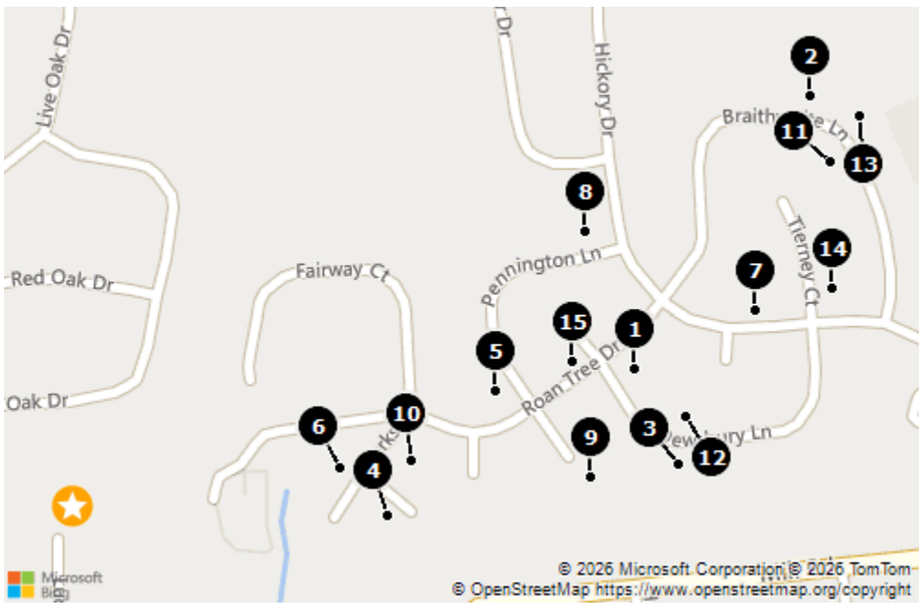
ICE SiteX Report

OrderID: 98245284

SiteX Property Information Report



Subject Property Location

34 LUCKY LN, QUAKERTOWN, PA 18951-1051

County:	**BUCKS PA**	Census Tract:	420171064.021007
Property Use:	Duplex (2 units, any combination)	Zoning:	SRL
Parcel Number:	23-024-038	Thomas Bros Pg-Grid:	

Valuation

Value:	**$286,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$260,260 - $311,740	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1972	Tax Rate Code Area:	23
Assd Land Value:	$5,040	Market Land Value:	$69,041	Tax Year:	2026
Assd Improvement:	$13,080	Market Improvment Value:	$179,177	Total Taxable Value:	$3,756
Total Assessed Value:	$18,120	Total Assessor Market Value:	$248,218	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 18 District: 23 Map Ref: MP 024
Abbreviated Description: OAK RUN LOT#18 25X100
City/Muni/Twp: MILFORD TWP

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	1224 SF	Baths:	1	Fireplace:	
Year Built:	1987	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	11/13/2025	Loan Amount:	N/A
Document #:	2025051499 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2065	Type Finance:	

Legal Description:
Lot: 18 Subdivision: OAK RUN
City/Muni/Twp: QUAKERTOWN

Mortgage Record

Recording Date:	06/18/2025	Loan Amount:	N/A
Document #:	2025025944 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2065	Type Finance:	

Legal Description:
Lot: 18 Subdivision: LOTS OF OAK RUN
City/Muni/Twp: QUAKERTOWN

Mortgage Record

Recording Date:	01/21/2025	Loan Amount:	N/A
Document #:	2025002718 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2038	Type Finance:	

Legal Description:

ICE SiteX Report

OrderID: 98245284

Mortgage Record

Recording Date:	11/22/2023	Loan Amount:	N/A
Document #:	2023049692 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2038	Type Finance:	

Legal Description:
Lot: 18 Subdivision: OAK RUN
City/Muni/Twp: MILFORD

Prior Transfer

Recording Date:	11/13/2014	Sales Price:	$176,604
Document #:	2014063204 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/06/2014	Loan Amount:	N/A
Document #:	2014055113 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2038	Type Finance:	

Legal Description:
Lot: 18 Subdivision: OAK RUN

Mortgage Record

Recording Date:	04/01/2008	Loan Amount:	N/A
Document #:	2008028911 BK-PG 5747-1085	Loan Type:	FHA
TD Due Date:	04/01/2038	Type Finance:	

Legal Description:
Lot: 18 Subdivision: OAK RUN
City/Muni/Twp: MILFORD

Prior Transfer

Recording Date:	06/29/2006	Sales Price:	$30,800
Document #:	2006071562 BK-PG 4266-1531	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/15/2006	Sales Price:	$123,200
Document #:	2006065337 BK-PG 4266-1516	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/08/2006	Sales Price:	N/A
Document #:	20060526350001 BK-PG 4941 -385	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 18 District: 23 Map Ref: MP 024
Abbreviated Description: OAK RUN LOT#18 25X100
City/Muni/Twp: MILFORD TWP

Mortgage Record

Recording Date:	01/18/2005	Loan Amount:	N/A
Document #:	2005007468 BK-PG 4266-1531	Loan Type:	Unknown
TD Due Date:	01/01/2035	Type Finance:	

Legal Description:
Lot: 18 Subdivision: OAK RUN
City/Muni/Twp: MILTORD

Mortgage Record

Recording Date:	01/18/2005	Loan Amount:	N/A
Document #:	2005007467 BK-PG 4266-1516	Loan Type:	Unknown
TD Due Date:	01/01/2015	Type Finance:	

Legal Description:
Lot: 18
City/Muni/Twp: MILLFORD

Prior Transfer

Recording Date:	10/20/2003	Sales Price:	N/A
Document #:	210162 BK-PG 3662-1187	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/03/2003		
Document Type:			

Legal Description:
Lot: 18 Subdivision: OAK RUN Map Ref: MB234 PG14
City/Muni/Twp: MILFORD

Prior Transfer

Recording Date:	08/05/1996	Sales Price:	$98,420
Document #:	061525 BK-PG 1269-0130	Type of Sale:	Full Amount on Deed
Contract Date:	07/25/1996		
Document Type:			

Legal Description:
Subdivision: OAK RUN Map Ref: MB234 PG14

Prior Transfer

Recording Date:	03/01/1994	Sales Price:	N/A
Document #:	020433 BK-PG 0856-2025	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/23/1994		
Document Type:			

ICE SiteX Report

OrderID: 98245284

Legal Description:
Lot: 18 Subdivision: OAK RUN Map Ref: PLAN234 PG14
City/Muni/Twp: MILFORD

Area Sales Analysis

Total Area Sales	$4,512,200	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,600 SF	Median Year Built	1977
Price Range - 2 Yrs	$253,200 to $335,000	Age Range	47 years to 52 years
Median Value	$310,000	Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**84 DEWSBURY LN** **QUAKERTOWN, PA 18951-1010**	08/12/2026	$255,000	$191	1332	6/3/1	1976	SF	
		APN: 35-001-180 Document #: 2026038127 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 171 Subdivision: CEDAR GROVE ESTATES MapRef: MB 116 PG 30 Abbreviated Description: Lot:171 Subdivision:CEDAR GROVE ESTATES Map Ref:MB 116 PG 30City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN								
2	.52Mi.	**77 BRAITHWAITE LN** **QUAKERTOWN, PA 18951-1004**	08/06/2026	$325,000	$162	2000	7/4/1	1978	SF	
		APN: 35-002-260 Document #: 2026036725 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 309 MapRef: MB 146 PG 32 Abbreviated Description: Lot:309 Map Ref:MB 146 PG 32City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN								
3	.38Mi.	**57 DEWSBURY LN** **QUAKERTOWN, PA 18951-1009**	07/21/2026	$253,200	$174	1452	7/3/1	1977	SF	
		APN: 35-001-123 Document #: 2026033618 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 114 Subdivision: CEDAR GROVE ESTATES MapRef: MB 116 PG 30 Abbreviated Description: Lot:114 Subdivision:CEDAR GROVE ESTATES Map Ref:MB 116 PG 30City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN								
4	.19Mi.	**8 ELWOOD CT** **QUAKERTOWN, PA 18951-1011**	07/07/2026	$265,000	$237	1116	5/2/1	1979	SF	
		APN: 35-001-227 Document #: 2026030940 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 420 Subdivision: CEDAR GROVE ESTATES MapRef: MB 115 PG 30 Abbreviated Description: Lot:420 Subdivision:CEDAR GROVE ESTATES Map Ref:MB 115 PG 30City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN								
5	.27Mi.	**64 PENNINGTON LN** **QUAKERTOWN, PA 18951-1022**	06/25/2026	$335,000	$223	1502	7/3/2	1976	SF	
		APN: 35-001-013 Document #: 2026029026 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 76 Subdivision: PHASE I CEDAR GROVE ESTATES MapRef: MB 82 PG 12 Abbreviated Description: Lot:76 Subdivision:PHASE I CEDAR GROVE ESTATES Map Ref:MB 82 PG 12								
6	.16Mi.	**22 BERKS CT** **QUAKERTOWN, PA 18951-1003**	06/12/2026	$325,000	$243	1332	6/3/1	1979	SF	
		APN: 35-001-241 Document #: 2026026921 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 438 Subdivision: CEDAR GROVE ESTATES MapRef: MB 116 PG 30 Abbreviated Description: Lot:438 Subdivision:CEDAR GROVE ESTATES Map Ref:MB 116 PG 30Abbreviated Description:PARCEL 6 City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN								
7	.44Mi.	**207 HICKORY DR** **QUAKERTOWN, PA 18951-1017**	06/03/2026	$305,000	$169	1800	7/3/1	1975	SF	
		APN: 35-002-141 Document #: 2026025068 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 190 Subdivision: CEDAR GROVE ESTATE MapRef: MB 116 PG 30B-2 Abbreviated Description: Lot:190 Subdivision:CEDAR GROVE ESTATE Map Ref:MB 116 PG 30B-2City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN								
8	.36Mi.	**6 PENNINGTON LN** **QUAKERTOWN, PA 18951-1022**	04/13/2026	$310,000	$212	1460	7/3/2	1974	SF	
		APN: 35-001-042 Document #: 2026015902 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 47 Subdivision: CEDAR GROVE ESTATES Phase No: I MapRef: MB 82 PG 12B-1 Abbreviated Description: Lot:47 Subdivision:CEDAR GROVE ESTATES Phase No:I Map Ref:MB 82 PG 12B-1City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN								
9	.32Mi.	**17 NAYLOR CT** **QUAKERTOWN, PA 18951-1020**	04/13/2026	$320,000	$186	1715	7/3/1	1977	SF	
		APN: 35-001-098 Document #: 2026015934 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 88 Subdivision: CEDAR GROVE ESTATES Phase No: I MapRef: MB 82 PG 12 B-2 Abbreviated Description: Lot:88 Subdivision:CEDAR GROVE ESTATES Phase No:I Map Ref:MB 82 PG 12 B-2City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN								
10	.21Mi.	**7 BERKS CT** **QUAKERTOWN, PA 18951-1002**	03/27/2026	$261,000	$158	1644	7/3/1	1977	SF	
		APN: 35-001-213 Document #: 2026013588 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 406 Subdivision: CEDAR GROVE ESTATES Abbreviated Description: Lot:406 Subdivision:CEDAR GROVE ESTATES City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN								
11	.52Mi.	**94 BRAITHWAITE LN** **QUAKERTOWN, PA 18951-1005**	02/03/2026	$320,000	$162	1975	7/3/1	1976	SF	
		APN: 35-002-197 Document #: 2026005153 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 246 Subdivision: REVISED FINAL PLAN OF PARCEL NO 4 CEDAR GROVE ESTA Abbreviated Description: Lot:246 Subdivision:REVISED FINAL PLAN OF PARCEL NO 4 CEDAR GROVE ESTA City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN								
12	.38Mi.	**56 DEWSBURY LN** **QUAKERTOWN, PA 18951-1010**	01/08/2026	$315,000	$216	1452	7/3/1	1977	SF	
		APN: 35-001-171 Document #: 2026001157 Document Type: Price Code: D								

ICE SiteX Report

OrderID: 98245284

Land Use: Duplex (2 units, any combination)
Legal: Lot: 162 Subdivision: CEDAR GROVE ESTATES MapRef: MB 116 PG 30 Abbreviated Description: Lot:162 Subdivision:CEDAR GROVE ESTATES Map Ref:MB 116 PG 30City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN

13	.54Mi.	**89 BRAITHWAITE LN QUAKERTOWN, PA 18951-1004**	12/09/2025	$300,000	$150	2000	6/3/1	1978	SF

APN: 35-002-266 Document #: 2025056009
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 315 Subdivision: CEDAR GROVE ESTATES MapRef: MB 146 PG 32 Abbreviated Description: Lot:315 Subdivision:CEDAR GROVE ESTATES Map Ref:MB 146 PG 32Abbreviated Description:PARCEL 4 City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN

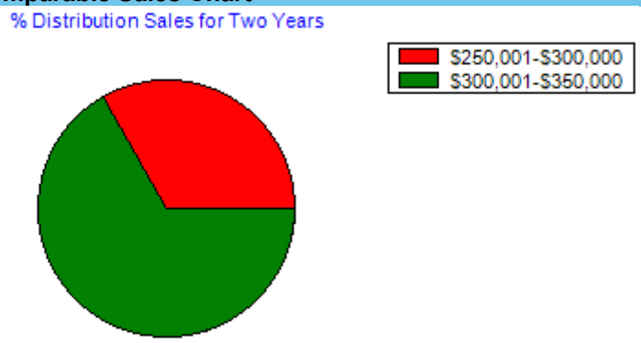
14	.49Mi.	**6 TIERNEY CT QUAKERTOWN, PA 18951-1028**	10/21/2025	$303,000	$165	1835	8/4/1	1976	SF

APN: 35-002-175 Document #: 2025047495
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 224 Subdivision: CEDAR GROVE ESTATES MapRef: MB 116 PG 30 B-2 Abbreviated Description: Lot:224 Subdivision:CEDAR GROVE ESTATES Map Ref:MB 116 PG 30 B-2City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN

15	.32Mi.	**1 BRAXTON CT QUAKERTOWN, PA 18951-1008**	07/18/2025	$320,000	$200	1600	7/3/1	1978	SF

APN: 35-001-088 Document #: 2025031017
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 35 Subdivision: CEDAR GROVE ESTATES Phase No: I MapRef: MB 82 PG 12B-2 Abbreviated Description: Lot:35 Subdivision:CEDAR GROVE ESTATES Phase No:I Map Ref:MB 82 PG 12B-2City/Muni/Twp:QUAKERTOWN City/Muni/Twp: QUAKERTOWN

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.	**34 LUCKY LN**	**05/08/2006**	$248,218	$18,120	1,224	5/2/1	1987		
.01Mi.	**32 LUCKY LN**	**12/12/1995**	$257,533	$18,800	1,224	5/2/1	1987		
.01Mi.	**33 LUCKY LN**	**06/12/2001**	$248,218	$18,120	1,224	5/2/1	1987		
.02Mi.	**30 LUCKY LN**	**01/07/1988**	$269,040	$19,640	1,224	5/2/1	1987		
.02Mi.	**31 LUCKY LN**	**09/09/2002**	$252,054	$18,400	1,224	5/2/1	1987		
.03Mi.	**28 LUCKY LN**	**04/21/2021**	$231,232	$16,880	1,224	5/2/1	1987		
.03Mi.	**29 LUCKY LN**	**12/02/2020**	$236,711	$17,280	1,224	5/2/1	1987		
.03Mi.	**26 LUCKY LN**	**11/05/2020**	$249,862	$18,240	1,224	5/2/1	1987		
.04Mi.	**27 LUCKY LN**	**06/26/2018**	$242,190	$17,680	1,224	5/2/1	1987		
.04Mi.	**22 LUCKY LN**	**11/02/2007**	$248,766	$18,160	1,224	5/2/1	1987		
.04Mi.	**25 LUCKY LN**	**01/23/2017**	$238,355	$17,400	1,224	4/2/1	1987		
.05Mi.	**23 LUCKY LN**	**12/30/2015**	$236,711	$17,280	1,224	5/2/1	1987		
.05Mi.	**20 LUCKY LN**	**10/08/2002**	$220,273	$16,080	1,344	5/2/1	1987		
.05Mi.	**21 LUCKY LN**	**12/30/2015**	$235,067	$17,160	1,224	5/2/1	1987		
.06Mi.	**19 LUCKY LN**	**11/10/2021**	$247,122	$18,040	1,224	5/2/1	1987		
.06Mi.	**16 LUCKY LN**	**09/20/2022**	$216,437	$15,800	1,224	5/2/1	1987		

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	43.9 years old	Households:	13,976
Median Household Income:	$95,973	Households w/Family:	67%
Household Income Per Capita:	$44,671	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Quakertown Community School District	Students:	4,587
Number of Schools:	8	Rating:	B-

ICE SiteX Report

OrderID: 98245284

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.32Mi.	**Quakertown Community High School**	B	Public	9 - 12

Number of Students: 1,570
Student-Teacher Ratio: 16.22
Advanced Placement: Yes

Flood Report

The Subject Property of **34 LUCKY LN, QUAKERTOWN, PA 18951-1051** 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	84%	LOWER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	86%	LOWER
MURDER	94%	SIMILAR
OVERALL	98%	SIMILAR

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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