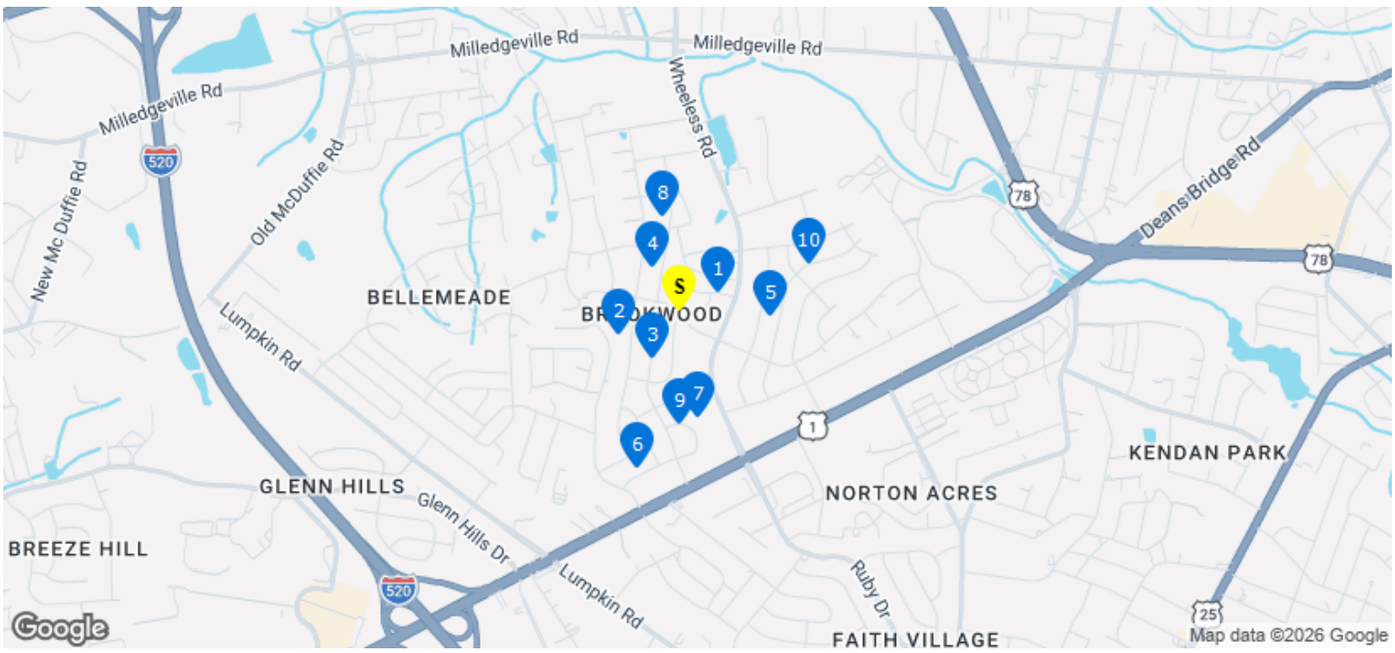
ICE SiteX Report

OrderID: 98775455

SiteX Property Information Report



Subject Property Location

3017 THOMAS LN, AUGUSTA, GA 30906-2952

County:	**RICHMOND GA**	Census Tract:	0105.07
Property Use:	Single Family Residential	Zoning:	R-1A
Parcel Number:	085-1-077-00-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$152,000**	FSD:	11	Common Confidence Score:	60
Value Range:	$135,280 - $168,720	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	002
Assd Land Value:	$5,400	Market Land Value:	$13,500	Tax Year:	2026
Assd Improvement:	$54,156	Market Improvment Value:	$135,390	Total Taxable Value:	$2,153
Total Assessed Value:	$59,556	Total Assessor Market Value:	$148,890	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: E Subdivision: BROOKWOOD Land Lot: 5
Abbreviated Description: BROOKWOOD (00000) 009-E

Property Characteristics

Lot Size:	15,682 SF	Bedrooms:	3	Pool:	Vinyl in-ground pool
Building Area:	1320 SF	Baths:	2	Fireplace:	
Year Built:	1960	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1+AB	Number of Cars:	2	A/C:	Central
Style:		Basement:	Unfinished Basement	Roof Cover:	Asphalt
		Foundation:	Concrete Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/18/2023	Sales Price:	$134,985
Document #:	2023008854 BK-PG 1862-2041	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/08/2022	Sales Price:	$88,271
Document #:	2022044479 BK-PG 1681-736	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	10/17/2022	Loan Amount:	N/A
Document #:	2022042267 BK-PG 0000001862-0000002041	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	10/12/2022		
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			
Map Ref: 3769384			

Prior Transfer

Recording Date:	06/20/2019	Sales Price:	$41,581

ICE SiteX Report

OrderID: 98775455

Document #:	2019030665 BK-PG 1628-765	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	06/19/2019	Loan Amount:	N/A
Document #:	BK-PG 0000001681-0000000736	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/07/2019		
TD Due Date:	01/01/2049	Type Finance:	
Legal Description:			
Map Ref: 1800858			

Prior Transfer

Recording Date:	06/07/2019	Sales Price:	$89,900
Document #:	2019-003645 BK-PG 1681-734	Type of Sale:	Arms-Length Transfer
Contract Date:	06/07/2019		
Document Type:	Deed		
Legal Description:			
Block: E Subdivision: BROOKWOOD			
Abbreviated Description: BROOKWOOD (00000) 009-E; RESIDENTIAL LOT			

Mortgage Record

Recording Date:	05/10/2018	Loan Amount:	N/A
Document #:	BK-PG 1628-765	Loan Type:	Unknown Loan Type
Contract Date:	04/08/2018		
TD Due Date:	05/01/2023	Type Finance:	
Legal Description:			
Map Ref: 0			

Prior Transfer

Recording Date:	04/18/2018	Sales Price:	$47,550
Document #:	2018-002621 BK-PG 1628-758	Type of Sale:	Lender Sold
Contract Date:	04/18/2018		
Document Type:	Deed		
Legal Description:			
Block: E Subdivision: BROOKWOOD			
Abbreviated Description: BROOKWOOD (00000) 009-E			

Prior Transfer

Recording Date:	11/07/2017	Sales Price:	$99,000
Document #:	2017-007538 BK-PG 1606-2007	Type of Sale:	Lender Owned
Contract Date:	11/07/2017		
Document Type:	Deed		
Legal Description:			
Block: E Subdivision: BROOKWOOD			
Abbreviated Description: BROOKWOOD (00000) 009-E			

Prior Transfer

Recording Date:	10/21/2010	Sales Price:	$99,000
Document #:	2010044100 BK-PG 1013-686	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/10/2005	Sales Price:	$76,000
Document #:	2005047422 BK-PG 940-1337	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/13/2005	Loan Amount:	N/A
Document #:	BK-PG 1013-0686	Loan Type:	INVALID CODE
Contract Date:	08/10/2005		
TD Due Date:	09/01/2035	Type Finance:	ADJ
Legal Description:			
Block: E Subdivision: BROOKWOOD Map Ref: 0			

Mortgage Record

Recording Date:	07/21/2004	Loan Amount:	N/A
Document #:	BK-PG 940-1337	Loan Type:	Unknown Loan Type
Contract Date:	05/03/2004		
TD Due Date:	06/01/2034	Type Finance:	ADJ
Legal Description:			
Block: E Subdivision: BROOKWOOD SUBDIVISION Map Ref: 0			

Mortgage Record

Recording Date:	06/09/2003	Loan Amount:	N/A
Document #:	861/2050 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	05/05/2003		
TD Due Date:	05/10/2033	Type Finance:	ADJ
Legal Description:			
Block: E Subdivision: BROOKWOOD Map Ref: MB26-V PG226-27			

Prior Transfer

Recording Date:	06/09/2003	Sales Price:	$72,000
Document #:	BK-PG 861-2048	Type of Sale:	Arms-Length Transfer
Contract Date:	05/05/2003		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98775455

Legal Description:
Block: E Subdivision: BROOKWOOD Map Ref: MB26-V PG226-27

Area Sales Analysis

Total Area Sales	$1,496,400	Median # of Bedrooms	3
Median Lot Size	13,939 SF	Median # of Baths	1
Median Living Area	1,376 SF	Median Year Built	1958
Price Range - 2 Yrs	$95,500 to $199,900	Age Range	56 years to 74 years
Median Value	$150,500	Median Age	68.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**2406 SHADOWOOD DR** **AUGUSTA, GA 30906-2938**	07/08/2026	$52,000	$40	1305	6/3/2	1967	13,939 SF	
		APN: 084-2-146-00-0 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: A Subdivision: LAUREL HILLS Abbreviated Description: Abbreviated Description:LAUREL HILLS (00100) 003-A; RESIDENTIAL LOT								
2	.15Mi.	**3024 SPRUCEWOOD DR** **AUGUSTA, GA 30906-2940**	05/20/2026	$199,900	$188	1063	6/3/1	1966	15,246 SF	
		APN: 085-1-008-00-0 Document #: 2026018833 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: H Subdivision: BROOKWOOD Abbreviated Description: Abbreviated Description:BROOKWOOD (00000) 008-H; RESIDENTIAL LOT								
3	.17Mi.	**2391 WHEELESS RD** **AUGUSTA, GA 30906-5408**	03/13/2026	$159,990	$126	1271	6/3/1	1966	15,246 SF	
		APN: 085-1-073-00-0 Document #: 2026010266 Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 26 Block: E Subdivision: BROOKWOOD Abbreviated Description: Abbreviated Description:BROOKWOOD (00000) 026-E; RESIDENTIAL LOT								
4	.19Mi.	**2408 GOLDEN CAMP RD** **AUGUSTA, GA 30906-2914**	01/29/2026	$95,500	$66	1458	5/3/1	1967	13,939 SF	
		APN: 084-4-255-00-0 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: A Subdivision: LAUREL HILLS Abbreviated Description: Abbreviated Description:LAUREL HILLS (00100) 014-A; RESIDENTIAL LOT								
5	.19Mi.	**2327 SHADOWOOD DR** **AUGUSTA, GA 30906-2987**	11/18/2025	$223,000	$118	1890	6/3/2	1970	13,068 SF	
		APN: 084-2-120-00-0 Document #: Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: B Subdivision: LAUREL HILLS Abbreviated Description: Abbreviated Description:LAUREL HILLS (00200) 003-B; RESIDENTIAL LOT								
6	.28Mi.	**3004 JASMINE PL** **AUGUSTA, GA 30906-2933**	09/11/2026	$199,900	$111	1808	5/3/1	1953	15,246 SF	
		APN: 085-3-065-00-0 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 25 Block: H Subdivision: THOMAS WOODS Abbreviated Description: Abbreviated Description:THOMAS WOODS (00200) 025-H; RESIDENTIAL LOT								
7	.28Mi.	**3103 FIR CT** **AUGUSTA, GA 30906-3116**	07/24/2026	$185,000	$165	1122	5/3/1	1968	8,712 SF	
		APN: 084-2-161-00-0 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 29 Subdivision: REGALWOOD Abbreviated Description: Abbreviated Description:REGALWOOD (00000) 029-0; RESIDENTIAL LOT								
8	.28Mi.	**3108 PALM CT** **AUGUSTA, GA 30906-3129**	03/18/2026	$87,000	$54	1600	6/3/1	1968	9,583 SF	
		APN: 084-4-260-00-0 Document #: 2026011168 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: REGALWOOD Abbreviated Description: Abbreviated Description:REGALWOOD (00000) 005-0; RESIDENTIAL LOT								
9	.28Mi.	**2355 GOLDEN CAMP RD** **AUGUSTA, GA 30906-5512**	01/12/2026	$128,000	$119	1080	6/4/1	1971	9,148 SF	
		APN: 084-2-159-00-0 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 31 Subdivision: REGALWOOD Abbreviated Description: Abbreviated Description:REGALWOOD (00000) 031-0; RESIDENTIAL LOT								
10	.31Mi.	**2701 TARA HEIGHTS CT** **AUGUSTA, GA 30906-3172**	08/24/2026	$145,000	$100	1445	6/3/2	1991	12,632 SF	
		APN: 084-4-362-00-0 Document #: 2026027062 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 11 Block: C Subdivision: TARA Abbreviated Description: Abbreviated Description:TARA (00300) 011-C; RESIDENTIAL LOT								
11	.31Mi.	**3001 JASMINE PL** **AUGUSTA, GA 30906-2932**	07/20/2026	$143,000	$119	1200	5/3/1	1953	19,602 SF	
		APN: 085-3-067-00-0 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: H Subdivision: THOMAS WOODS Abbreviated Description: Abbreviated Description:THOMAS WOODS (00200) 023-H; RESIDENTIAL LOT								
12	.34Mi.	**2554 TARA HEIGHTS CIR** **AUGUSTA, GA 30906-3168**	11/13/2025	$134,000			//		12,197 SF	
		APN: 084-4-366-00-0 Document #: Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 27 Block: A Subdivision: TARA Abbreviated Description: Abbreviated Description:TARA (00300) 027-A; RESIDENTIAL LOT								
13	.34Mi.	**2315 RIDGE RD** **AUGUSTA, GA 30906-2954**	10/15/2025	$97,000	$136	715	4/2/1	1951	20,473 SF	
		APN: 070-3-039-00-0 Document #: Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:2315 RIDGE RD; RESIDENTIAL LOT								
14	.35Mi.	**3004 ACORN RD** **AUGUSTA, GA 30906-2916**	04/21/2026	$155,000	$136	1138	5/3/1	1953	11,761 SF	

ICE SiteX Report

OrderID: 98775455

APN: 085-3-073-00-0 Document #: 2026016146
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: H Subdivision: THOMAS WOODS Abbreviated Description: Abbreviated Description:THOMAS WOODS (00200) 017-H; RESIDENTIAL LOT

15	.36Mi.	**2313 RIDGE RD** **AUGUSTA, GA 30906-2954**	03/26/2026	$205,000	$137	1500	6/4/2	1968	20,909 SF	V

APN: 070-3-038-00-0 Document #: 2026012658
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: K Subdivision: BROOKWOOD Abbreviated Description: Abbreviated Description:BROOKWOOD (00000) 008-K; RESIDENTIAL LOT

16	.39Mi.	**2344 DORN RD** **AUGUSTA, GA 30906-2929**	04/29/2026	$130,000	$127	1026	4/2/1	1986	19,602 SF

APN: 070-3-035-00-0 Document #: 2026016915
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:2344 DORN RD; RESIDENTIAL LOT

17	.4Mi.	**2406 SPARKS RD** **AUGUSTA, GA 30906-2625**	11/12/2025	$100,000	$88	1134	5/3/1	1952	10,019 SF

APN: 085-1-238-00-0 Document #:
Document Type: Limited Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 22 Block: L Subdivision: THOMAS WOODS Abbreviated Description: Abbreviated Description:THOMAS WOODS (00100) 022-L; RESIDENTIAL LOT

18	.43Mi.	**2447 RIDGE RD** **AUGUSTA, GA 30906-2984**	01/05/2026	$135,000	$95	1426	4/2/1	1953	9,583 SF

APN: 097-1-014-00-0 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 16 Block: F Subdivision: THOMAS WOODS Abbreviated Description: Abbreviated Description:THOMAS WOODS (00200) 016-F; RESIDENTIAL LOT

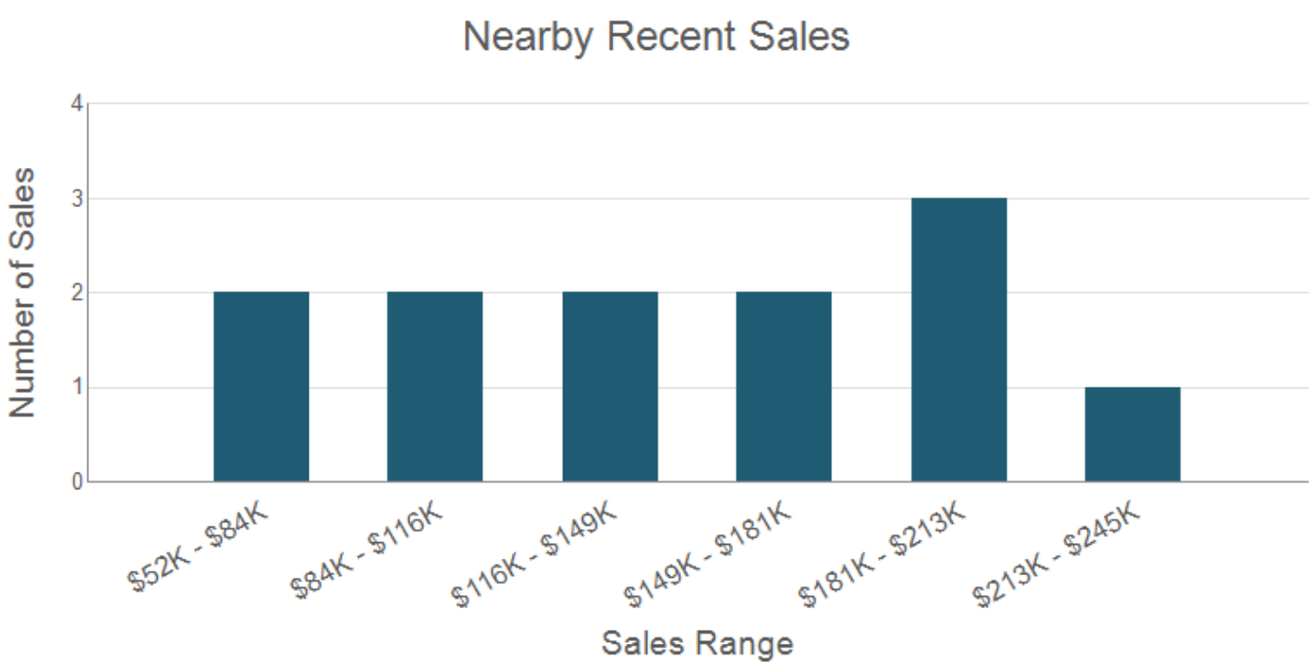
19	.45Mi.	**2448 JUNIPER DR** **AUGUSTA, GA 30906-2977**	03/27/2026	$44,500	$41	1080	7/3/1	1953	10,890 SF

APN: 097-1-018-00-0 Document #: 2026012772
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: F Subdivision: THOMAS WOODS Abbreviated Description: Abbreviated Description:THOMAS WOODS (00200) 002-F; RESIDENTIAL LOT

20	.48Mi.	**2459 SUMAC DR** **AUGUSTA, GA 30906-2947**	11/18/2025	$107,000	$81	1320	6/3/2	1953	15,682 SF

APN: 096-2-085-00-0 Document #:
Document Type: Limited Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 5 Block: C Subdivision: THOMAS WOODS Abbreviated Description: Abbreviated Description:THOMAS WOODS (00200) 005-C; RESIDENTIAL LOT

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: 98775455

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.	**3017 THOMAS LN**	**06/07/2019**	$148,890	$59,556	1,320	5/3/2	1960	15,682 SF	V
.02Mi.	**2350 RIDGE RD**		$91,130	$36,452	950	5/3/1	1966	14,375 SF	
.02Mi.	**3015 THOMAS LN**	**07/16/2021**	$139,830	$55,932	1,350	6/3/1	1959	16,117 SF	
.03Mi.	**2402 RIDGE RD**	**07/30/2018**	$126,300	$50,520				15,682 SF	
.03Mi.	**3019 THOMAS LN**	**01/26/2000**	$118,110	$47,244	1,558	7/4/1	1960	12,632 SF	
.04Mi.	**3020 PINEWOOD DR**	**09/18/2020**	$62,170	$24,868	1,457	5/3/2	1966	14,810 SF	
.04Mi.	**3018 PINEWOOD DR**		$51,756	$20,702	1,224	6/3/1	1966	8,276 SF	
.04Mi.	**3016 PINEWOOD DR**	**07/01/2021**	$137,790	$55,116	1,473	5/3/2	1965	10,454 SF	
.04Mi.	**3014 THOMAS LN**		$169,370	$67,748	1,350	6/3/1	1966	11,761 SF	
.05Mi.	**2351 RIDGE RD**	**05/02/1996**	$92,080	$36,832	1,109	6/3/2	1966	11,761 SF	
.05Mi.	**3013 THOMAS LN**	**06/03/2021**	$126,540	$50,616	1,486	8/4/1	1959	21,344 SF	
.05Mi.	**2401 RIDGE RD**	**12/08/2000**	$127,050	$50,820	2,013	6/3/2	1959	18,295 SF	
.05Mi.	**3021 THOMAS LN**		$107,121	$42,848	1,056	5/3/1	1963	12,197 SF	
.05Mi.	**2404 RIDGE RD**	**11/14/2017**	$98,789	$39,516	1,095	5/3/1	1961	11,761 SF	
.05Mi.	**3014 PINEWOOD DR**	**03/16/2021**	$76,267	$30,507				11,761 SF	
.06Mi.	**2349 RIDGE RD**	**12/13/1994**	$83,890	$33,556	1,141	6/3/1	1966	11,326 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	35.3 years old	Households:	20,162
Median Household Income:	$47,952	Households w/Family:	66%
Household Income Per Capita:	$22,448	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Richmond County School District	Students:	28,923
Number of Schools:	49	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.96Mi.	**T. W. Josey High School**	F	Public	9 - 12
Number of Students: 625 Student-Teacher Ratio: 15.24 Advanced Placement: Yes				
2.96Mi.	**Murphey Middle School**	F	Public	6 - 8
Number of Students: 512 Student-Teacher Ratio: 13.13				
0.71Mi.	**Terrace Manor Elementary School**	NA	Public	PK - 5
Number of Students: NA Student-Teacher Ratio: NA				

Flood Report

The Subject Property of **3017 THOMAS LN, AUGUSTA, GA 30906-2952** 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	104%	SIMILAR
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	108%	SIMILAR
MURDER	100%	SIMILAR
OVERALL	103%	SIMILAR

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.
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ICE SiteX Report

OrderID: 98775455

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