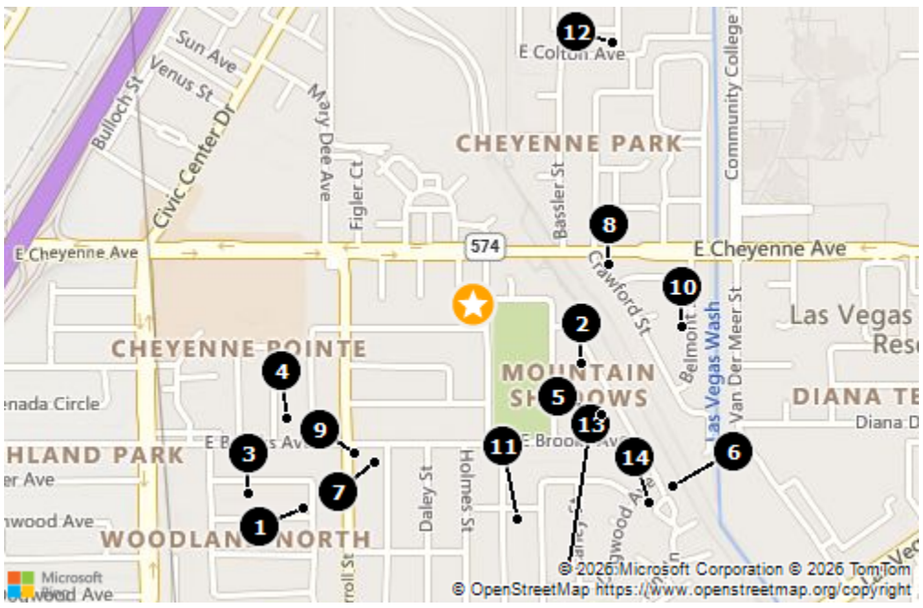
ICE SiteX Report

OrderID: 98117407

SiteX Property Information Report



Subject Property Location

3122 HOLMES CIR, NORTH LAS VEGAS, NV 89030-5024

County:	**CLARK NV**	Census Tract:	320030045.002000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	139-13-110-041	Thomas Bros Pg-Grid:	864-1H

Valuation

Value:	**$302,000**	FSD:	18	Common Confidence Score:	39
Value Range:	$247,640 - $356,360	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	255
Assd Land Value:	$26,460	Market Land Value:	$75,600	Tax Year:	2026
Assd Improvement:	$15,168	Market Improvment Value:	$43,337	Total Taxable Value:	$2,003
Total Assessed Value:	$41,628	Total Assessor Market Value:	$118,937	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Block: 2 District: NLV Subdivision: MOUNTAIN SHADOWS SUB UNIT #5 Legal Unit: 5 Map Ref: PB B0007 P0088 Sec/Twnship/Range: SEC 13 TWN 20S RNG 61E

Abbreviated Description: MOUNTAIN SHADOWS SUB UNIT #5 PLAT BOOK 7 PAGE 88 LOT 13 BLOCK 2

City/Muni/Twp: NORTH LAS VEGAS

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	3	Pool:	
Building Area:	1071 SF	Baths:	2	Fireplace:	
Year Built:	1963	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Block
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/03/2025	Sales Price:	$152,192
Document #:	20251103-0000320 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/25/2025	Loan Amount:	N/A
Document #:	20250425-0001173 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2048	Type Finance:	

Legal Description:

Lot: 13 Block: 2 Subdivision: MOUNTAIN SHADOWS SUBDIVISION UNIT NO 5

Prior Transfer

Recording Date:	12/06/2024	Sales Price:	N/A
Document #:	20241206-0001303 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/24/2023	Sales Price:	N/A
Document #:	20230824-0003432 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98117407

Document Type:
Legal Description:

Mortgage Record

Recording Date:	08/07/2023	Loan Amount:	N/A
Document #:	20230807-0000300 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2048	Type Finance:	

Legal Description:
Lot: 13 Block: 2 Subdivision: MOUNTAIN SHADOWS SUBDIVISION UNIT NO 5

Prior Transfer

Recording Date:	07/31/2023	Sales Price:	N/A
Document #:	20230731-0000791 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/17/2023	Sales Price:	$152,192
Document #:	20230217-0002051 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/26/2022	Loan Amount:	N/A
Document #:	20221026-0000354 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2048	Type Finance:	

Legal Description:
Lot: 13 Block: 2 Subdivision: MOUNTAIN SHADOWS SUBDIVISION UNIT NO 5

Prior Transfer

Recording Date:	03/30/2018	Sales Price:	$155,000
Document #:	20180330-0002582 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/21/2018		
Document Type:			

Legal Description:
Lot: 13 Block: 2 Subdivision: MOUNTAIN SHADOWS SUBDIVISION Legal Unit: 5 Map Ref: MB 7 PG 88

Prior Transfer

Recording Date:	03/30/2018	Sales Price:	$155,000
Document #:	20180330 00002582 BK-PG 1803 -2582	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 13 Block: 2 District: NLV Subdivision: MOUNTAIN SHADOWS SUB UNIT #5 Legal Unit: 5 Map Ref: PB B0007 P0088 Sec/Twnship/Range: SEC 13 TWN 20S RNG 61E
Abbreviated Description: MOUNTAIN SHADOWS SUB UNIT #5 PLAT BOOK 7 PAGE 88 LOT 13 BLOCK 2
City/Muni/Twp: NORTH LAS VEGAS

Prior Transfer

Recording Date:	11/15/2017	Sales Price:	$75,000
Document #:	20171115-0000337 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/15/2017	Loan Amount:	N/A
Document #:	20171115-0000336 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2018	Type Finance:	

Legal Description:
Lot: 13 Block: 2 Subdivision: MOUNTAIN SHADOWS SUBDIVISION Legal Unit: 5

Prior Transfer

Recording Date:	05/28/2015	Sales Price:	$67,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/28/2015	Sales Price:	$67,000
Document #:	201505280004178 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/22/2015		
Document Type:			

Legal Description:
Lot: 13 Block: 2 Subdivision: MOUNTAIN SHADOWS SUBDIVISION Legal Unit: 5 Map Ref: MB7 PG88

Prior Transfer

Recording Date:	03/30/2015	Sales Price:	$42,000
Document #:	201503300002437 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/20/2015		
Document Type:			

Legal Description:
Lot: 13 Block: 2 Subdivision: MOUNTAIN SHADOWS SUBDIVISION Legal Unit: 5 Map Ref: MB7 PG88
City/Muni/Twp: NORTH LAS VEGAS

Prior Transfer

Recording Date:	12/15/2014	Sales Price:	$70,200
Document #:	201412150002474 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/12/2014		

ICE SiteX Report

OrderID: 98117407

Document Type:
Legal Description:
Lot: 13 Block: 2 Subdivision: MOUNTAIN SHADOWS SUBDIVISION Legal Unit: 5 Map Ref: MB7 PG88

Prior Transfer

Recording Date:	11/29/2011	Sales Price:	$88,000
Document #:	201111290000934 BK-PG 20051019-0000630	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/19/2005	Sales Price:	N/A
Document #:	BK-PG 20051019-0000629	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/13/2005		
Document Type:			
Legal Description:			

Lot: 13 Block: 2 Subdivision: MOUNTAIN SHADOWS SUBDIVISION UNIT #5 Map Ref: MB7 PG88

Prior Transfer

Recording Date:	10/19/2005	Sales Price:	$110,000
Document #:	BK-PG 20051019-0000628	Type of Sale:	Full Amount on Deed
Contract Date:	09/22/2005		
Document Type:			
Legal Description:			

Lot: 13 Block: 2 Subdivision: MOUNTAIN SHADOWS SUBDIVISION UNIT #5 Map Ref: MB7 PG88

Prior Transfer

Recording Date:	04/08/2005	Sales Price:	N/A
Document #:	BK-PG 20050408-0002638	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/06/2005		
Document Type:			
Legal Description:			

Lot: 13 Block: 2 Subdivision: MOUNTAIN SHADOWS SUB UNIT #5 Map Ref: MB7 PG88

Prior Transfer

Recording Date:	03/31/2005	Sales Price:	$110,000
Document #:	BK-PG 20050331-0001236	Type of Sale:	Full Amount on Deed
Contract Date:	03/31/2005		
Document Type:			
Legal Description:			

Lot: 13 Block: 2 Subdivision: MOUNTAIN SHADOWS SUB UNIT #5 Map Ref: MB7 PG88

Area Sales Analysis

Total Area Sales	$4,139,969	Median # of Bedrooms	3.5
Median Lot Size	6,534 SF	Median # of Baths	2
Median Living Area	1,248 SF	Median Year Built	1964
Price Range - 2 Yrs	$118,746 to $424,000	Age Range	25 years to 65 years
Median Value	$307,000	Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**2312 LENWOOD AVE** **NORTH LAS VEGAS, NV 89030-5296**	07/28/2026	$260,000	$124	2090	6/3/3	1965	6,534 SF	
		APN: 139-14-611-066 Document #: 20260728-0001569 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: WOODLAND NORTH SUBDIVISION MapRef: MB 8 PG 79 Abbreviated Description: Lot:1 Block:4 Subdivision:WOODLAND NORTH SUBDIVISION Map Ref:MB 8 PG 79								
2	.16Mi.	**3041 HAREWOOD AVE** **NORTH LAS VEGAS, NV 89030-5156**	07/10/2026	$285,000	$285	999	5/3/1	1963	6,534 SF	
		APN: 139-13-116-004 Document #: 20260710-0001453 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 130 Block: 6 Subdivision: MOUNTAIN SHADOWS UNIT NO 4 MapRef: MB 7 PG 11 Abbreviated Description: Lot:130 Block:6 Subdivision:MOUNTAIN SHADOWS UNIT NO 4 Map Ref:MB 7 PG 11								
3	.38Mi.	**2201 E PIPER AVE** **NORTH LAS VEGAS, NV 89030-1715**	06/30/2026	$370,000	$309	1196	6/4/2	1965	6,534 SF	
		APN: 139-14-611-073 Document #: 20260630-0001449 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Block: 4 Subdivision: WOODLAND NORTH SUBDIVISION MapRef: MB 8 PG 79 Abbreviated Description: Lot:14 Block:4 Subdivision:WOODLAND NORTH SUBDIVISION Map Ref:MB 8 PG 79								
4	.29Mi.	**3008 SPEAR ST** **NORTH LAS VEGAS, NV 89030-5044**	06/24/2026	$332,900	$282	1178	6/4/2	1971	6,098 SF	
		APN: 139-14-513-026 Document #: 20260624-0001657 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Block: 1 Subdivision: LEWIS HOMES NORTH LAS VEGAS NO 1 MapRef: MB 12 PG 46 Abbreviated Description: Lot:26 Block:1 Subdivision:LEWIS HOMES NORTH LAS VEGAS NO 1 Map Ref:MB 12 PG 46								
5	.22Mi.	**3017 HAREWOOD CIR** **NORTH LAS VEGAS, NV 89030-5122**	05/18/2026	$118,746	$113	1044	5/3/2	1963	9,583 SF	
		APN: 139-13-116-012 Document #: 20260518-0001516 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 138 Block: 6 Subdivision: MOUNTAIN SHADOWS UNIT NO 4 MapRef: MB 7 PG 11 Abbreviated Description: Lot:138 Block:6 Subdivision:MOUNTAIN SHADOWS UNIT NO 4 Map Ref:MB 7 PG 11								
6	.35Mi.	**2920 HAREWOOD AVE** **NORTH LAS VEGAS, NV 89030-5111**	05/08/2026	$330,000	$264	1248	6/4/2	1971	6,098 SF	
		APN: 139-13-213-006 Document #: 20260508-0001031								

ICE SiteX Report

OrderID: 98117407

Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29 Block: 1 Subdivision: MOUNTAIN SHADOWS UNIT NO 6 MapRef: MB 12 PG 48 Abbreviated Description: Lot:29 Block:1 Subdivision:MOUNTAIN SHADOWS UNIT NO 6 Map Ref:MB 12 PG 48

7	.24Mi.	**2937 WEBSTER ST** **NORTH LAS VEGAS, NV 89030-5252**	04/30/2026	$300,000	$260	1152	5/3/2	1963	6,970 SF

APN: 139-13-210-024 Document #: 20260430-0001339
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 13 Block: 8 Subdivision: PARK NORTH SUB UNIT 2 B MapRef: MB 7 PG 84 Abbreviated Description: Lot:13 Block:8 Subdivision:PARK NORTH SUB UNIT 2 B Map Ref:MB 7 PG 84

8	.19Mi.	**3136 CRAWFORD ST** **NORTH LAS VEGAS, NV 89030-5160**	03/26/2026	$424,000	$243	1739	8/6/3	1971	7,405 SF

APN: 139-13-112-025 Document #: 20260326-0004084
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: MOUNTAIN SHADOWS NO 7 A MapRef: MB 12 PG 69 Abbreviated Description: Lot:10 Block:1 Subdivision:MOUNTAIN SHADOWS NO 7 A Map Ref:MB 12 PG 69

9	.25Mi.	**2940 CARROLL ST** **NORTH LAS VEGAS, NV 89030-5255**	03/06/2026	$350,000	$303	1152	5/3/2	1963	6,534 SF

APN: 139-13-210-022 Document #: 20260306-0000785
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 11 Block: 8 Subdivision: PARK NORTH SUBDIVISION UNIT 2 B Legal Unit: 2 MapRef: MB 7 PG 84 Abbreviated Description: Lot:11 Block:8 Subdivision:PARK NORTH SUBDIVISION UNIT 2 B Legal Unit:2 Map Ref:MB 7 PG 84

10	.27Mi.	**3115 BELMONT ST** **NORTH LAS VEGAS, NV 89030-5103**	02/26/2026	$230,000	$184	1248	6/4/2	1971	5,663 SF

APN: 139-13-113-022 Document #: 20260226-0001691
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 85 Block: 3 Subdivision: THE MT SHADOWS UNIT 8 MapRef: MB 12 PG 99 Abbreviated Description: Lot:85 Block:3 Subdivision:THE MT SHADOWS UNIT 8 Map Ref:MB 12 PG 99

11	.29Mi.	**2848 BERG ST** **NORTH LAS VEGAS, NV 89030-5235**	02/20/2026	$350,000	$177	1968	6/3/2	1961	6,534 SF

APN: 139-13-217-051 Document #: 20260220-0001774
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 13 Block: 1 Subdivision: PARK NORTH SUBDIVISION UNIT 1 A MapRef: MB 6 PG 38 Abbreviated Description: Lot:13 Block:1 Subdivision:PARK NORTH SUBDIVISION UNIT 1 A Map Ref:MB 6 PG 38

12	.39Mi.	**2813 ALBATA ST** **NORTH LAS VEGAS, NV 89030-4683**	02/10/2026	$232,823	$170	1369	6/4/2	2001	6,970 SF

APN: 139-12-311-020 Document #: 20260210-0000748
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: GOWAN BERG MapRef: MB 93 PG 5 Abbreviated Description: Lot:20 Subdivision:GOWAN BERG Map Ref:MB 93 PG 5

13	.37Mi.	**2825 CANEY ST** **NORTH LAS VEGAS, NV 89030-1709**	02/09/2026	$314,000	$247	1269	5/3/1	1962	6,098 SF

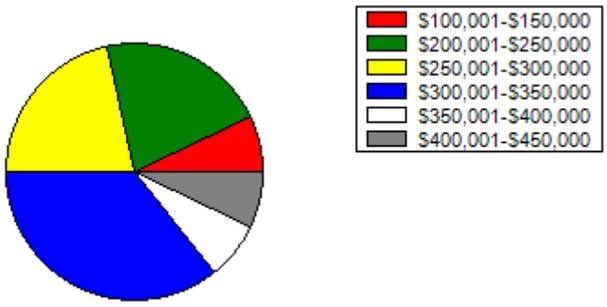
APN: 139-13-215-030 Document #: 20260209-0001470
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 36 Block: 3 Subdivision: MOUNTAIN SHADOWS SUB UNIT 2 MapRef: MB 6 PG 40 Abbreviated Description: Lot:36 Block:3 Subdivision:MOUNTAIN SHADOWS SUB UNIT 2 Map Ref:MB 6 PG 40

14	.35Mi.	**2920 DOGWOOD AVE** **NORTH LAS VEGAS, NV 89030-1710**	01/26/2026	$242,500	$141	1718	7/4/2	1962	6,970 SF

APN: 139-13-216-001 Document #: 20260126-0000479
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 77 Block: 5 Subdivision: MOUNTAIN SHADOWS SUBDIVISION UNIT NO 3 MapRef: MB 6 PG 69 Abbreviated Description: Lot:77 Block:5 Subdivision:MOUNTAIN SHADOWS SUBDIVISION UNIT NO 3 Map Ref:MB 6 PG 69

Comparable Sales Chart

% Distribution Sales for Two Years



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: 98117407

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.	**3122 HOLMES CIR**	**03/30/2018**	$118,937	$41,628	1,071	5/3/2	1963	10,454 SF	
.02Mi.	**3126 HOLMES CIR**		$122,183	$42,764	1,305	7/4/2	1963	7,405 SF	
.02Mi.	**3119 HOLMES CIR**	**10/27/1995**	$116,800	$40,880	1,125	6/4/2	1963	6,534 SF	
.02Mi.	**3117 BERG ST**	**02/28/2002**	$116,526	$40,784	1,125	6/4/2	1963	6,534 SF	
.02Mi.	**2624 HAREWOOD AVE**	**03/18/2014**	$112,437	$39,353	1,044	5/3/1	1963	5,663 SF	
.03Mi.	**2620 HAREWOOD AVE**	**09/23/2016**	$120,731	$42,256	1,296	6/3/2	1963	6,098 SF	
.03Mi.	**3130 HOLMES CIR**	**11/04/2015**	$113,340	$39,669	1,044	5/3/1	1963	7,841 SF	
.03Mi.	**3123 HOLMES CIR**	**09/21/2004**	$125,340	$43,869	1,305	7/4/2	1963	10,454 SF	
.03Mi.	**2616 HAREWOOD AVE**		$113,694	$39,793	1,044	5/3/1	1963	5,663 SF	
.04Mi.	**3127 HOLMES CIR**	**11/29/2021**	$126,363	$44,227	1,381	6/3/1	1963	7,405 SF	
.04Mi.	**3134 HOLMES CIR**	**07/25/2017**	$116,117	$40,641	1,071	5/3/2	1963	7,841 SF	
.04Mi.	**2700 BASSWOOD AVE**	**08/26/2010**	$120,437	$42,153	1,269	6/3/1	1963	6,970 SF	
.04Mi.	**3131 HOLMES CIR**	**05/14/2013**	$122,209	$42,773	1,296	6/3/2	1963	6,534 SF	
.04Mi.	**3131 BASSWOOD CIR**	**03/31/2011**	$123,686	$43,290	1,350	7/4/2	1963	6,534 SF	
.04Mi.	**2612 HAREWOOD AVE**	**11/18/2008**	$121,686	$42,590	1,402	6/3/1	1963	5,663 SF	
.05Mi.	**2625 HAREWOOD AVE**	**12/09/2010**	$115,531	$40,436	1,178	6/4/2	1969	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	58%	Households Occupied by Owners:	37%

Demographics & Income

Median Age:	31.4 years old	Households:	16,635
Median Household Income:	$45,200	Households w/Family:	69%
Household Income Per Capita:	$16,681	Households w/Family Married:	38%
Most Common Education Level:	Some High School	Households w/Family Children:	43%

School District

School District Zone:	Clark County School District	Students:	301,697
Number of Schools:	379	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.08Mi.	**Lincoln Elementary School** Number of Students: 606 Student-Teacher Ratio: 16.83	C	Public	KG - 5
1.08Mi.	**Jim Bridger Middle School** Number of Students: 1,072 Student-Teacher Ratio: 19.49	C	Public	6 - 8
1.70Mi.	**Canyon Springs High School** Number of Students: 2,812 Student-Teacher Ratio: 23.05	D	Public	9 - 12

Flood Report

The Subject Property of **3122 HOLMES CIR, NORTH LAS VEGAS, NV 89030-5024** 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	115%	HIGHER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	84%	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: 98117407

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