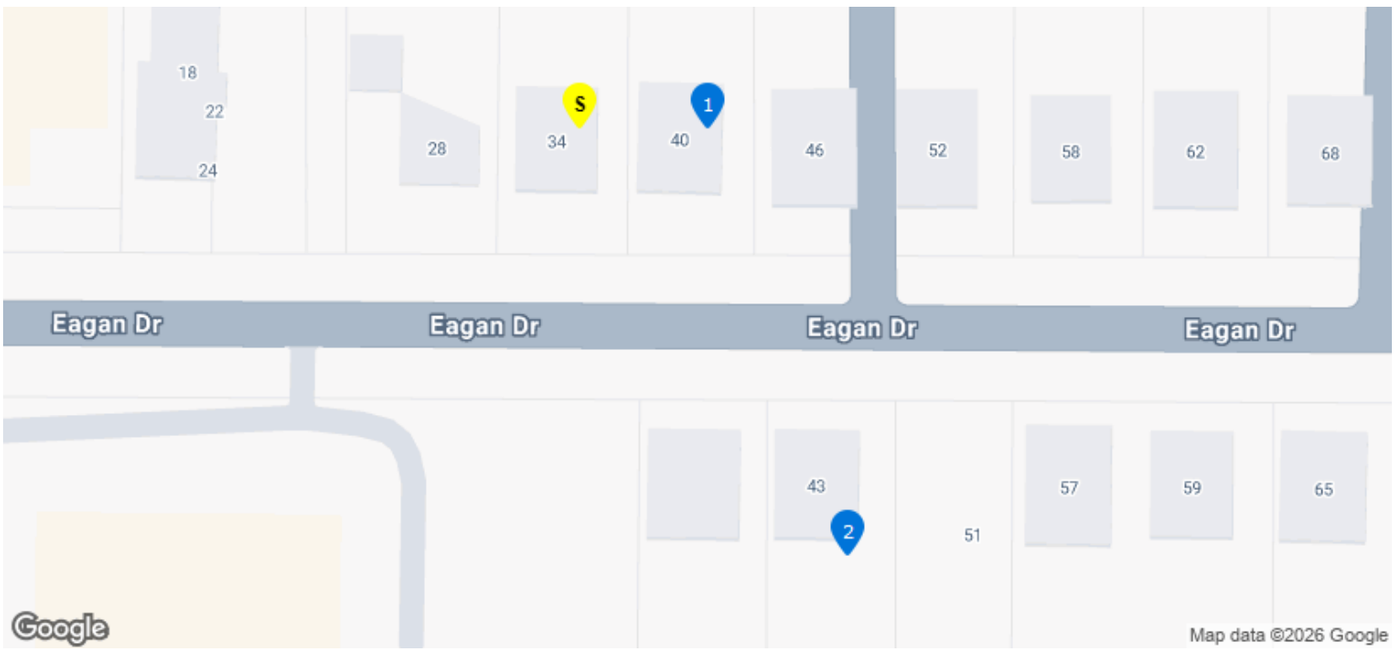
ICE SiteX Report

OrderID: 98798891

SiteX Property Information Report



Subject Property Location

34 EAGAN DR, BUFFALO, NY 14218-1918

County:	**ERIE NY**	Census Tract:	0125.01
Property Use:	Apartments (generic)	Zoning:	RC
Parcel Number:	140900 142.08-1-15	Thomas Bros Pg-Grid:	

Valuation

Value:	**$291,000**	FSD:	19	Common Confidence Score:	38
Value Range:	$235,710 - $346,290	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	140900
Assd Land Value:	$21,500	Market Land Value:	$33,594	Tax Year:	
Assd Improvement:	$69,300	Market Improvment Value:	$108,281	Total Taxable Value:	
Total Assessed Value:	$90,800	Total Assessor Market Value:	$141,875	Delinquent Year:	
				Tax Account ID:	1733
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15.000 Block: 1 Section: 142.80 District: 140900

Abbreviated Description:	SUB LOT 1 G1 95PT6 55 X 12O
City/Muni/Twp:	LACKAWANNA

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2838 SF	Baths:		Fireplace:	
Year Built:	1945	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Unfinished Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/17/2023	Sales Price:	$82,000
Document #:	2023047259 BK-PG 12854-8547	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/22/2022	Sales Price:	$82,000
Document #:	2022181208 BK-PG 12854-8547	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/22/2022	Sales Price:	$82,000
Document #:	2022181207 BK-PG 12854-8547	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/22/2022	Sales Price:	$82,000
Document #:	2022181206 BK-PG 12854-8547	Type of Sale:	

ICE SiteX Report

OrderID: 98798891

Document Type: Assignment
Legal Description:

Prior Transfer

Recording Date: 11/05/2015
Document #: 2015226874 BK-PG 12854-8547
Document Type: Assignment
Legal Description:

Sales Price: $82,000
Type of Sale:

Prior Transfer

Recording Date: 01/13/2012
Document #: 2012010660 BK-PG 12854-8547
Document Type: Assignment
Legal Description:

Sales Price: $82,000
Type of Sale:

Mortgage Record

Recording Date: 09/14/1999
Document #: 199909140670 BK-PG -
Contract Date: 09/03/1999
TD Due Date: 10/01/2029
Legal Description:
Lot: P
Abbreviated Description: TOWNSHIP10 RNG07 BCR
City/Muni/Twp: LACKAWANNA

Loan Amount: N/A
Loan Type: Commercial Loan
Type Finance:

Prior Transfer

Recording Date: 09/14/1999
Document #: 199909140659 BK-PG 10957-1067
Contract Date: 09/03/1999
Document Type: Deed
Legal Description:
Lot: P
Abbreviated Description: TOWNSHIP10 RNG07 BCR
City/Muni/Twp: LACKAWANNA

Sales Price: $85,000
Type of Sale: Arms-Length Transfer

Prior Transfer

Recording Date: 08/08/1995
Document #: BK-PG 10889-5293
Contract Date: 08/08/1995
Document Type: Deed
Legal Description:
District: 140900
Abbreviated Description: CREATION DATE: 951017; UPDATE DATE: 971223
City/Muni/Twp: LACKAWANNA

Sales Price: $95,000
Type of Sale: Non Residential Transfer

Prior Transfer

Recording Date:
Document #: BK-PG -
Document Type: Deed
Legal Description:
Block: 1 Section: 142.80 District: 140900
Abbreviated Description: SUB LOT 1 G1 95PT6 55 X 12O
City/Muni/Twp: LACKAWANNA

Sales Price: N/A
Type of Sale: Per Assessor

Area Sales Analysis

Total Area Sales	$710,000	Median # of Bedrooms	
Median Lot Size	6,600 SF	Median # of Baths	
Median Living Area	2,838 SF	Median Year Built	1945
Price Range - 2 Yrs	$350,000 to $360,000	Age Range	81 years to 81 years
Median Value	$355,000	Median Age	81 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**40 EAGAN DR** **BUFFALO, NY 14218-1919**	07/09/2026	$350,000	$123	2838	//	1945	6,600 SF	
		APN: 140900 142.08-1-14 Document #: 2026124500 Document Type: Deed Price Code: A Land Use: Apartments (generic) Legal: Lot: 289 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT289 City/Muni/Twp:LACKAWANNA City/Muni/Twp: LACKAWANNA								
2	.12Mi.	**33-35 JULIAN AVE** **BUFFALO, NY 14218-1804**	05/01/2026	$170,000	$134	1264	/2/1	1906	8,640 SF	
		APN: 140900 142.07-3-8.1 Document #: 2026081638 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 287 Subdivision: BUFFALO CREEK RESERVATION MapRef: MB 1301 Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Map Ref:MB 1301Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT287 City/Muni/Twp:LACKAWANNA City/Muni/Twp: LACKAWANNA								
3	.19Mi.	**101 MAGNOLIA ST** **BUFFALO, NY 14218-2024**	09/24/2026	$30,000	$21	1449	/3/1	1925	7,200 SF	
		APN: 140900 142.07-5-24 Document #: 2026180180 Document Type: Administrator's deed Price Code: Land Use: Single Family Residential Legal: Lot: 342 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT342 City/Muni/Twp:LACKAWANNA City/Muni/Twp: LACKAWANNA								
4	.23Mi.	**47 RELICH AVE** **BUFFALO, NY 14218-1806**	05/11/2026	$315,000	$136	2308	/4/1	1965	8,281 SF	
		APN: 140900 142.07-2-31 Document #: 2026086400 Document Type: Deed Price Code:								

ICE SiteX Report

OrderID: 98798891

Land Use: Single Family Residential
Legal: Lot: 287 Subdivision: BUFFALO CREEK RESERVATION Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Abbreviated Description:PORTION LOT287 City/Muni/Twp:LACKAWANNA City/Muni/Twp: LACKAWANNA

5	.25Mi.	**122 TURNER AVE** **BUFFALO, NY 14220-2838**	08/17/2026	$247,200	$182	1357	/3/1	1966	6,420 SF

APN: 140200 133.83-2-14 Document #: 2026151315
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 275 Subdivision: BUFFALO CREEK RESERVATION MapRef: MB 1328 Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Map Ref:MB 1328Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT275 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO

6	.28Mi.	**83 S SHORE BLVD** **BUFFALO, NY 14218-1717**	09/14/2026	$176,288	$151	1164	/2/1	1951	5,000 SF

APN: 140900 142.07-1-15 Document #: 2026171674
Document Type: Executor's Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 287 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT287 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO

7	.28Mi.	**321 TAMPA DR** **BUFFALO, NY 14220-2859**	06/05/2026	$285,000	$285	1000	/3/1	1956	7,800 SF

APN: 146800 142.08-3-17 Document #: 2026103720
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 289 Subdivision: BUFFALO CREEK RESERVATION MapRef: MB 1942 Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Map Ref:MB 1942Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT289 City/Muni/Twp:WEST SENECA City/Muni/Twp: WEST SENECA

8	.29Mi.	**357-359 RIDGEWOOD CIR** **BUFFALO, NY 14218-**	06/15/2026	$51,800	$47	1100	/3/1	1940	13,328 SF

APN: 140900 142.12-2-6 Document #: 2026108980
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 341 Subdivision: BUFFALO CREEK RESERVATION MapRef: MB 1863 Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Map Ref:MB 1863Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT341 City/Muni/Twp:LACKAWANNA City/Muni/Twp: LACKAWANNA

9	.29Mi.	**53 S SHORE BLVD** **BUFFALO, NY 14218-1717**	05/05/2026	$130,000	$94	1385	/3/1	1941	5,000 SF

APN: 140900 142.07-1-9 Document #: 2026082881
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 287 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT287 City/Muni/Twp:LACKAWANNA City/Muni/Twp: LACKAWANNA

10	.31Mi.	**31 PALM ST** **BUFFALO, NY 14218-2026**	09/12/2026	$200,000	$136	1467	/3/1	1949	4,950 SF

APN: 140900 142.11-1-8 Document #: 2026171551
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 342 Block: G Subdivision: BUFFALO CREEK RESERVATION MapRef: DOC 1296 Sec/Twnship/Range: T10R07 Abbreviated Description: Block:G Subdivision:BUFFALO CREEK RESERVATION Map Ref:DOC 1296Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT342 City/Muni/Twp:LACKAWANNA City/Muni/Twp: LACKAWANNA

11	.33Mi.	**10 WARD CT** **BUFFALO, NY 14220-2723**	08/06/2026	$241,000	$209	1152	/4/2	1952	SF

APN: 140200 133.81-3-39 Document #: 2026144467
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 264 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R06 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R06 Abbreviated Description:PORTION LOT264 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO

12	.34Mi.	**210 WOODCREST DR** **BUFFALO, NY 14220-2862**	09/04/2026	$283,000	$231	1225	/3/1	1958	6,450 SF

APN: 146800 133.20-10-36 Document #: 2026167507
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 275 Subdivision: BUFFALO CREEK RESERVATION MapRef: MB 2018 Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Map Ref:MB 2018Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT275 City/Muni/Twp:WEST SENECA City/Muni/Twp: WEST SENECA

13	.38Mi.	**85 CARLYLE AVE** **BUFFALO, NY 14220-2829**	08/20/2026	$320,000	$137	2332	/6/2	1924	11,410 SF

APN: 140200 133.75-3-6 Document #: 2026154477
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 274 Block: B Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Block:B Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT274 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO

14	.38Mi.	**63 CARLYLE AVE** **BUFFALO, NY 14220-2829**	08/13/2026	$265,000	$133	1998	/4/2	1910	4,860 SF

APN: 140200 133.75-3-1 Document #: 2026149599
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 274 Subdivision: BUFFALO CREEK RESERVATION MapRef: MB 570 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Map Ref:MB 570Abbreviated Description:PORTION LOT274 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO

15	.38Mi.	**97 FERNALD AVE** **BUFFALO, NY 14218-2126**	04/14/2026	$258,850	$141	1839	/4/2	1935	4,600 SF

APN: 140900 142.12-4-21 Document #: 2026069270
Document Type: Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 341 Subdivision: BUFFALO CREEK RESERVATION MapRef: MB 1436 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Map Ref:MB 1436Abbreviated Description:PORTION LOT341 City/Muni/Twp:LACKAWANNA City/Muni/Twp: LACKAWANNA

16	.41Mi.	**73 SUSAN LN** **BUFFALO, NY 14220-2720**	05/13/2026	$160,000	$98	1626	/3/1	1953	SF

APN: 140200 133.81-3-15 Document #: 2026088528
Document Type: Quit Claim Deed (arm's length) Price Code:
Land Use: Single Family Residential
Legal: Lot: 264 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT264 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO

17	.42Mi.	**285 COVINGTON DR** **BUFFALO, NY 14220-2811**	09/16/2026	$283,000	$188	1507	/3/1	1956	7,500 SF

APN: 146800 142.08-5-17 Document #: 2026173807
Document Type: Warranty Deed Price Code: A

ICE SiteX Report

OrderID: 98798891

Land Use: Single Family Residential
Legal: Lot: 289 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT289 City/Muni/Twp:WEST SENECA City/Muni/Twp: WEST SENECA

18	.43Mi.	**125/127 BROOKSIDE DR** **BUFFALO, NY 14220-2801**	04/23/2026	$265,000	$124	2142	/4/2	1949	6,250 SF

APN: 146800 133.20-13-8 Document #: 2026076260
Document Type: Executor's Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 274 Subdivision: BUFFALO CREEK RESERVATION MapRef: MB 1217 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Map Ref:MB 1217Abbreviated Description:PORTION LOT274 City/Muni/Twp:WEST SENECA City/Muni/Twp: WEST SENECA

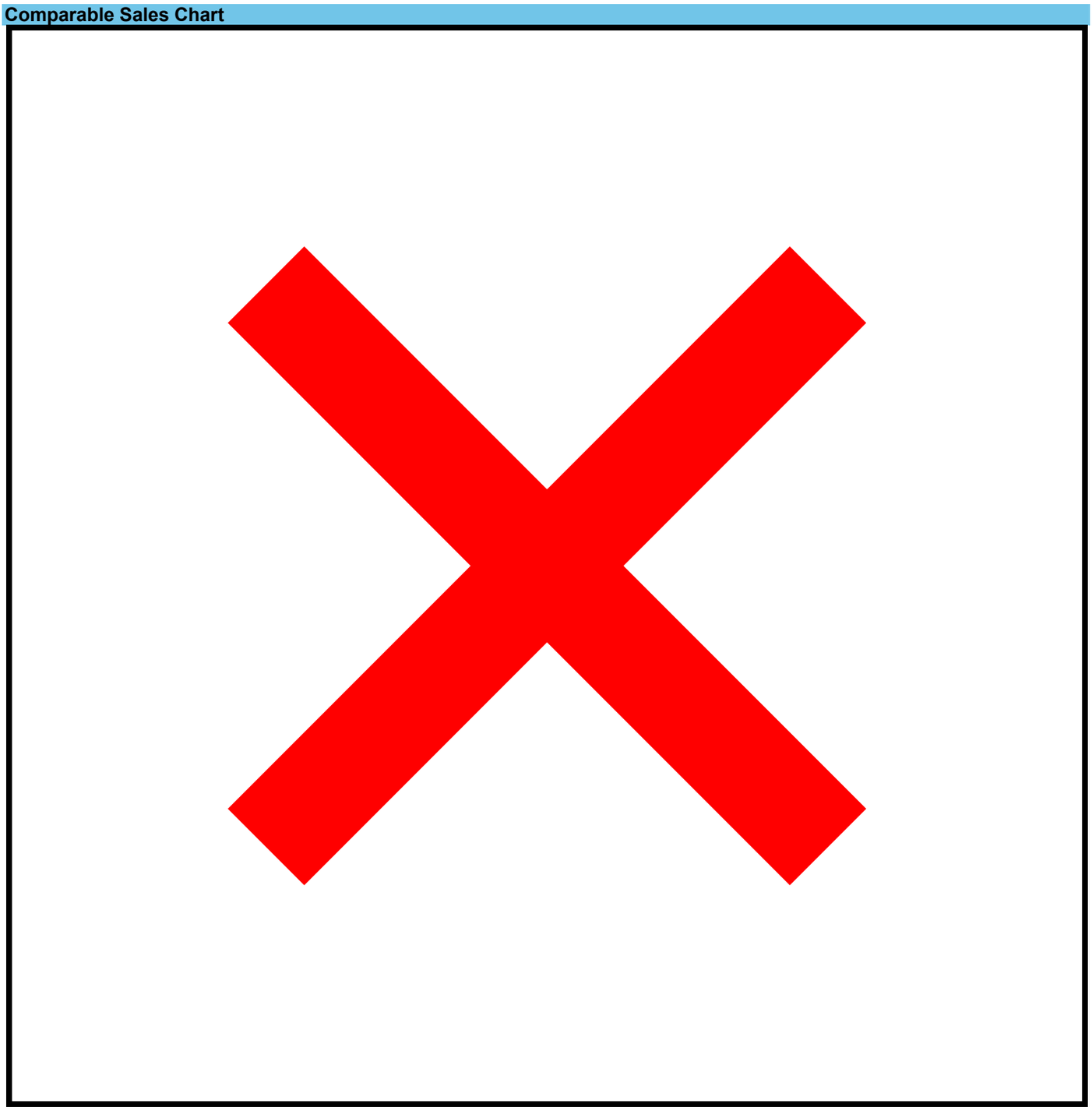
19	.44Mi.	**1087 RIDGE RD** **BUFFALO, NY 14218-1721**	09/24/2026	$205,000	$145	1416	/3/1	1937	6,000 SF

APN: 140900 142.07-8-8 Document #: 2026180424
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 346 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT346 City/Muni/Twp:LACKAWANNA City/Muni/Twp: LACKAWANNA

20	.45Mi.	**149 FERNALD AVE** **BUFFALO, NY 14218-2128**	04/02/2026	$180,000	$133	1358	/3/1	1952	9,200 SF

APN: 146800 142.12-8-11.1 Document #: 2026061326
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Single Family Residential
Legal: Lot: 341 Subdivision: BUFFALO CREEK RESERVATION MapRef: MB 1436 Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Map Ref:MB 1436Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT341 City/Muni/Twp:WEST SENECA City/Muni/Twp: WEST SENECA

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.

ICE SiteX Report

OrderID: 98798891

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.	**34 EAGAN DR**		$141,875	$90,800	2,838		1945	6,600 SF	
.01Mi.	**40 EAGAN DR**	**09/10/2025**	$141,875	$90,800	2,838		1945	6,600 SF	
.01Mi.	**28 EAGAN DR**		$187,500	$120,000	1,300	/3/1	1957	7,800 SF	
.02Mi.	**24 EAGAN DR**		$3,750	$2,400				1,800 SF	
.02Mi.	**46 EAGAN DR**	**02/01/2022**	$141,875	$90,800	2,838		1945	6,600 SF	
.02Mi.	**22 EAGAN DR**		$10,000	$6,400				4,800 SF	
.03Mi.	**52 EAGAN DR**	**02/01/2022**	$141,875	$90,800	2,838		1945	6,600 SF	
.03Mi.	**18 EAGAN DR**		$253,750	$162,400	3,608		1990	4,800 SF	
.04Mi.	**37 EAGAN DR**	**03/02/2022**	$141,875	$90,800	2,838		1945	6,600 SF	
.04Mi.	**43 EAGAN DR**	**05/19/2025**	$141,875	$90,800	2,838		1945	6,600 SF	
.04Mi.	**58 EAGAN DR**	**05/30/2019**	$141,875	$90,800	2,838		1945	6,600 SF	
.04Mi.	**1298 ABBOTT RD**	**08/05/2014**	$1,718,750	$1,100,000	7,800		1995	43,050 SF	
.05Mi.	**51 EAGAN DR**	**01/11/2023**	$17,188	$11,000				6,000 SF	
.05Mi.	**1290 ABBOTT RD**		$22,344	$14,300				3,024 SF	
.05Mi.	**1280 ABBOTT RD**		$495,313	$317,000	7,200		1950	17,819 SF	
.05Mi.	**62 EAGAN DR**		$132,813	$85,000	2,838	/6/3	1945	6,600 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	40.9 years old	Households:	9,125
Median Household Income:	$54,058	Households w/Family:	53%
Household Income Per Capita:	$28,932	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Lackawanna City School District	Students:	2,186
Number of Schools:	4	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.64Mi.	**Truman Elementary School** Number of Students: 404 Student-Teacher Ratio: 9.49	NA	Public	PK - 2
0.83Mi.	**Lackawanna Middle School** Number of Students: 444 Student-Teacher Ratio: 9.38	F	Public	6 - 8
1.20Mi.	**Martin Road Elementary School** Number of Students: 573 Student-Teacher Ratio: 10.09	F	Public	2 - 5
0.83Mi.	**Lackawanna High School** Number of Students: 670 Student-Teacher Ratio: 10.47	D	Public	9 - 12

Flood Report

The Subject Property of **34 EAGAN DR, BUFFALO, NY 14218-1918** 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	132%	NOTABLY HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	137%	NOTABLY HIGHER
FORCIBLE ROBBERY	72%	NOTABLY LOWER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	90%	LOWER
MURDER	135%	NOTABLY HIGHER
OVERALL	136%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

ICE SiteX Report

OrderID: 98798891

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.