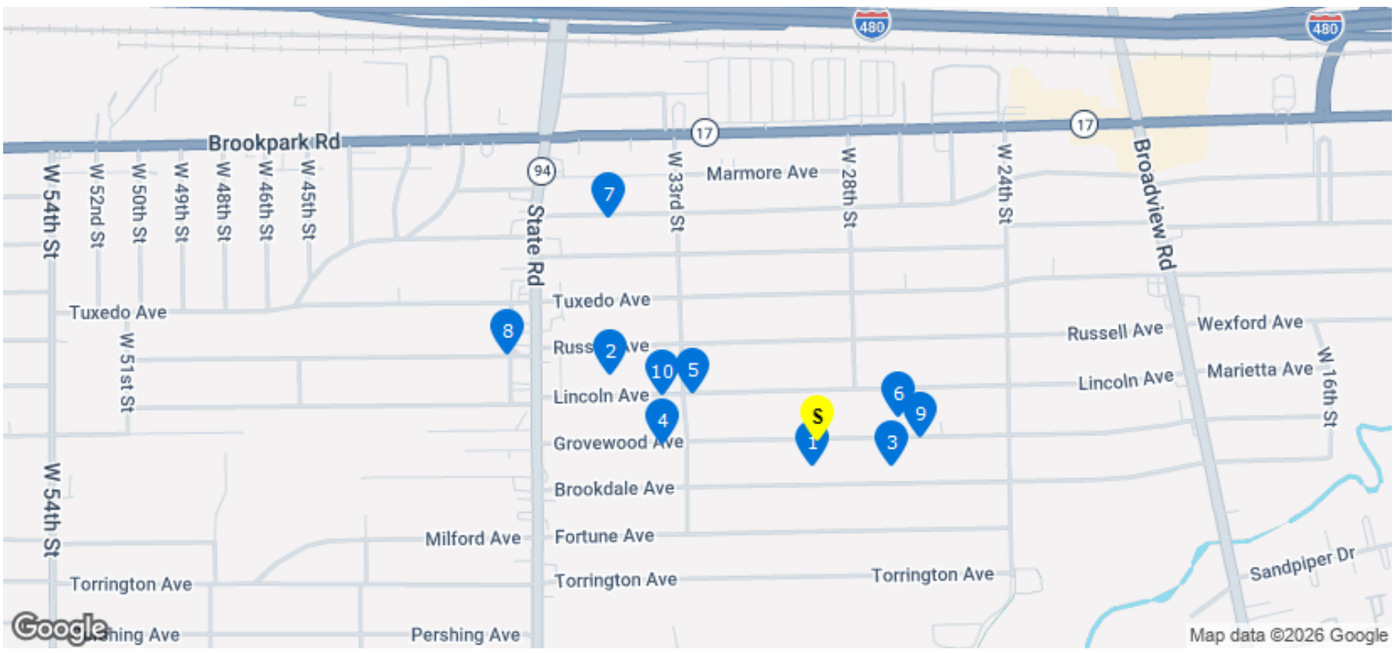
ICE SiteX Report

OrderID: 98809039

SiteX Property Information Report



Subject Property Location

2906 GROVEWOOD AVE, PARMA, OH 44134-1914

County:	**CUYAHOGA OH**	Census Tract:	1773.03
Property Use:	Single Family Residential	Zoning:	SF-B
Parcel Number:	444-11-020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$213,000**	FSD:	25	Common Confidence Score:	29
Value Range:	$159,750 - $266,250	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	PARMA
Assd Land Value:	$10,570	Market Land Value:	$30,200	Tax Year:	2025
Assd Improvement:	$41,620	Market Improvment Value:	$118,900	Total Taxable Value:	$3,036
Total Assessed Value:	$52,190	Total Assessor Market Value:	$149,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: BRKDALE Map Ref: MB444 PG11
Abbreviated Description: 2 BRKDALE 0280 ALL
City/Muni/Twp: PARMA

Property Characteristics

Lot Size:	5,440 SF	Bedrooms:	3	Pool:	
Building Area:	1442 SF	Baths:	1	Fireplace:	
Year Built:	1930	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	2+AB	Number of Cars:	2	A/C:	None
Style:	Colonial	Basement:	Basement (not specified)	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/16/2023	Sales Price:	$4,704
Document #:	202311160063 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	08/28/2023	Loan Amount:	N/A
Document #:	202308280059 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/08/2023		
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Subdivision: THE BROOKDALE ALLOTMENT Map Ref: 0
City/Muni/Twp: PARMA TOWNSHIP

Prior Transfer

Recording Date:	02/15/2022	Sales Price:	N/A
Document #:	202202151106 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

ICE SiteX Report

OrderID: 98809039

Mortgage Record

Recording Date:	01/25/2022	Loan Amount:	N/A
Document #:	202201250914 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/13/2022		
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Subdivision: BROOKDALE ALLOTMENT Map Ref: VOL 81 PG 15
City/Muni/Twp: PARMA

Prior Transfer

Recording Date:	01/25/2022	Sales Price:	$153,000 Multiple Parcels Involved in this transaction
Document #:	202201250913 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/13/2022		
Document Type:	Deed		

Legal Description:
Subdivision: BROOKDALE ALLOTMENT Map Ref: VOL 81 PG 15
City/Muni/Twp: PARMA

Prior Transfer

Recording Date:	08/09/2013	Sales Price:	$101,128
Document #:	201308090246 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/01/2013	Loan Amount:	N/A
Document #:	201307010823 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/19/2013		
TD Due Date:	07/01/2043	Type Finance:	

Legal Description:
Subdivision: BROOKDALE ALLOTMENT Map Ref: MAP81 PG15
City/Muni/Twp: PARMA

Prior Transfer

Recording Date:	07/01/2013	Sales Price:	$80,000
Document #:	201307010822 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/19/2013		
Document Type:	Deed		

Legal Description:
Subdivision: BROOKDALE ALLOTMENT Map Ref: MAP81 PG15
City/Muni/Twp: PARMA

Mortgage Record

Recording Date:	07/17/2009	Loan Amount:	N/A
Document #:	200907170564 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/17/2009		
TD Due Date:	08/01/2039	Type Finance:	

Legal Description:
Subdivision: BROOKDALE ALLOTMENT Map Ref: MAP81 PG15
City/Muni/Twp: PARMA

Prior Transfer

Recording Date:	07/17/2009	Sales Price:	$99,000 Multiple Parcels Involved in this transaction
Document #:	200907170563 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/17/2009		
Document Type:	Deed		

Legal Description:
Subdivision: BROOKDALE ALLOTMENT Map Ref: MAP81 PG15
City/Muni/Twp: PARMA

Area Sales Analysis

Total Area Sales	$1,969,300	Median # of Bedrooms	3
Median Lot Size	5,700 SF	Median # of Baths	1
Median Living Area	1,292 SF	Median Year Built	1949
Price Range - 2 Yrs	$135,000 to $249,500	Age Range	73 years to 99 years
Median Value	$199,750	Median Age	77.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**2911 GROVEWOOD AVE PARMA, OH 44134-1913**	09/11/2026	$196,500	$165	1188	5/2/1	1949	5,400 SF	
	APN: 444-10-154 Document #: 202609110016 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Subdivision: BROOKDALE ALLOTMENT Land Lot: 206 MapRef: VOL 81 PG 15 Abbreviated Description: Subdivision:BROOKDALE ALLOTMENT Land Lot:206 Map Ref:VOL 81 PG 15City/Muni/Twp:PARMA City/Muni/Twp: PARMA									
2	.12Mi.	**3106 BROOKDALE AVE PARMA, OH 44134-1958**	08/03/2026	$140,000	$179	783	5/2/1	1947	5,400 SF	
	APN: 444-10-120 Document #: 202608030514 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Subdivision: BROOKDALE ALLOTMENT Land Lot: 132 MapRef: MB 81 PG 15 Abbreviated Description: Subdivision:BROOKDALE ALLOTMENT Land Lot:132 Map Ref:MB 81 PG 15City/Muni/Twp:PARMA City/Muni/Twp: PARMA									
3	.14Mi.	**2606 GROVEWOOD AVE PARMA, OH 44134-1908**	08/31/2026	$189,300	$161	1174	5/3/1	1949	5,680 SF	
	APN: 444-13-009 Document #: 202608310287									

ICE SiteX Report

OrderID: 98809039

Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 262 Subdivision: BROOKDALE ALLOTMENT MapRef: VOL 81 PG 15 Abbreviated Description: Lot:262 Subdivision:BROOKDALE ALLOTMENT Map Ref:VOL 81 PG 15City/Muni/Twp:PARMA City/Muni/Twp: PARMA

4	.14Mi.	**3107 RUSSELL AVE** **PARMA, OH 44134-1941**	08/20/2026	$212,000	$173	1227	7/4/1	1952	5,720 SF

APN: 444-11-096 Document #: 202608200305
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: G & J KUCHLE SUBDIVISION NO 2 Land Lot: 44 MapRef: VOL 76 PG 21 Abbreviated Description: Subdivision:G & J KUCHLE SUBDIVISION NO 2 Land Lot:44 Map Ref:VOL 76 PG 21City/Muni/Twp:PARMA City/Muni/Twp: PARMA

5	.15Mi.	**3111 BROOKDALE AVE** **PARMA, OH 44134-1957**	10/20/2026	$170,000	$145	1174	5/3/1	1947	5,360 SF

APN: 444-10-110 Document #: 202610200589
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: BROOKDALE ALLOTMENT Land Lot: 30 MapRef: VOL 81 PG 15 Abbreviated Description: Subdivision:BROOKDALE ALLOTMENT Land Lot:30 Map Ref:VOL 81 PG 15City/Muni/Twp:PARMA City/Muni/Twp: PARMA

6	.18Mi.	**2713 TUXEDO AVE** **PARMA, OH 44134-1436**	11/02/2026	$180,000	$169	1064	6/3/1	1954	4,920 SF

APN: 444-13-090 Document #: 202611020281
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: AUPINGS GARDEN ALLOTMENT MapRef: VOL 62 PG 33 Abbreviated Description: Lot:2 Subdivision:AUPINGS GARDEN ALLOTMENT Map Ref:VOL 62 PG 33City/Muni/Twp:PARMA City/Muni/Twp: PARMA

7	.18Mi.	**3304 LINCOLN AVE** **PARMA, OH 44134-1229**	09/16/2026	$219,000	$151	1450	6/3/1	1949	7,150 SF

APN: 444-09-069 Document #: 202609160029
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: G & J KUCHLE SUBDIVISION Land Lot: 62 MapRef: VOL 76 PG 21 Abbreviated Description: Subdivision:G & J KUCHLE SUBDIVISION Land Lot:62 Map Ref:VOL 76 PG 21City/Muni/Twp:PARMA City/Muni/Twp: PARMA

8	.19Mi.	**3314 LINCOLN AVE** **PARMA, OH 44134-1229**	08/17/2026	$202,000	$161	1254	6/3/1	1952	5,720 SF

APN: 444-09-071 Document #: 202608170275
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Subdivision: GEBIIARD AND JA KUCHLES SUBDIVISION NO 2 Land Lot: 61 MapRef: VOL 76 PG 21 Abbreviated Description: Subdivision:GEBIIARD AND JA KUCHLES SUBDIVISION NO 2 Land Lot:61 Map Ref:VOL 76 PG 21City/Muni/Twp:PARMA City/Muni/Twp: PARMA

9	.21Mi.	**3203 TUXEDO AVE** **PARMA, OH 44134-1336**	10/08/2026	$189,500	$185	1025	5/3/1	1949	6,100 SF

APN: 444-11-146 Document #: 202610080291
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: AUPINGS GARDEN ALLOTMENT Land Lot: 74 MapRef: MB 62 PG 33 Abbreviated Description: Subdivision:AUPINGS GARDEN ALLOTMENT Land Lot:74 Map Ref:MB 62 PG 33City/Muni/Twp:PARMA City/Muni/Twp: PARMA

10	.21Mi.	**2911 NORTH AVE** **PARMA, OH 44134-1340**	09/02/2026	$155,000	$145	1072	5/3/1	1949	4,800 SF

APN: 444-05-118 Document #: 202609020004
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: THE AUPINS GARDEN ANNEX SUBDIVISION Land Lot: 1&13 MapRef: VOL 80 PG 19 Abbreviated Description: Subdivision:THE AUPINS GARDEN ANNEX SUBDIVISION Land Lot:1&13 Map Ref:VOL 80 PG 19City/Muni/Twp:PARMA City/Muni/Twp: PARMA

11	.22Mi.	**3110 TORRINGTON AVE** **PARMA, OH 44134-2218**	08/03/2026	$204,900	$157	1302	5/3/1	1950	4,800 SF

APN: 444-10-005 Document #: 202608030486
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Subdivision: THE HEARTHSTONE SUBDIVISION Land Lot: 329 MapRef: VOL 100 PG 1 Abbreviated Description: Subdivision:THE HEARTHSTONE SUBDIVISION Land Lot:329 Map Ref:VOL 100 PG 1City/Muni/Twp:PARMA City/Muni/Twp: PARMA

12	.24Mi.	**3206 TORRINGTON AVE** **PARMA, OH 44134-2220**	09/08/2026	$252,000	$237	1064	6/3/1	1950	7,440 SF

APN: 444-10-001 Document #: 202609080548
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: HEARTHSTONE SUBDIVISION NO 2 Land Lot: 325 MapRef: VOL 100 PG I Abbreviated Description: Subdivision:HEARTHSTONE SUBDIVISION NO 2 Land Lot:325 Map Ref:VOL 100 PG ICity/Muni/Twp:PARMA City/Muni/Twp: PARMA

13	.26Mi.	**3016 NORTH AVE** **PARMA, OH 44134-1343**	08/24/2026	$115,000	$85	1354	6/4/1	1948	4,840 SF

APN: 444-05-089 Document #: 202608240270
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: AUPINGS GARDEN ANNEX Land Lot: 194 MapRef: VOL 80 PG 19 Abbreviated Description: Subdivision:AUPINGS GARDEN ANNEX Land Lot:194 Map Ref:VOL 80 PG 19City/Muni/Twp:PARMA City/Muni/Twp: PARMA

14	.27Mi.	**2411 BROOKDALE AVE** **PARMA, OH 44134-1901**	08/19/2026	$205,000	$188	1092	5/3/1	1949	5,360 SF

APN: 444-12-082 Document #: 202608190333
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Subdivision: BROOKDALE SUBDIVISION Land Lot: 78 MapRef: VOL 81 PG 15 Abbreviated Description: Subdivision:BROOKDALE SUBDIVISION Land Lot:78 Map Ref:VOL 81 PG 15City/Muni/Twp:PARMA City/Muni/Twp: PARMA

15	.28Mi.	**3105 BROOKVIEW BLVD** **PARMA, OH 44134-1354**	08/27/2026	$160,000	$127	1260	4/2/1	1949	4,950 SF

APN: 444-05-070 Document #: 202608270630
Document Type: Fiduciary Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: HOMESITE COMPANYS BROOKVIEW SUBDIVISION NO 5 Land Lot: 478 MapRef: VOL 95 PG 7 Abbreviated Description: Subdivision:HOMESITE COMPANYS BROOKVIEW SUBDIVISION NO 5 Land Lot:478 Map Ref:VOL 95 PG 7City/Muni/Twp:PARMA City/Muni/Twp: PARMA

16	.3Mi.	**2920 BROOKVIEW BLVD** **PARMA, OH 44134-1351**	10/06/2026	$202,000	$165	1224	6/3/1	1949	4,400 SF

APN: 444-05-048 Document #: 202610060169
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: BROOK VIEW SUBDIVISION NO 5 Land Lot: 446 MapRef: VOL 95 PG 7 Abbreviated Description: Subdivision:BROOK VIEW SUBDIVISION NO 5 Land Lot:446 Map Ref:VOL 95 PG 7City/Muni/Twp:PARMA City/Muni/Twp: PARMA

ICE SiteX Report

OrderID: 98809039

17	.31Mi.	**2318 LINCOLN AVE** **PARMA, OH 44134-1523**	10/13/2026	$240,000	$222	1080	5/2/1	1954	7,150 SF

APN: 445-02-075 Document #: 202610130172
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Block: 60 Subdivision: DAY CAMP REALTY COMPANY SOUTHLANDS SUBDIVISION Land Lot: 59 MapRef: MB 104 PG 32 Abbreviated Description: Block:60 Subdivision:DAY CAMP REALTY COMPANY SOUTHLANDS SUBDIVISION Land Lot:59 Map Ref:MB 104 PG 32City/Muni/Twp:PARMA City/Muni/Twp: PARMA

18	.32Mi.	**3114 BROOKVIEW BLVD** **PARMA, OH 44134-1355**	10/30/2026	$95,000	$62	1530	7/3/1	1936	4,620 SF

APN: 444-05-057 Document #: 202610300452
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: LOUIS KOVACS RESUBDIVISION MapRef: VOL 188 PG 2 Abbreviated Description: Lot:1 Subdivision:LOUIS KOVACS RESUBDIVISION Map Ref:VOL 188 PG 2City/Muni/Twp:PARMA City/Muni/Twp: PARMA

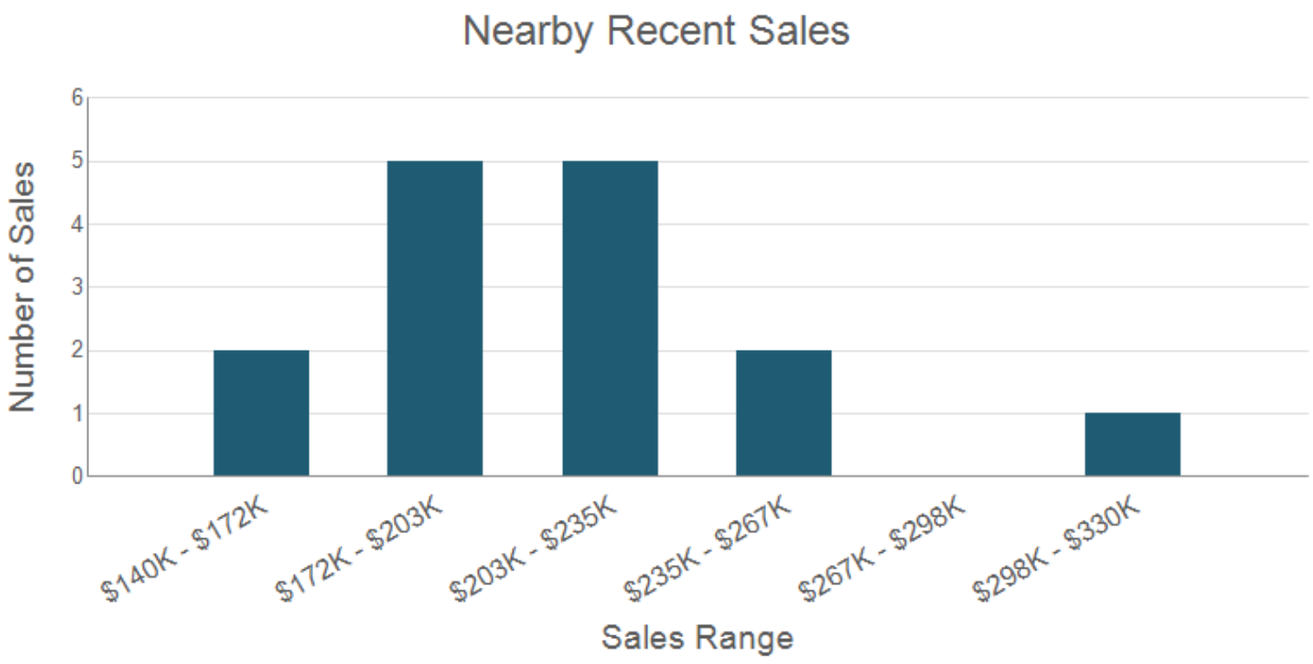
19	.33Mi.	**3328 NORTH AVE** **PARMA, OH 44134-1251**	11/02/2026	$173,000	$163	1064	6/3/1	1954	5,400 SF

APN: 444-04-145 Document #: 202611020343
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: RA GALL BUILDING COMPANYS NORTH AVENUE EXTENSI Land Lot: 11 MapRef: VOL 150 PG 4 Abbreviated Description: Subdivision:RA GALL BUILDING COMPANYS NORTH AVENUE EXTENSI Land Lot:11 Map Ref:VOL 150 PG 4City/Muni/Twp:PARMA City/Muni/Twp: PARMA

20	.33Mi.	**3332 NORTH AVE** **PARMA, OH 44134-1251**	10/05/2026	$245,000	$230	1064	5/3/1	1954	5,400 SF

APN: 444-04-146 Document #: 202610050572
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: R A GALL BUILDING COMPANYS NORTH AVENUE EXTENSION Land Lot: 10 MapRef: VOL 150 PG 4 Abbreviated Description: Subdivision:R A GALL BUILDING COMPANYS NORTH AVENUE EXTENSION Land Lot:10 Map Ref:VOL 150 PG 4City/Muni/Twp:PARMA City/Muni/Twp: PARMA

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.

ICE SiteX Report

OrderID: 98809039

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.	**2906 GROVEWOOD AVE**	**01/24/2022**	$149,100	$52,190	1,442	6/3/1	1930	5,440 SF	
.01Mi.	**2902 GROVEWOOD AVE**	**08/21/1998**	$145,000	$50,760	1,143	5/3/1	1949	5,480 SF	
.02Mi.	**2830 GROVEWOOD AVE**	**07/27/2005**	$137,600	$48,170	990	6/3/1	1949	5,480 SF	
.02Mi.	**2914 GROVEWOOD AVE**	**09/12/2014**	$118,800	$41,580	955	5/3/1	1950	5,440 SF	
.02Mi.	**2918 GROVEWOOD AVE**	**06/12/2009**	$139,400	$48,800	1,153	8/3/1	1920	5,400 SF	
.02Mi.	**2826 GROVEWOOD AVE**	**08/27/2003**	$123,200	$43,130	990	5/3/1	1949	5,480 SF	
.03Mi.	**2907 LINCOLN AVE**	**04/03/2025**	$140,100	$49,040	1,005	6/3/1	1930	5,720 SF	
.03Mi.	**2911 LINCOLN AVE**	**08/26/2025**	$138,900	$48,620	1,145	6/3/1	1950	5,720 SF	
.03Mi.	**2903 LINCOLN AVE**	**10/24/2017**	$150,300	$52,610	990	5/2/1	1950	5,720 SF	
.03Mi.	**2822 GROVEWOOD AVE**	**08/11/2020**	$134,300	$47,010	990	5/3/1	1949	5,520 SF	
.03Mi.	**2922 GROVEWOOD AVE**	**09/26/2019**	$130,200	$45,580	1,030	5/3/1	1950	5,400 SF	
.03Mi.	**2831 LINCOLN AVE**	**08/16/2016**	$159,400	$55,800	910	5/3/1	1952	5,720 SF	
.03Mi.	**2915 LINCOLN AVE**	**04/15/2021**	$148,700	$52,050	1,188	6/4/1	1950	11,439 SF	
.04Mi.	**2907 GROVEWOOD AVE**	**10/25/2000**	$130,800	$45,790	936	5/2/1	1925	5,400 SF	
.04Mi.	**2825 LINCOLN AVE**	**09/13/2004**	$159,700	$55,900	960	7/3/1	1939	5,720 SF	
.04Mi.	**2903 GROVEWOOD AVE**	**07/25/2022**	$164,900	$57,720	1,288	5/2/1	1963	5,400 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	43.6 years old	Households:	16,119
Median Household Income:	$68,686	Households w/Family:	59%
Household Income Per Capita:	$35,874	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Parma City School District	Students:	9,001
Number of Schools:	13	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.40Mi.	**John Muir Elementary School** Number of Students: 526 Student-Teacher Ratio: 19.48	C+	Public	KG - 4
1.27Mi.	**Shiloh Middle School** Number of Students: 729 Student-Teacher Ratio: 16.42	D+	Public	5 - 8

Flood Report

The Subject Property of **2906 GROVEWOOD AVE, PARMA, OH 44134-1914** 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	96%	SIMILAR
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	82%	LOWER
OVERALL	66%	NOTABLY LOWER

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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ICE SiteX Report

OrderID: 98809039

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Data deemed reliable, but not guaranteed.

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