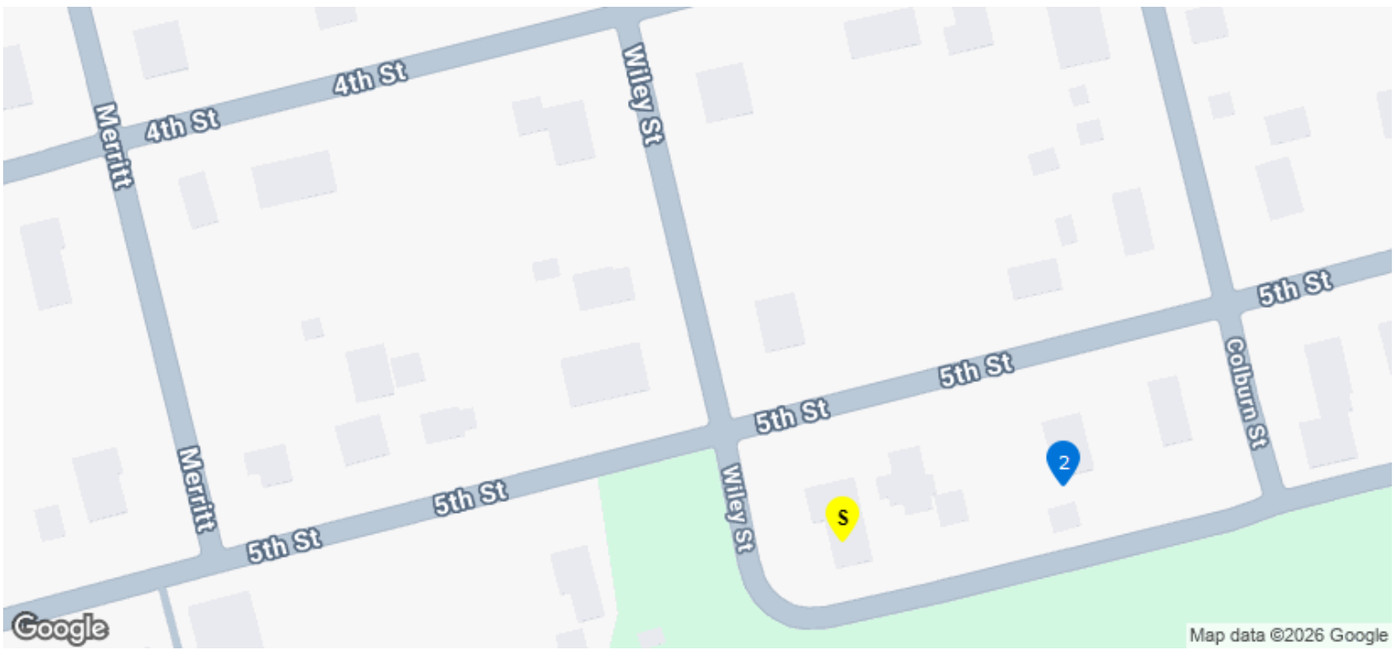
ICE SiteX Report

OrderID: 98798834

SiteX Property Information Report



Subject Property Location

301 5TH ST, IVESDALE, IL 61851-4206

County:	**CHAMPAIGN IL**	Census Tract:	0109.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	223107336001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$195,000**	FSD:	8	Common Confidence Score:	82
Value Range:	$179,400 - $210,600	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2205
Assd Land Value:	$4,220	Market Land Value:	$12,660	Tax Year:	2025
Assd Improvement:	$45,920	Market Improvment Value:	$137,760	Total Taxable Value:	$3,666
Total Assessed Value:	$50,140	Total Assessor Market Value:	$150,420	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5 Block: 3 District: 22 Sec/Twnship/Range: SEC 07 TWN 17N RNG 07E

Abbreviated Description:	LOT 5 BLOCK 3 STOERGER'S, JOHN, ADD, RESURVEY
City/Muni/Twp:	SADORUS

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1528 SF	Baths:	2	Fireplace:	
Year Built:	1975	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:	A-Frame	Basement:		Roof Cover:	Shingle (Not Wood)
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/13/2026	Sales Price:	N/A
Document #:	2026R05246 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/10/2026		
Document Type:	Deed		

Legal Description:

Block: 3 Subdivision: RE SURVEY OF JOHN STOERGERS ADDITION
City/Muni/Twp: IVESDALE

Prior Transfer

Recording Date:	12/23/2024	Sales Price:	N/A
Document #:	2024R18853 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	07/19/2024	Loan Amount:	N/A
Document #:	2024R10576 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/28/2024		
TD Due Date:	07/01/2051	Type Finance:	

ICE SiteX Report

OrderID: 98798834

Legal Description:
Block: 3 Subdivision: THE RESURVEY OF JOHN STOERGERS ADDITION Map Ref: 0
City/Muni/Twp: IVESDALE

Prior Transfer

Recording Date:	08/05/2021	Sales Price:	N/A
Document #:	2021R18709 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/22/2021	Loan Amount:	N/A
Document #:	2021R17245 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/17/2021		
TD Due Date:	07/01/2051	Type Finance:	Fixed Rate

Legal Description:
Block: 3 Subdivision: RESURVEY OF JOHN STONEGERS ADDITION
City/Muni/Twp: IVESDALE

Prior Transfer

Recording Date:	07/22/2021	Sales Price:	N/A
Document #:	2021R17244 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/17/2021		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: RESURVEY OF JOHN STONEGERS ADDITION
City/Muni/Twp: IVESDALE

Prior Transfer

Recording Date:	06/25/2019	Sales Price:	N/A
Document #:	2019R09803 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/25/2019		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: RESURVEY OF JOHN STOERGER S ADDITION
City/Muni/Twp: IVESDALE

Mortgage Record

Recording Date:	08/29/2017	Loan Amount:	N/A
Document #:	2017R16418 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/27/2017		
TD Due Date:	09/01/2047	Type Finance:	Type Financing not disclosed on document

Legal Description:
Block: 3 Subdivision: RESURVEY OF JOHN STOERGERS ADDITION
City/Muni/Twp: IVESDALE

Prior Transfer

Recording Date:	08/29/2017	Sales Price:	$87,000
Document #:	2017R16417 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	07/27/2017		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: RESURVEY OF JOHN STOERGERS ADDITION
City/Muni/Twp: IVESDALE

Prior Transfer

Recording Date:	05/11/2017	Sales Price:	N/A
Document #:	2017R08223 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	05/11/2017	Sales Price:	N/A
Document #:	2017R08220 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	04/06/2017		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: THE RE-SURVEY OF JOHN STOERGERS ADDITION
City/Muni/Twp: IVESDALE

Prior Transfer

Recording Date:	05/11/2017	Sales Price:	$210,000
Document #:	2017R08219 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	05/11/2017	Sales Price:	$210,000
Document #:	2017R08218 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	11/13/2012	Sales Price:	$210,000
Document #:	2012R28693 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

ICE SiteX Report

OrderID: 98798834

Mortgage Record

Recording Date:	04/30/2008	Loan Amount:	N/A
Document #:	2008R10847 BK-PG -	Loan Type:	Reverse Mortgage
Contract Date:	04/23/2008		
TD Due Date:	07/04/2089	Type Finance:	ADJ

Legal Description:
Block: 3 Map Ref: 0
Abbreviated Description: RESURVEY JOHN STOERGERS ADD TOWN IVESDALE

Prior Transfer

Recording Date:	03/28/2008	Sales Price:	N/A
Document #:	2008R07515 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/20/2008		
Document Type:	Deed		

Legal Description:
Block: 3
Abbreviated Description: RESURVEY JOHN STOERGERS ADD TOWN IVESDALE

Prior Transfer

Recording Date:	01/21/2005	Sales Price:	N/A
Document #:	2005R02007 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/06/2003	Loan Amount:	N/A
Document #:	2003R45582 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	09/30/2003		
TD Due Date:	11/06/2018	Type Finance:	

Legal Description:
Block: 3 Subdivision: RESURVEY OF JOHN STOERGERS ADDITION Map Ref: 0
City/Muni/Twp: IVESDALE

Area Sales Analysis

Total Area Sales	$647,500	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,410 SF	Median Year Built	1910
Price Range - 2 Yrs	$177,500 to $270,000	Age Range	56 years to 131 years
Median Value	$200,000	Median Age	116 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**110 5TH ST** **IVESDALE, IL 61851-4202**	03/06/2026	$270,000	$157	1718	//2	1970	SF	
		APN: 223107304009 Document #: 2026R03257 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12&13 Block: 7 Subdivision: SK DONOVANS ADDITION MapRef: DD 26 PG 108 Abbreviated Description: Lot:12&13 Block:7 Subdivision:SK DONOVANS ADDITION Map Ref:DD 26 PG 108Abbreviated Description:LOT: WEST 2 OF LOT 13 City/Muni/Twp:NORRIE City/Muni/Twp: NORRIE								
2	.3Mi.	**420 S SANFORD ST** **IVESDALE, IL 61851-8000**	12/03/2025	$28,000	$36	768	//1	1900	SF	
		APN: 223107451008 Document #: 2025R18587 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Subdivision: FOOHYS ADDITION MapRef: MB B PG 139 Abbreviated Description: Lot:9 Subdivision:FOOHYS ADDITION Map Ref:MB B PG 139City/Muni/Twp:IVESDALE City/Muni/Twp: IVESDALE								
3	1.3Mi.	**23 COUNTY ROAD 300 N** **IVESDALE, IL 61851-9763**	01/08/2026	$165,000	$200	826	//1	1885	91,040 SF	
		APN: 223119100004 Document #: 2026R00331 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2NW4 S19T17NR07E 3PM Abbreviated Description: Sec/Twnship/Range:E2NW4 S19T17NR07E 3PM								
4	1.9Mi.	**597 COUNTY ROAD 100 E** **IVESDALE, IL 61851-9717**	07/06/2026	$284,000	$257	1104	//1	1900	48,787 SF	
		APN: 223106200004 Document #: 2026R10222 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S06T17NR07E 3PM Abbreviated Description: Sec/Twnship/Range:NE4 S06T17NR07E 3PM								
5	3.48Mi.	**347 COUNTY ROAD 300 N** **SADORUS, IL 61872-9747**	12/01/2025	$96,000	$71	1360	//1	1954	21,780 SF	
		APN: 223122100003 Document #: 2025R18434 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
6	3.62Mi.	**259 COUNTY ROAD 700 N** **SADORUS, IL 61872-9714**	09/12/2025	$361,000	$159	2266	//2	1969	196,020 SF	
		APN: 052533200009 Document #: 2025R13905 Document Type: Warranty Deed Price Code: A Land Use: Rural/Agricultural Residence Legal: MapRef: DOC 2003R52196 Sec/Twnship/Range: W2NE4 S33T18NR07E 3PM Abbreviated Description: Map Ref:DOC 2003R52196Sec/Twnship/Range:W2NE4 S33T18NR07E 3PM City/Muni/Twp:MONTICELLO City/Muni/Twp: MONTICELLO								
7	3.77Mi.	**268 COUNTY ROAD 700 N** **SADORUS, IL 61872-9714**	10/13/2026	$550,000	$233	2362	//	1950	261,360 SF	
		APN: 052528400009 Document #: 2026R15985 Document Type: Warranty Deed Price Code: A Land Use: Rural/Agricultural Residence Legal:								
8	4.04Mi.	**783 COUNTY ROAD 200 E** **IVESDALE, IL 61851-9760**	09/10/2026	$200,000	$198	1008	//1	1913	41,819 SF	
		APN: 052529200003 Document #: 2026R14179 Document Type: Deed Price Code:								

ICE SiteX Report

OrderID: 98798834

Land Use: Single Family Residential
Legal: Subdivision: LAND Sec/Twnship/Range: NE4 S29T18NR07E Abbreviated Description: Subdivision:LAND Sec/Twnship/Range:NE4 S29T18NR07E

9	4.07Mi.	**22 COUNTY ROAD 0 E** **IVESDALE, IL 61851-9703**	04/13/2026	$20,000	$22	904	//1	1905	43,560	SF

APN: 223131300003 Document #: 2026R05298
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4SW4 S31T17NR07E 3PM Abbreviated Description: Sec/Twnship/Range:SW4SW4 S31T17NR07E 3PM

10	5.96Mi.	**303 W MARKET ST** **SADORUS, IL 61872-9783**	11/24/2025	$160,000	$161	995	//1	1958		SF

APN: 223101230003 Document #: 2025R18111
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Subdivision: WILLIAMS SADORUS THIRD ADDITION MapRef: PL 10 PG 592 Abbreviated Description: Lot:5 Block:2 Subdivision:WILLIAMS SADORUS THIRD ADDITION Map Ref:PL 10 PG 592City/Muni/Twp:SADORUS City/Muni/Twp: SADORUS

11	5.99Mi.	**68 COUNTY ROAD 500 E** **SADORUS, IL 61872-9735**	02/05/2026	$220,000			//		47,480	SF

APN: 223136101002 Document #: 2026R01815
Document Type: Warranty Deed Price Code: A
Land Use: Rural/Agricultural Residence
Legal: MapRef: DOC 2019R09489 Sec/Twnship/Range: NW4 S36T17NR07E 3PM Abbreviated Description: Map Ref:DOC 2019R09489Sec/Twnship/Range:NW4 S36T17NR07E 3PM

12	6.03Mi.	**100 S WEST ST** **SADORUS, IL 61872-9702**	03/19/2026	$186,000	$159	1173	//1	1923		SF

APN: 223206106001 Document #: 2026R03869
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: WILLIAM SADORUS SECOND ADDITION MapRef: DD 8 PG 413 Abbreviated Description: Lot:4 Block:2 Subdivision:WILLIAM SADORUS SECOND ADDITION Map Ref:DD 8 PG 413City/Muni/Twp:SADORUS City/Muni/Twp: SADORUS

13	6.04Mi.	**207 N WEST ST** **SADORUS, IL 61872-9614**	12/15/2025	$80,000	$69	1152	//2	1959		SF

APN: 222536476008 Document #: 2025R19270
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: ROGERS FIRST ADDITION MapRef: MB M PG 63 Abbreviated Description: Subdivision:ROGERS FIRST ADDITION Map Ref:MB M PG 63Abbreviated Description:LOT: EAST 129 FT OF LOT 1 City/Muni/Twp:SADORUS City/Muni/Twp: SADORUS

14	6.07Mi.	**200 W CHURCH ST** **SADORUS, IL 61872-9768**	12/11/2025	$167,500	$146	1144	//1	1952		SF

APN: 223206109006 Document #: 2025R19130
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 Subdivision: WILLIAM SADORUS SECOND ADDITION Abbreviated Description: Lot:8 Block:3 Subdivision:WILLIAM SADORUS SECOND ADDITION City/Muni/Twp:SADORUS City/Muni/Twp: SADORUS

15	6.23Mi.	**492B COUNTY ROAD 0 N** **SADORUS, IL 61872-9600**	08/31/2026	$239,000	$128	1863	//2	2005	238,709	SF

APN: 223135400023 Document #: 2026R13663
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal:

16	6.26Mi.	**112 E 2ND ST** **SADORUS, IL 61872-9510**	02/27/2026	$75,000	$76	986	//1	1908		SF

APN: 223206127022 Document #: 2026R02780
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 26&27 Subdivision: TH ORIGINAL TOWN OF SANDORUS MapRef: DD I PG 393 Abbreviated Description: Lot:26&27 Subdivision:TH ORIGINAL TOWN OF SANDORUS Map Ref:DD I PG 393

17	6.26Mi.	**111 E 2ND ST** **SADORUS, IL 61872-9511**	11/13/2025	$100,000	$94	1066	//1	1905		SF

APN: 223206130005 Document #: 2025R17519
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 4 Subdivision: WILLIAM SADORUS ADDITION MapRef: DD M PG 144 Abbreviated Description: Lot:1&2 Block:4 Subdivision:WILLIAM SADORUS ADDITION Map Ref:DD M PG 144City/Muni/Twp:SADORUS City/Muni/Twp: SADORUS

18	6.26Mi.	**207 S CENTER ST** **SADORUS, IL 61872-9610**	10/15/2025	$61,500	$54	1142	//1	1900		SF

APN: 223206130011 Document #: 2025R15733
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10&11 Block: 4 Subdivision: WILLIAM SADORUS ADDITION MapRef: DD M PG 144 Abbreviated Description: Lot:10&11 Block:4 Subdivision:WILLIAM SADORUS ADDITION Map Ref:DD M PG 144City/Muni/Twp:SADORUS City/Muni/Twp: SADORUS

19	6.26Mi.	**112 E SOUTH ST** **SADORUS, IL 61872-9791**	09/12/2025	$95,000	$67	1418	//2	1961		SF

APN: 223206133008 Document #: 2025R13874
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13&14 Block: 9 Subdivision: WILLIAM SADORUS ADDITION MapRef: RO M PG 144 Abbreviated Description: Lot:13&14 Block:9 Subdivision:WILLIAM SADORUS ADDITION Map Ref:RO M PG 144

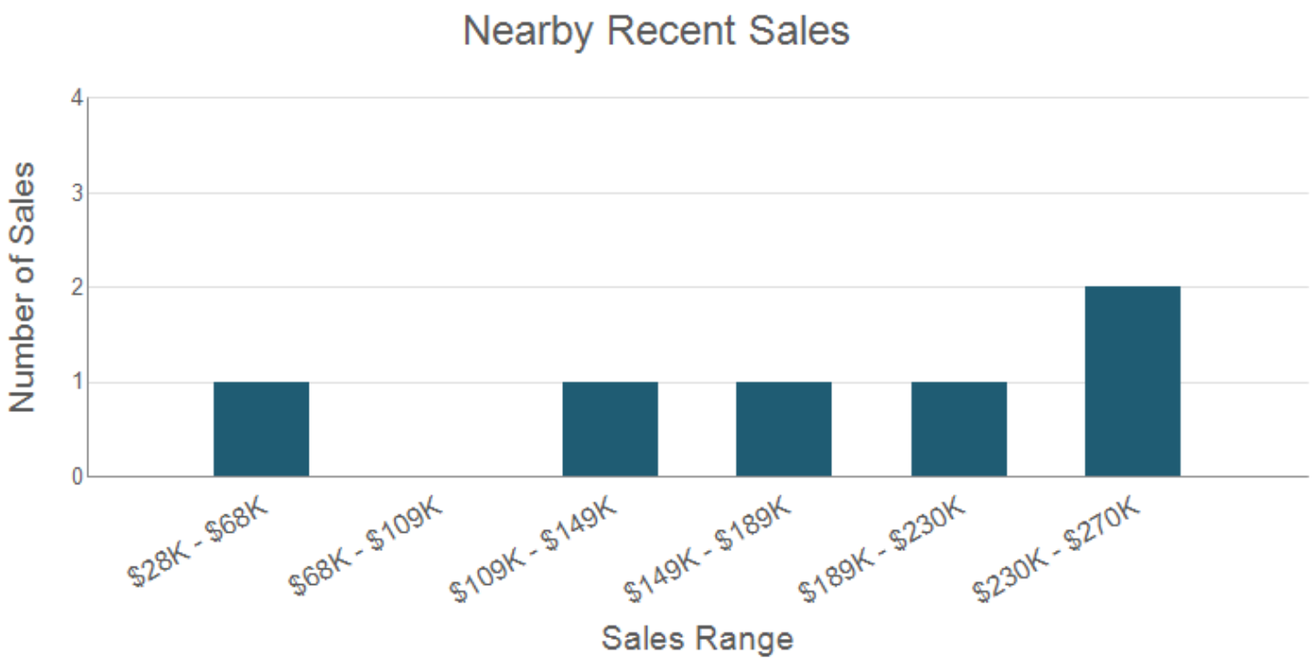
20	6.36Mi.	**445 COUNTY ROAD 900 N** **IVESDALE, IL 61851-9771**	11/06/2025	$475,000	$347	1367	//2	1983	217,800	SF

APN: 052523100004 Document #: 2025R17110
Document Type: Warranty Deed Price Code: A
Land Use: Rural/Agricultural Residence
Legal: Sec/Twnship/Range: NW4 S23T18NR07E 3PM Abbreviated Description: Sec/Twnship/Range:NW4 S23T18NR07E 3PM City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD

ICE SiteX Report

OrderID: 98798834

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.	**301 5TH ST**	**07/27/2017**	$150,420	$50,140	1,528	//2	1975		
.02Mi.	**303 5TH ST**	**01/19/2021**	$41,580	$13,860	1,292	//1	1907		
.04Mi.	**207 5TH ST**	**05/31/1995**	$236,520	$78,840	1,556	//1	1920		
.04Mi.	**307 5TH ST**	**01/02/2025**	$192,030	$64,010	1,410	//2	1895		
.04Mi.	**302 5TH ST**	**02/02/1992**	$81,150	$27,050	1,232	//1	1900		
.05Mi.	**208 5TH ST**	**03/14/2023**	$135,570	$45,190	1,536	//1	1978		
.06Mi.	**408 WILEY ST**	**07/11/2001**	$104,610	$34,870	1,056	//1	1890		
.06Mi.	**306 5TH ST**	**04/01/2002**	$117,420	$39,140	926	//1	1900		
.06Mi.	**309 5TH ST**	**05/13/2009**	$85,890	$28,630	778	//1	1914		
.07Mi.	**206 5TH ST**	**01/30/2009**	$112,470	$37,490	880	//1	1890		
.07Mi.	**401 WILEY ST**		$128,580	$42,860					
.07Mi.	**310 5TH ST**	**06/24/1991**	$110,280	$36,760	1,444	//1	1917		
.08Mi.	**402 WILEY ST**		$126,930	$42,310	1,344	//1	1968		
.08Mi.	**305 4TH ST**	**04/07/2006**	$149,160	$49,720	1,352	//1	1953		
.09Mi.	**307 4TH ST**	**12/19/2018**	$129,030	$43,010	864	//1	1902		
.1Mi.	**401 COLBURN ST**	**05/30/2025**	$198,630	$66,210	1,938	//2	1996		

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	86%

Demographics & Income

Median Age:	43.6 years old	Households:	236
Median Household Income:	$84,703	Households w/Family:	66%
Household Income Per Capita:	$38,212	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	16%

School District

School District Zone:	Bement Community Unit School District 5	Students:	291
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.02Mi.	**Bement High School** Number of Students: 85 Student-Teacher Ratio: 10.06	A	Public	9 - 12
6.02Mi.	**Bement Elementary School** Number of Students: 143	B-	Public	PK - 5

ICE SiteX Report

OrderID: 98798834

Student-Teacher Ratio: 11.26

6.02Mi. **Bement Middle School** B+ Public 6 - 8
Number of Students: 63
Student-Teacher Ratio: 11.89

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	27%	SIGNIFICANTLY LOWER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	149%	NOTABLY HIGHER
AGGRAVATED ASSAULT	134%	NOTABLY HIGHER
FORCIBLE RAPE	153%	NOTABLY HIGHER
MURDER	121%	HIGHER
OVERALL	122%	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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