #: 26-0236540 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 70 Tract No: 47657-04 MapRef: MB 1243 PG 50-57 Abbreviated Description: Lot:70 Tract No:47657-04 Map Ref:MB 1243 PG 50-57City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
8	.1Mi.	**28640 SILVERKING TRL** **SANTA CLARITA, CA 91390-5249**	03/20/2026	$897,000	$339	2643	/4/3	2000	5,762 SF	
		APN: 3244-120-058 Document #: 26-0196065 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 58 Tract No: 47657-04 MapRef: MB 1243 PG 50-57 Abbreviated Description: Lot:58 Tract No:47657-04 Map Ref:MB 1243 PG 50-57City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
9	.33Mi.	**21163 LONE STAR WAY** **SANTA CLARITA, CA 91390-4291**	03/11/2026	$1,055,000	$324	3253	/5/3	2002	13,858 SF	Yes
		APN: 3244-150-011 Document #: 26-0172155 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Tract No: 47657-05 MapRef: MB 1265 PG 42-47 Abbreviated Description: Lot:11 Tract No:47657-05 Map Ref:MB 1265 PG 42-47City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
10	.36Mi.	**21606 CANYON HEIGHTS CIR** **SANTA CLARITA, CA 91390-5212**	02/24/2026	$825,000	$366	2254	/4/2	2001	13,299 SF	
		APN: 3244-109-034 Document #: 26-0130392 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 64 Tract No: 46183-01 MapRef: MB 1221 PG 18-26 Abbreviated Description: Lot:64 Tract No:46183-01 Map Ref:MB 1221 PG 18-26City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
11	.44Mi.	**21665 CANYON HEIGHTS CIR** **SANTA CLARITA, CA 91390-5211**	02/11/2026	$899,000	$431	2084	/4/2	1997	5,778 SF	
		APN: 3244-109-012 Document #: 26-0099493 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 42 Tract No: 46183-01 MapRef: MB 1221 PG 18-26 Abbreviated Description: Lot:42 Tract No:46183-01 Map Ref:MB 1221 PG 18-26City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
12	.29Mi.	**21626 GLEN CANYON PL** **SANTA CLARITA, CA 91390-5288**	02/09/2026	$1,150,000	$405	2838	/4/3	2003	10,276 SF	Yes

ICE SiteX Report

OrderID: 97524298

APN: 3244-142-005 Document #: 26-0090563
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Tract No: 46908-02 MapRef: MB 1252 PG 79-87 Abbreviated Description: Lot:5 Tract No:46908-02 Map Ref:MB 1252 PG 79-87City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA

13	.31Mi.	**28504 OLD COACH CT SANTA CLARITA, CA 91390-4286**	01/29/2026	$910,000	$279	3253	/5/3	2002	6,861 SF	Yes

APN: 3244-150-007 Document #: 26-0067370
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Tract No: 47657-05 MapRef: MB 1265 PG 42-47 Abbreviated Description: Lot:7 Tract No:47657-05 Map Ref:MB 1265 PG 42-47City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA

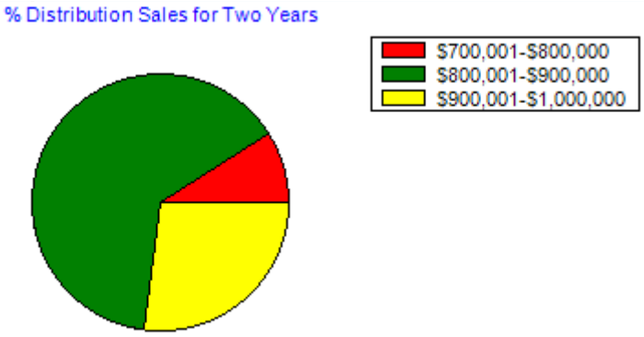
14	.32Mi.	**21240 LONE STAR WAY SANTA CLARITA, CA 91390-4226**	11/20/2025	$1,000,000	$287	3482	/4/3	2001	8,218 SF	

APN: 3244-146-036 Document #: 25-0827408
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 64 Tract No: 47657-03 MapRef: MB 1255 PG 23-31 Abbreviated Description: Lot:64 Tract No:47657-03 Map Ref:MB 1255 PG 23-31City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA

15	.26Mi.	**28744 HASKELL CANYON RD SANTA CLARITA, CA 91390-5224**	11/04/2025	$965,000	$420	2294	/4/3	1999	5,733 SF	Yes

APN: 3244-115-003 Document #: 25-0767530
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30 Tract No: 46183-02 MapRef: MB 1228 PG 13-23 Abbreviated Description: Lot:30 Tract No:46183-02 Map Ref:MB 1228 PG 13-23City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA

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.	**28702 PLACERVIEW TRL**	**05/31/2006**		$611,007	2,188	/4/3	2001	5,553 SF	
.01Mi.	**28708 PLACERVIEW TRL**	**09/26/2001**		$430,316	2,420	/3/3	2001	5,632 SF	
.01Mi.	**28698 PLACERVIEW TRL**	**11/04/2019**		$650,715	2,188	/4/3	2001	5,517 SF	
.02Mi.	**28692 PLACERVIEW TRL**	**12/02/2016**		$600,016	2,420	/3/3	2001	5,175 SF	
.02Mi.	**28712 PLACERVIEW TRL**	**06/06/2014**		$612,921	2,623	/3/3	2001	5,745 SF	
.03Mi.	**28688 PLACERVIEW TRL**	**04/25/2011**		$467,615	2,623	/3/3	2001	5,022 SF	
.03Mi.	**28716 PLACERVIEW TRL**	**04/12/2021**		$692,754	2,623	/3/3	2001	5,846 SF	
.03Mi.	**28701 PLACERVIEW TRL**	**04/26/2022**		$960,922	2,420	/3/3	2001	5,456 SF	
.03Mi.	**28707 PLACERVIEW TRL**	**12/14/2005**		$855,187	2,188	/4/3	2001	5,336 SF	
.04Mi.	**28684 PLACERVIEW TRL**	**08/26/2020**		$725,227	2,420	/3/3	2001	5,576 SF	
.04Mi.	**28722 PLACERVIEW TRL**	**10/17/2014**		$552,842	2,188	/4/3	2001	5,983 SF	
.04Mi.	**28697 PLACERVIEW TRL**	**08/30/2001**		$401,803	2,188	/4/3	2001	5,564 SF	
.04Mi.	**28711 PLACERVIEW TRL**	**04/05/2013**		$514,110	2,623	/3/3	2001	5,253 SF	
.04Mi.	**28693 PLACERVIEW TRL**	**08/31/2001**		$422,483	2,623	/3/3	2001	5,622 SF	
.04Mi.	**28715 PLACERVIEW TRL**	**10/23/2003**		$604,245	2,188	/4/3	2001	5,316 SF	
.04Mi.	**28687 PLACERVIEW TRL**	**08/31/2001**		$402,542	2,188	/4/3	2001	4,842 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	86%

Demographics & Income

Median Age:	43.9 years old	Households:	7,246
Median Household Income:	$136,835	Households w/Family:	80%
Household Income Per Capita:	$49,823	Households w/Family Married:	68%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

ICE SiteX Report

OrderID: 97524298

School District

School District Zone:	Saugus Union Elementary School District	Students:	9,191
Number of Schools:	15	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.50Mi.	**James Foster Elementary School** Number of Students: 508 Student-Teacher Ratio: 28.54	A	Public	KG - 6
5.77Mi.	**Academy of the Canyons** Number of Students: 385 Student-Teacher Ratio: 29.32	A+	Public	9 - 12
5.77Mi.	**Academy of the Canyons** Number of Students: 385 Student-Teacher Ratio: 29.32	A+	Public	9 - 12
1.73Mi.	**Saugus High School** Number of Students: 2,317 Student-Teacher Ratio: 24.49 Advanced Placement: Yes	A+	Public	9 - 12
1.73Mi.	**Saugus High School** Number of Students: 2,317 Student-Teacher Ratio: 24.49 Advanced Placement: Yes	A+	Public	9 - 12
5.77Mi.	**Academy of the Canyons** Number of Students: 385 Student-Teacher Ratio: 29.32	A+	Public	9 - 12
2.31Mi.	**Arroyo Seco Junior High School** Number of Students: 1,239 Student-Teacher Ratio: 24.38	B	Public	7 - 8
1.73Mi.	**Saugus High School** Number of Students: 2,317 Student-Teacher Ratio: 24.49 Advanced Placement: Yes	A+	Public	9 - 12
2.31Mi.	**Arroyo Seco Junior High School** Number of Students: 1,239 Student-Teacher Ratio: 24.38	B	Public	7 - 8
2.31Mi.	**Arroyo Seco Junior High School** Number of Students: 1,239 Student-Teacher Ratio: 24.38	B	Public	7 - 8
1.50Mi.	**James Foster Elementary School** Number of Students: 508 Student-Teacher Ratio: 28.54	A	Public	KG - 6
1.50Mi.	**James Foster Elementary School** Number of Students: 508 Student-Teacher Ratio: 28.54	A	Public	KG - 6

Flood Report

The Subject Property of **28702 PLACERVIEW TRL, SANTA CLARITA, CA 91390-5254** 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	45%	SIGNIFICANTLY LOWER
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	43%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	154%	NOTABLY HIGHER
AGGRAVATED ASSAULT	49%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	63%	NOTABLY LOWER
OVERALL	59%	NOTABLY LOWER

Disaster Alerts

9/10/2024 - Bridge Fire 12/10/2024 - Franklin Fire 1/7/2025 - Eaton Fire 1/7/2025 - Fire 1/7/2025 - Hurst Fire 1/7/2025 - Palisades Fire 8/7/2025 - Canyon Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

OrderID: 97524298

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Data deemed reliable, but not guaranteed.

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