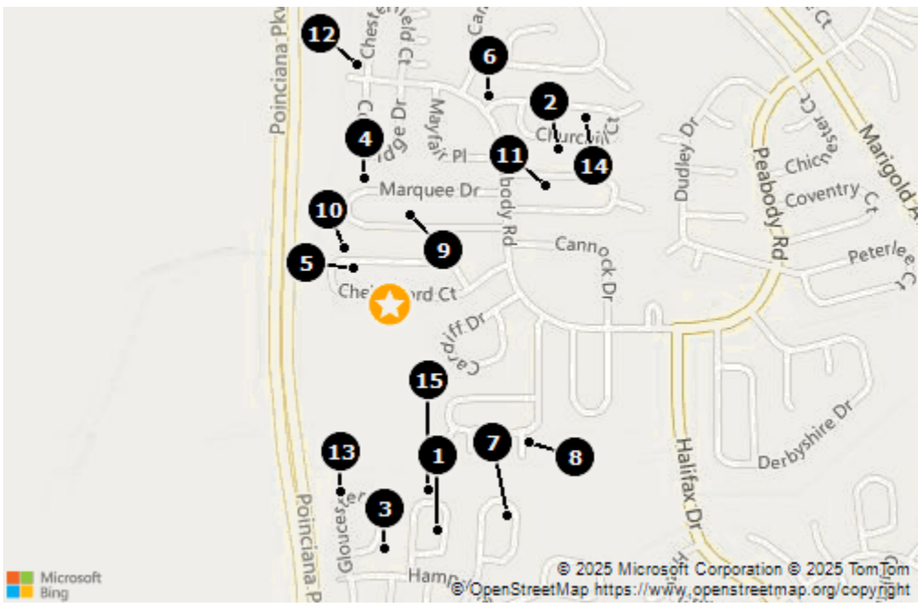
ICE SiteX Report

OrderID: 96071283

SiteX Property Information Report



Subject Property Location

325 CHELMSFORD CT, KISSIMMEE, FL 34758-2947

County:	**OSCEOLA FL**	Census Tract:	120970411.023007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	252628610005690110	Thomas Bros Pg-Grid:	

Valuation

Value:	**$380,000**	FSD:	14
Value Range:	$326,800 - $433,200	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	300
Assd Land Value:	$54,000	Market Land Value:	$54,000	Tax Year:	2024
Assd Improvement:	$282,500	Market Improvment Value:	$282,500	Total Taxable Value:	$4,720
Total Assessed Value:	$336,500	Total Assessor Market Value:	$336,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 11,34 Block: 569 Subdivision: POINC VLG 2 NBD 1 Sec/Twnship/Range: SEC 25 TWN 26S RNG 28E
Abbreviated Description: POINCIANA V 2 NBD 1 PB 3 PG 76 BLK 569 LOT 11 34/26/28

Property Characteristics

Lot Size:	7,710 SF	Bedrooms:	4	Pool:	
Building Area:	2846 SF	Baths:	2	Fireplace:	
Year Built:	2005	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Z	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/30/2024	Sales Price:	$316,849
Document #:	2024056601 BK-PG 6098-2200	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/07/2021	Sales Price:	N/A
Document #:	2021188208 BK-PG 4328-420	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/02/2021	Sales Price:	$346,000
Document #:	2021185908 BK-PG 6098-2198	Type of Sale:	Full Amount on Deed
Contract Date:	11/22/2021		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 11 Block: 569 Subdivision: POINCIANA NEIGHBORHOOD 1 Map Ref: MB 3 PG 69-87
Abbreviated Description: VILLAGE 2

Prior Transfer

Recording Date:	11/22/2021	Sales Price:	$346,000
Document #:	BK-PG 6098 -2198	Type of Sale:	Qualified Sale

ICE SiteX Report

OrderID: 96071283

Document Type:
Legal Description:
Lot: 11,34 Block: 569 Subdivision: POINC VLG 2 NBD 1 Sec/Twnship/Range: SEC 25 TWN 26S RNG 28E
Abbreviated Description: POINCIANA V 2 NBD 1 PB 3 PG 76 BLK 569 LOT 11 34/26/28

Prior Transfer

Recording Date:	05/12/2017	Sales Price:	N/A
Document #:	2017070544 BK-PG 5147-1875	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/29/2016		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 11 Block: 569 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2 Map Ref: MB3 PG69-87

Prior Transfer

Recording Date:	11/01/2016	Sales Price:	$113,398
Document #:	2016163506 BK-PG 4328-0420	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/24/2012	Sales Price:	N/A
Document #:	2012155366 BK-PG 04013-1925	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/28/2012	Loan Amount:	N/A
Document #:	2012141008 BK-PG 4328-0420	Loan Type:	VA
TD Due Date:	10/01/2042	Type Finance:	FIX

Legal Description:
Lot: 11 Block: 569 Subdivision: POINCIANA NEIGHNOROOD 1 VILLAGE 2

Prior Transfer

Recording Date:	07/27/2010	Sales Price:	$110,000
Document #:	2010107376 BK-PG 4013-1923	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/19/2010		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 11 Block: 569 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2

Prior Transfer

Recording Date:	12/15/2009	Sales Price:	N/A
Document #:	2009197996 BK-PG 3926-2818	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/18/2009		
Document Type:	Trustee's Deed (Certificate of Title)		

Legal Description:
Lot: 11 Block: 569 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2 Map Ref: MB3 PG69-87

Mortgage Record

Recording Date:	08/06/2007	Loan Amount:	N/A
Document #:	2007144406 BK-PG 3536-1996	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2037	Type Finance:	

Legal Description:
Lot: 11 Block: 569 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2

Prior Transfer

Recording Date:	01/24/2007	Sales Price:	N/A
Document #:	2007013779 BK-PG 02943-2183	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/17/2007	Loan Amount:	N/A
Document #:	2007008629 BK-PG 3382-2790	Loan Type:	New Conventional
TD Due Date:	01/01/2037	Type Finance:	

Legal Description:
Lot: 11 Block: 569 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2

Prior Transfer

Recording Date:	12/13/2005	Sales Price:	N/A
Document #:	2005274453 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/27/2005	Sales Price:	$300,000
Document #:	2005234950 BK-PG 2943-2182	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/12/2005		
Document Type:	Warranty Deed		

Legal Description:
Lot: 11 Block: 569 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2 Map Ref: MB3 PG69-87

Mortgage Record

Recording Date:	08/19/2005	Loan Amount:	N/A
Document #:	2005185872 BK-PG 2874-0769	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2035	Type Finance:	

ICE SiteX Report

OrderID: 96071283

Legal Description:
Lot: 11 Block: 569 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2

Prior Transfer

Recording Date:	08/19/2005	Sales Price:	$228,900
Document #:	2005185870 BK-PG 2874-0746	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/29/2005		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 11 Block: 569 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2 Map Ref: MB3 PG69-87

Prior Transfer

Recording Date:	05/17/2004	Sales Price:	$20,700
Document #:	2004104297 BK-PG 2515-0005	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/22/2004		
Document Type:	Warranty Deed		

Legal Description:
Lot: 11 Block: 569 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2 Map Ref: MB3 PG69-87

Area Sales Analysis

Total Area Sales	$4,027,000	Median # of Bedrooms	4
Median Lot Size	8,886 SF	Median # of Baths	2
Median Living Area	1,693 SF	Median Year Built	2002
Price Range - 2 Yrs	$134,400 to $365,000	Age Range	19 years to 35 years
Median Value	$270,000	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**938 GATESHEAD CT** **KISSIMMEE, FL 34758-2619**	10/23/2025	$270,000	$162	1660	/4/2	1999	7,710 SF	
		APN: 252628610005600070 Document #: 2025131517 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 560 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2 MapRef: MB 3 PG 69 Abbreviated Description: Lot:7 Block:560 Subdivision:POINCIANA NEIGHBORHOOD 1 VILLAGE 2 Map Ref:MB 3 PG 69								
2	.33Mi.	**253 CHURCHILL CT** **KISSIMMEE, FL 34758-2952**	10/21/2025	$263,000	$203	1293	/3/2	1998	7,710 SF	
		APN: 252628610005860090 Document #: 2025130520 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 586 Subdivision: POINCIANA NEIGHBORHOOD 1 MapRef: MB 3 PG 69-87 Abbreviated Description: Lot:9 Block:586 Subdivision:POINCIANA NEIGHBORHOOD 1 Map Ref:MB 3 PG 69-87								
3	.35Mi.	**935 GLOUCESTER CT** **KISSIMMEE, FL 34758-2609**	10/10/2025	$285,000	$129	2196	/3/2	2005	13,939 SF	
		APN: 252628610005580040 Document #: 2025126106 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 558 Subdivision: POINCIANA NEIGHBORHOOD 1 MapRef: MB 3 PG 69-87 Abbreviated Description: Lot:4 Block:558 Subdivision:POINCIANA NEIGHBORHOOD 1 Map Ref:MB 3 PG 69-87								
4	.18Mi.	**343 MARQUEE DR** **KISSIMMEE, FL 34758-2904**	10/03/2025	$250,000	$147	1693	/4/2	2005	8,625 SF	
		APN: 252628610005730420 Document #: 2025122626 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 42 Block: 573 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2 MapRef: MB 3 PG 69-87 Abbreviated Description: Lot:42 Block:573 Subdivision:POINCIANA NEIGHBORHOOD 1 VILLAGE 2 Map Ref:MB 3 PG 69-87								
5	.07Mi.	**350 CHELMSFORD CT** **KISSIMMEE, FL 34758-2948**	09/15/2025	$234,000	$174	1341	/3/2	2002	7,710 SF	
		APN: 252628610005700110 Document #: 2025114136 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 570 Subdivision: POINCIANA MapRef: MB 3 PG 69-87 Abbreviated Description: Lot:11 Block:570 Subdivision:POINCIANA Map Ref:MB 3 PG 69-87								
6	.33Mi.	**201 CHURCHILL CT** **KISSIMMEE, FL 34758-2952**	06/04/2025	$325,000	$156	2082	/4/2	2006	10,324 SF	
		APN: 252628610005840180 Document #: 2025070087 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 584 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2 MapRef: MB 3 PG 69 Abbreviated Description: Lot:18 Block:584 Subdivision:POINCIANA NEIGHBORHOOD 1 VILLAGE 2 Map Ref:MB 3 PG 69								
7	.34Mi.	**930 GILLINGHAM CT** **KISSIMMEE, FL 34758-2605**	05/09/2025	$305,000	$138	2200	/3/2	2005	12,240 SF	
		APN: 252628610005630060 Document #: 2025058916 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 563 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2 MapRef: MB 3 PG 69-87 Abbreviated Description: Lot:6 Block:563 Subdivision:POINCIANA NEIGHBORHOOD 1 VILLAGE 2 Map Ref:MB 3 PG 69-87								
8	.28Mi.	**927 CAMBRIDGE CT** **KISSIMMEE, FL 34758-2918**	05/07/2025	$365,000	$174	2088	/4/2	2004	10,498 SF	
		APN: 252628610005640190 Document #: 2025057832 Document Type: Special Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 564 Subdivision: POINCIANA NEIGHBORHOOD 1 NORTH VILLAGE 2 MapRef: MB 3 PG 69-87 Abbreviated Description: Lot:19 Block:564 Subdivision:POINCIANA NEIGHBORHOOD 1 NORTH VILLAGE 2 Map Ref:MB 3 PG 69-87								
9	.13Mi.	**320 MARQUEE DR** **KISSIMMEE, FL 34758-2903**	03/05/2025	$134,400	$81	1653	/4/2	2001	7,710 SF	
		APN: 252628610005720210 Document #: 2025027787 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Block: 572 Subdivision: POINCIANA NEIGHBORHOOD 1 MapRef: MB 3 PG 69 Abbreviated Description: Lot:21 Block:572 Subdivision:POINCIANA NEIGHBORHOOD 1 Map Ref:MB 3 PG 69								
10	.1Mi.	**349 CHELMSFORD CT**	02/12/2025	$305,000	$178	1704	/4/2	2002	8,886 SF	

ICE SiteX Report

OrderID: 96071283

KISSIMMEE, FL 34758-2947
APN: 252628610005710360 Document #: 2025018986
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36 Block: 571 Subdivision: POINCIANA MapRef: MB 3 PG 69-87 Abbreviated Description: Lot:36 Block:571 Subdivision:POINCIANA Map Ref:MB 3 PG 69-87

11	.28Mi.	**249 CANTERBURY CT**	01/14/2025	$174,800	$172	1014	/3/2	1994	7,710 SF

KISSIMMEE, FL 34758-2945
APN: 252628610005880040 Document #: 2025006404
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 588 Subdivision: POINCIANA NEIGHBORHOOD 1 MapRef: MB 3 PG 69-87 Abbreviated Description: Lot:4 Block:588 Subdivision:POINCIANA NEIGHBORHOOD 1 Map Ref:MB 3 PG 69-87

12	.34Mi.	**1146 CHESTERFIELD CT**	01/13/2025	$280,000	$181	1546	/4/2	1990	9,365 SF

KISSIMMEE, FL 34758-2949
APN: 252628610005770010 Document #: 2025004717
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 577 Subdivision: POINCIANA NEIGHBORHOOD 1 MapRef: MB 3 PG 69-87 Abbreviated Description: Lot:1 Block:577 Subdivision:POINCIANA NEIGHBORHOOD 1 Map Ref:MB 3 PG 69-87

13	.28Mi.	**917 GLOUCESTER CT**	01/09/2025	$270,000	$189	1422	/3/2	1990	11,674 SF

KISSIMMEE, FL 34758-2609
APN: 252628610005560090 Document #: 2025002969
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 556 Subdivision: POINCIANA NEIGHBORHOOD 1 VILLAGE 2 MapRef: MB 3 PG 69-87 Abbreviated Description: Lot:9 Block:556 Subdivision:POINCIANA NEIGHBORHOOD 1 VILLAGE 2 Map Ref:MB 3 PG 69-87

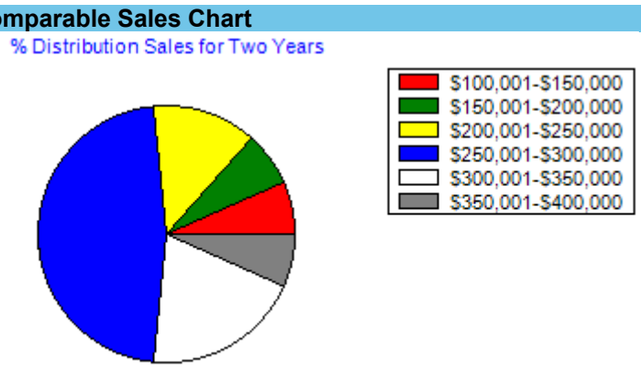
14	.38Mi.	**222 CHURCHILL CT**	10/15/2024	$299,900	$164	1820	/4/2	2004	7,710 SF

KISSIMMEE, FL 34758-2953
APN: 252628610005850070 Document #: 2024130190
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 585 Subdivision: POINCIANA NEIGHBORHOOD 1 MapRef: MB 3 PG 69-87 Abbreviated Description: Lot:7 Block:585 Subdivision:POINCIANA NEIGHBORHOOD 1 Map Ref:MB 3 PG 69-87

15	.27Mi.	**919 GATESHEAD CT**	10/15/2024	$265,900	$156	1704	/4/2	2000	9,060 SF

KISSIMMEE, FL 34758-2620
APN: 252628610005610140 Document #: 2024130522
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Block: 561 Subdivision: POINCIANA MapRef: MB 3 PG 69-87 Abbreviated Description: Lot:14 Block:561 Subdivision:POINCIANA Map Ref:MB 3 PG 69-87

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.	**325 CHELMSFORD CT**	**11/22/2021**	$336,500	$336,500	2,846	/4/2	2005	7,710 SF	
.01Mi.	**327 CHELMSFORD CT**	**09/28/2001**	$272,300	$99,105	1,704	/4/2	2001	7,710 SF	Yes
.01Mi.	**323 CHELMSFORD CT**	**07/25/2008**	$255,700	$80,331	2,144	/4/2	1999	7,710 SF	
.03Mi.	**329 CHELMSFORD CT**	**01/20/2015**	$326,800	$326,800	2,844	/4/2	2003	7,710 SF	
.03Mi.	**321 CHELMSFORD CT**	**04/04/2023**	$207,900	$207,900	1,275	/3/2	1992	7,710 SF	Yes
.03Mi.	**326 CHELMSFORD CT**	**05/22/2013**	$230,400	$230,400	1,473	/3/2	2002	8,233 SF	
.03Mi.	**328 CHELMSFORD CT**	**06/30/2003**	$250,800	$250,800	1,744	/4/2	2003	8,233 SF	
.03Mi.	**324 CHELMSFORD CT**	**02/06/2009**	$201,600	$201,600	1,248	/4/2	1994	8,233 SF	
.04Mi.	**330 CHELMSFORD CT**	**08/05/2015**	$253,700	$138,343	1,646	/3/2	1991	8,233 SF	Yes
.04Mi.	**331 CHELMSFORD CT**	**03/11/2019**	$299,600	$201,548	1,808	/4/2	2019	7,710 SF	
.04Mi.	**322 CHELMSFORD CT**	**10/26/2020**	$216,800	$216,800	1,477	/3/2	1993	8,233 SF	
.05Mi.	**319 CHELMSFORD CT**	**08/24/2012**	$239,200	$72,273	1,612	/4/2	1998	7,710 SF	
.05Mi.	**332 CHELMSFORD CT**	**07/21/2022**	$283,800	$283,800	2,162	/4/2	2004	8,233 SF	
.05Mi.	**358 CHELMSFORD CT**	**04/08/2016**	$231,900	$117,808	1,364	/3/2	2004	7,710 SF	
.05Mi.	**360 CHELMSFORD CT**	**03/13/2009**	$245,200	$245,200	1,562	/3/2	2004	7,710 SF	
.05Mi.	**356 CHELMSFORD CT**	**07/20/2020**	$219,400	$167,295	1,452	/3/2	1991	7,710 SF	

ICE SiteX Report

OrderID: 96071283

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	35.5 years old	Households:	14,298
Median Household Income:	$59,300	Households w/Family:	83%
Household Income Per Capita:	$22,763	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Osceola County School District	Students:	68,640
Number of Schools:	85	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.75Mi.	**Discovery Intermediate School** Number of Students: 1,017 Student-Teacher Ratio: 16.67	C+	Public	6 - 8
13.49Mi.	**Osceola Virtual Instruction Program** Number of Students: 400 Student-Teacher Ratio: NA	NA	Public	KG - 12
13.49Mi.	**Osceola Virtual Instruction (Course Offerings)** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
13.49Mi.	**Osceola Virtual Franchise (Secondary)** Number of Students: 215 Student-Teacher Ratio: 9.35	B+	Public	6 - 12
12.70Mi.	**Osceola County School for the Arts** Number of Students: 998 Student-Teacher Ratio: 20.47 Advanced Placement: Yes	A+	Public	6 - 12
3.85Mi.	**Liberty High School** Number of Students: 1,844 Student-Teacher Ratio: 19.11 Advanced Placement: Yes	D	Public	9 - 12
0.95Mi.	**Deerwood Elementary School** Number of Students: 533 Student-Teacher Ratio: 13.67	D-	Public	KG - 5

Flood Report

The Subject Property of **325 CHELMSFORD CT, KISSIMMEE, FL 34758-2947** 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	94%	SIMILAR
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	35%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	97%	SIMILAR
MURDER	36%	SIGNIFICANTLY LOWER
OVERALL	36%	SIGNIFICANTLY LOWER

Disaster Alerts

8/1/2024 - Hurricane Debby 8/1/2024 - Tropical Storm Debby 10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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: 96071283

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Data deemed reliable, but not guaranteed.

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