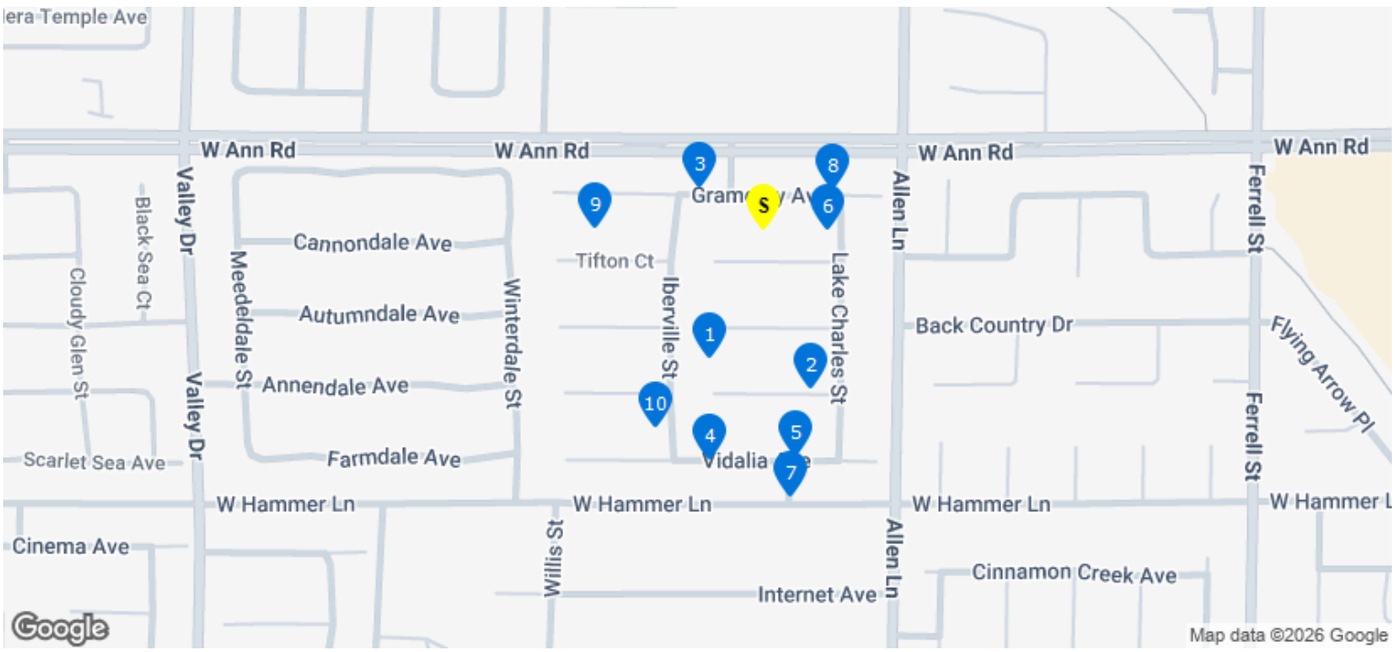
ICE SiteX Report

OrderID: 98761809

SiteX Property Information Report



Subject Property Location

3813 GRAMERCY AVE, NORTH LAS VEGAS, NV 89031-2037

County:	**CLARK NV**	Census Tract:	0036.30
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	124-31-513-015	Thomas Bros Pg-Grid:	833-H3

Valuation

Value:	**$442,000**	FSD:	13	Common Confidence Score:	48
Value Range:	$384,540 - $499,460	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	250
Assd Land Value:	$33,600	Market Land Value:	$96,000	Tax Year:	2026
Assd Improvement:	$65,522	Market Improvment Value:	$187,206	Total Taxable Value:	$1,885
Total Assessed Value:	$99,122	Total Assessor Market Value:	$283,206	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 182 Block: 3 District: NLV Subdivision: WINDEMERE-PHASE 4 Phase No: 4 Map Ref: PB B0074 P0029 Sec/Twnship/Range: SEC 31 TWN 19S RNG 61E

Abbreviated Description:	WINDEMERE-PHASE 4 PLAT BOOK 74 PAGE 29 LOT 182 BLOCK 3
City/Muni/Twp:	NORTH LAS VEGAS

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	4	Pool:	
Building Area:	1924 SF	Baths:	2	Fireplace:	
Year Built:	1997	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/19/2025	Sales Price:	N/A
Document #:	20251219-0000431 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/08/2022	Sales Price:	N/A
Document #:	20220908-0000051 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	08/26/2022	Loan Amount:	N/A
Document #:	20220826-0002068 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/23/2022		
TD Due Date:	09/01/2052	Type Finance:	
Legal Description:			

Block: 3 Subdivision: WINDERMERE PHASE 4 Map Ref: MB 74 PG 29

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Prior Transfer

Recording Date:	08/26/2022	Sales Price:	N/A
Document #:	20220826-0002067 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/22/2022		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WINDERMERE PHASE 4 Map Ref: MB 74 PG 29

Prior Transfer

Recording Date:	08/26/2022	Sales Price:	$435,000
Document #:	20220826-0002066 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/23/2022		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WINDERMERE PHASE 4 Map Ref: MB 74 PG 29

Mortgage Record

Recording Date:	08/16/2016	Loan Amount:	N/A
Document #:	20160816-0002262 BK-PG -	Loan Type:	Conventional
Contract Date:	08/12/2016		
TD Due Date:	09/01/2046	Type Finance:	

Legal Description:
Block: 3 Subdivision: WINDERMERE Phase No: 4 Map Ref: MB74 PG29

Prior Transfer

Recording Date:	08/16/2016	Sales Price:	N/A
Document #:	20160816-0002261 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/12/2016		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WINDERMERE Phase No: 4 Map Ref: MB74 PG29

Mortgage Record

Recording Date:	11/05/2009	Loan Amount:	N/A
Document #:	200911050003366 BK-PG -	Loan Type:	Conventional
Contract Date:	10/29/2009		
TD Due Date:	11/01/2039	Type Finance:	

Legal Description:
Block: 3 Subdivision: WINDEMERE PHASE 4 Map Ref: 0

Prior Transfer

Recording Date:	09/29/2008	Sales Price:	N/A
Document #:	BK-PG 20080929-0000387	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/24/2008		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WINDEMERE PHASE 4 Map Ref: MB74 PG29

Mortgage Record

Recording Date:	05/20/2005	Loan Amount:	N/A
Document #:	BK-PG 20050520-0000165	Loan Type:	Balloon
Contract Date:	04/27/2005		
TD Due Date:	05/01/2010	Type Finance:	

Legal Description:
Block: 3 Subdivision: WINDMERE PHASE 4 Map Ref: 0

Prior Transfer

Recording Date:	10/22/2004	Sales Price:	$280,000
Document #:	BK-PG 20041022-0002347	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/22/2004		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WINDEMERE PHASE 4 Map Ref: MB74 PG29

Prior Transfer

Recording Date:	09/29/2004	Sales Price:	$280,000
Document #:	BK-PG 20040929-0002158	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/29/2004		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WINDEMERE PHASE 4 Map Ref: MB74 PG29

Mortgage Record

Recording Date:	10/30/2003	Loan Amount:	N/A
Document #:	BK-PG 20031030-00808	Loan Type:	Balloon
Contract Date:	10/15/2003		
TD Due Date:	11/01/2008	Type Finance:	

Legal Description:
Block: 3 Subdivision: WINDEMERE Phase No: 4 Map Ref: 0

Prior Transfer

Recording Date:	03/20/1997	Sales Price:	$131,500
Document #:	BK-PG 970320-02007	Type of Sale:	Arms-Length Transfer
Contract Date:	03/19/1997		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WINDEMERE PHASE 4 Map Ref: MB74 PG29

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Mortgage Record

Recording Date:	03/20/1997	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/19/1997		
TD Due Date:	04/01/2027	Type Finance:	ADJ

Legal Description:
Block: 3 Subdivision: WINDEMERE PHASE 4 Map Ref: MB74 PG29

Area Sales Analysis

Total Area Sales	$4,147,666	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	2
Median Living Area	1,768 SF	Median Year Built	1997
Price Range - 2 Yrs	$269,766 to $451,500	Age Range	29 years to 30 years
Median Value	$434,500	Median Age	29.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**3828 GRAMERCY AVE** **NORTH LAS VEGAS, NV 89031-2038**	07/24/2026	$435,000	$293	1487	6/3/2	1997	6,534 SF	P
		APN: 124-31-513-050 Document #: 20260724-0000357 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 103 Block: 2 Subdivision: WINDEMERE PHASE 4 MapRef: MB 74 PG 29 Abbreviated Description: Lot:103 Block:2 Subdivision:WINDEMERE PHASE 4 Map Ref:MB 74 PG 29								
2	.1Mi.	**5442 IBERVILLE ST** **NORTH LAS VEGAS, NV 89031-2029**	06/25/2026	$425,500	$221	1924	7/4/2	1996	6,098 SF	
		APN: 124-31-511-045 Document #: 20260625-0002730 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 114 Block: 3 Subdivision: WINDEMERE PHASE 2 MapRef: MB 71 PG 66 Abbreviated Description: Lot:114 Block:3 Subdivision:WINDEMERE PHASE 2 Map Ref:MB 71 PG 66								
3	.14Mi.	**3807 ENCHANTED WELLS AVE** **NORTH LAS VEGAS, NV 89031-3753**	06/25/2026	$425,000	$218	1951	7/3/2	2019	4,238 SF	
		APN: 124-30-814-026 Document #: 20260625-0002702 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 26 Subdivision: ANN AND WILLIS MapRef: MB 155 PG 34 Abbreviated Description: Lot:26 Subdivision:ANN AND WILLIS Map Ref:MB 155 PG 34								
4	.14Mi.	**3803 ENCHANTED WELLS AVE** **NORTH LAS VEGAS, NV 89031-3753**	06/10/2026	$395,000	$224	1766	7/3/2	2019	3,707 SF	
		APN: 124-30-814-027 Document #: 20260610-0001730 Document Type: Bargain and Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 27 Subdivision: ANN & WILLIS MapRef: MB 155 PG 34 Abbreviated Description: Lot:27 Subdivision:ANN & WILLIS Map Ref:MB 155 PG 34								
5	.27Mi.	**5417 LEMHI CT** **NORTH LAS VEGAS, NV 89031-0517**	06/17/2026	$400,000	$290	1379	5/3/2	1996	6,098 SF	
		APN: 124-32-110-024 Document #: 20260617-0001563 Document Type: Bargain and Sale Deed Price Code: U Land Use: Single Family Residential Legal: Lot: 24 Block: 1 Subdivision: ALLEN ESTATES MapRef: MB 64 PG 11 Abbreviated Description: Lot:24 Block:1 Subdivision:ALLEN ESTATES Map Ref:MB 64 PG 11								
6	.28Mi.	**4104 GARDEN GENOA AVE** **NORTH LAS VEGAS, NV 89031-3691**	06/10/2026	$427,000	$153	2793	8/4/2	2005	4,792 SF	
		APN: 124-30-811-015 Document #: 20260610-0000756 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 30 Subdivision: PASEO RIDGE UNIT 1 Legal Unit: 1 MapRef: MB 116 PG 1 Abbreviated Description: Lot:30 Subdivision:PASEO RIDGE UNIT 1 Legal Unit:1 Map Ref:MB 116 PG 1								
7	.3Mi.	**4127 CANNONDALE AVE** **NORTH LAS VEGAS, NV 89031-3671**	06/22/2026	$465,000	$213	2179	6/3/2	2004	6,098 SF	
		APN: 124-31-516-016 Document #: 20260622-0002482 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 120 Block: 4 Subdivision: ANNENDALE UNIT 3 MapRef: MB 106 PG 91 Abbreviated Description: Lot:120 Block:4 Subdivision:ANNENDALE UNIT 3 Map Ref:MB 106 PG 91								
8	.31Mi.	**4131 AUTUMNDALE AVE** **NORTH LAS VEGAS, NV 89031-3683**	09/15/2026	$400,000	$234	1709	6/3/2	2004	6,098 SF	
		APN: 124-31-517-045 Document #: 20260915-0001385 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 87 Block: 3 Subdivision: ANNENDALE UNIT 4 MapRef: MB 108 PG 45 Abbreviated Description: Lot:87 Block:3 Subdivision:ANNENDALE UNIT 4 Map Ref:MB 108 PG 45								
9	.32Mi.	**3830 W EL CAMPO GRANDE AVE** **NORTH LAS VEGAS, NV 89031-2078**	08/14/2026	$428,000	$259	1650	6/4/2	2002	6,534 SF	
		APN: 124-30-710-057 Document #: 20260814-0000680 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 37 Block: F Subdivision: CREEKSIDE ONE UNIT 2 MapRef: MB 101 PG 92 Abbreviated Description: Lot:37 Block:F Subdivision:CREEKSIDE ONE UNIT 2 Map Ref:MB 101 PG 92								
10	.32Mi.	**5717 LEONIDAS ST** **NORTH LAS VEGAS, NV 89031-7237**	06/16/2026	$410,000	$178	2308	7/3/2	2006	4,792 SF	
		APN: 124-29-415-037 Document #: 20260616-0000006 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 37 Block: 1 Subdivision: ROSEMONT ESTATES MapRef: MB 121 PG 57 Abbreviated Description: Lot:37 Block:1 Subdivision:ROSEMONT ESTATES Map Ref:MB 121 PG 57								
11	.33Mi.	**4126 FARMDALE AVE** **NORTH LAS VEGAS, NV 89031-2093**	08/14/2026	$423,000	$245	1727	6/3/2	2002	6,098 SF	
		APN: 124-31-514-043 Document #: 20260814-0000759 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 29 Block: 2 Subdivision: ANNENDALE UNIT 1 MapRef: MB 101 PG 61 Abbreviated Description: Lot:29 Block:2 Subdivision:ANNENDALE UNIT 1 Map Ref:MB 101 PG 61								

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12	.34Mi.	**4130 FARMDALE AVE** **NORTH LAS VEGAS, NV 89031-2092**	05/26/2026	$455,000	$209	2179	6/4/2	2002	6,098 SF	

APN: 124-31-514-044 Document #: 20260526-0002016
Document Type: Bargain and Sale Deed Price Code: U
Land Use: Single Family Residential
Legal: Lot: 28 Block: 2 Subdivision: ANNENDALE UNIT 1 MapRef: MB 101 PG 61 Abbreviated Description: Lot:28 Block:2 Subdivision:ANNENDALE UNIT 1 Map Ref:MB 101 PG 61

13	.38Mi.	**5511 MEEDELDALE ST** **NORTH LAS VEGAS, NV 89031-2091**	08/24/2026	$390,000	$226	1727	6/3/2	2004	6,534 SF	

APN: 124-31-517-001 Document #: 20260824-0001319
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 165 Block: 6 Subdivision: ANNENDALE UNIT 4 MapRef: MB 108 PG 45 Abbreviated Description: Lot:165 Block:6 Subdivision:ANNENDALE UNIT 4 Map Ref:MB 108 PG 45

14	.41Mi.	**5448 FLYING ARROW PL** **NORTH LAS VEGAS, NV 89031-3526**	10/23/2026	$435,000	$191	2283	7/4/3	2003	6,098 SF	

APN: 124-32-112-004 Document #: 20261023-0000488
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: ANN ALLEN BY PARDEE UNIT 2 Legal Unit: 2 Abbreviated Description: Lot:4 Block:1 Subdivision:ANN ALLEN BY PARDEE UNIT 2 Legal Unit:2

15	.41Mi.	**5530 BLACK SEA CT** **NORTH LAS VEGAS, NV 89031-0444**	10/06/2026	$440,000	$239	1842	7/4/2	1998	4,356 SF	B

APN: 124-31-111-015 Document #: 20261006-0001362
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 100 Block: 3 Subdivision: NORTHBROOK UNIT 2 MapRef: MB 81 PG 37 Abbreviated Description: Lot:100 Block:3 Subdivision:NORTHBROOK UNIT 2 Map Ref:MB 81 PG 37

16	.41Mi.	**3500 REDWOOD RIDGE WAY** **NORTH LAS VEGAS, NV 89031-0504**	08/17/2026	$326,900	$304	1077	4/2/2	1995	5,663 SF	

APN: 124-32-211-051 Document #: 20260817-0000358
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 90 Subdivision: THE COLONY UNIT 2 MapRef: MB 65 PG 63 Abbreviated Description: Lot:90 Subdivision:THE COLONY UNIT 2 Map Ref:MB 65 PG 63

17	.43Mi.	**5231 SALMON RUN CT** **NORTH LAS VEGAS, NV 89031-0510**	07/23/2026	$420,000	$284	1480	5/3/2	1995	5,663 SF	

APN: 124-32-210-013 Document #: 20260723-0002717
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: COLONY UNIT 1 MapRef: MB 60 PG 60 Abbreviated Description: Lot:61 Subdivision:COLONY UNIT 1 Map Ref:MB 60 PG 60

18	.44Mi.	**5219 PORTLAND CT** **NORTH LAS VEGAS, NV 89031-0502**	07/16/2026	$380,000	$284	1339	5/3/2	1997	6,098 SF	

APN: 124-32-210-027 Document #: 20260716-0001879
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 75 Subdivision: COLONY UNIT I MapRef: MB 60 PG 60 Abbreviated Description: Lot:75 Subdivision:COLONY UNIT I Map Ref:MB 60 PG 60

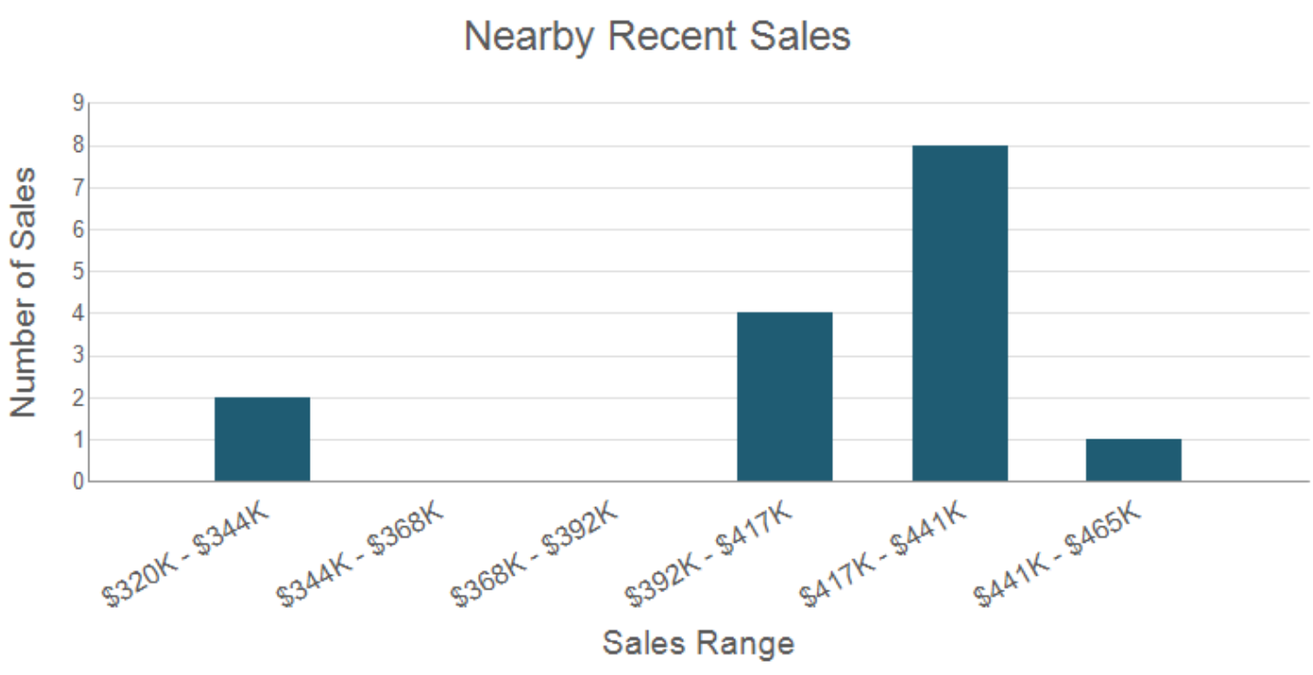
19	.44Mi.	**5652 ANCIENT AGORA ST** **NORTH LAS VEGAS, NV 89031-3441**	05/13/2026	$385,000	$242	1590	5/3/2	2004	2,614 SF	

APN: 124-30-410-011 Document #: 20260513-0001334
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 93 Block: 6 Subdivision: MARAVILLA UNIT 1 MapRef: MB 110 PG 13 Abbreviated Description: Lot:93 Block:6 Subdivision:MARAVILLA UNIT 1 Map Ref:MB 110 PG 13

20	.46Mi.	**3231 OCEAN SPRAY CT** **NORTH LAS VEGAS, NV 89031-0594**	07/07/2026	$330,000	$238	1385	5/3/2	2001	1,742 SF	

APN: 124-29-411-001 Document #: 20260707-0000711
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: NOB HILL II TOWNHOMES MapRef: MB 96 PG 74 Abbreviated Description: Lot:1 Block:1 Subdivision:NOB HILL II TOWNHOMES Map Ref:MB 96 PG 74

Comparable Sales Chart



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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.	**3813 GRAMERCY AVE**	**08/26/2022**	$283,206	$99,122	1,924	7/4/2	1997	6,098 SF	
.01Mi.	**3809 GRAMERCY AVE**	**03/12/1997**	$280,380	$98,133	1,924	7/4/2	1997	6,098 SF	
.01Mi.	**3817 GRAMERCY AVE**	**12/22/2021**	$228,703	$80,046	1,284	5/3/2	1997	6,098 SF	
.02Mi.	**3738 SAINT CHARLES CT**	**05/31/2011**	$284,140	$99,449	1,924	7/4/2	1997	6,098 SF	
.02Mi.	**3742 SAINT CHARLES CT**	**08/26/2002**	$243,054	$85,069	1,487	6/3/2	1997	5,227 SF	
.02Mi.	**3734 SAINT CHARLES CT**	**10/31/2001**	$263,334	$92,167	1,611	7/3/2	1997	6,098 SF	
.02Mi.	**3821 GRAMERCY AVE**	**11/19/2021**	$253,683	$88,789	1,487	6/3/2	1997	6,098 SF	
.02Mi.	**3805 GRAMERCY AVE**	**11/29/2017**	$271,937	$95,178	1,486	6/3/2	1997	6,098 SF	P
.03Mi.	**3812 GRAMERCY AVE**	**04/24/2000**	$255,811	$89,534	1,611	7/3/2	1997	7,405 SF	
.03Mi.	**3730 SAINT CHARLES CT**	**04/24/2001**	$282,509	$98,878	1,924	7/4/2	1997	6,098 SF	
.03Mi.	**3746 SAINT CHARLES CT**	**10/04/2024**	$243,054	$85,069	1,487	6/3/2	1997	6,098 SF	
.03Mi.	**3808 GRAMERCY AVE**	**11/08/2023**	$277,843	$97,245	1,924	7/4/2	1997	6,534 SF	
.03Mi.	**3725 GRAMERCY AVE**	**01/31/2017**	$276,886	$96,910	1,924	7/4/2	1997	6,098 SF	
.04Mi.	**3820 GRAMERCY AVE**	**03/28/1997**	$271,943	$95,180	1,924	7/4/2	1997	6,970 SF	
.04Mi.	**5530 IBERVILLE ST**	**08/20/1997**	$262,511	$91,879	1,611	7/3/2	1997	6,970 SF	
.04Mi.	**3804 GRAMERCY AVE**	**11/10/1997**	$238,254	$83,389	1,487	6/3/2	1997	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	36.0 years old	Households:	24,067
Median Household Income:	$76,616	Households w/Family:	77%
Household Income Per Capita:	$30,102	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

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
1.89Mi.	**Cheyenne High School** Number of Students: 1,855 Student-Teacher Ratio: 21.57 Advanced Placement: Yes	NA	Public	9 - 12
0.69Mi.	**Addeliar Guy Elementary School** Number of Students: 470 Student-Teacher Ratio: 14.24	C	Public	KG - 5
2.20Mi.	**Theron L. Swainston Junior High School** Number of Students: 1,020 Student-Teacher Ratio: 23.18	D-	Public	6 - 8
0.56Mi.	**Eva Wolfe Elementary School** Number of Students: 450 Student-Teacher Ratio: 16.67	C+	Public	KG - 5

Flood Report

The Subject Property of **3813 GRAMERCY AVE, NORTH LAS VEGAS, NV 89031-2037** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	85%	LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	40%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	70%	NOTABLY LOWER
OVERALL	49%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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