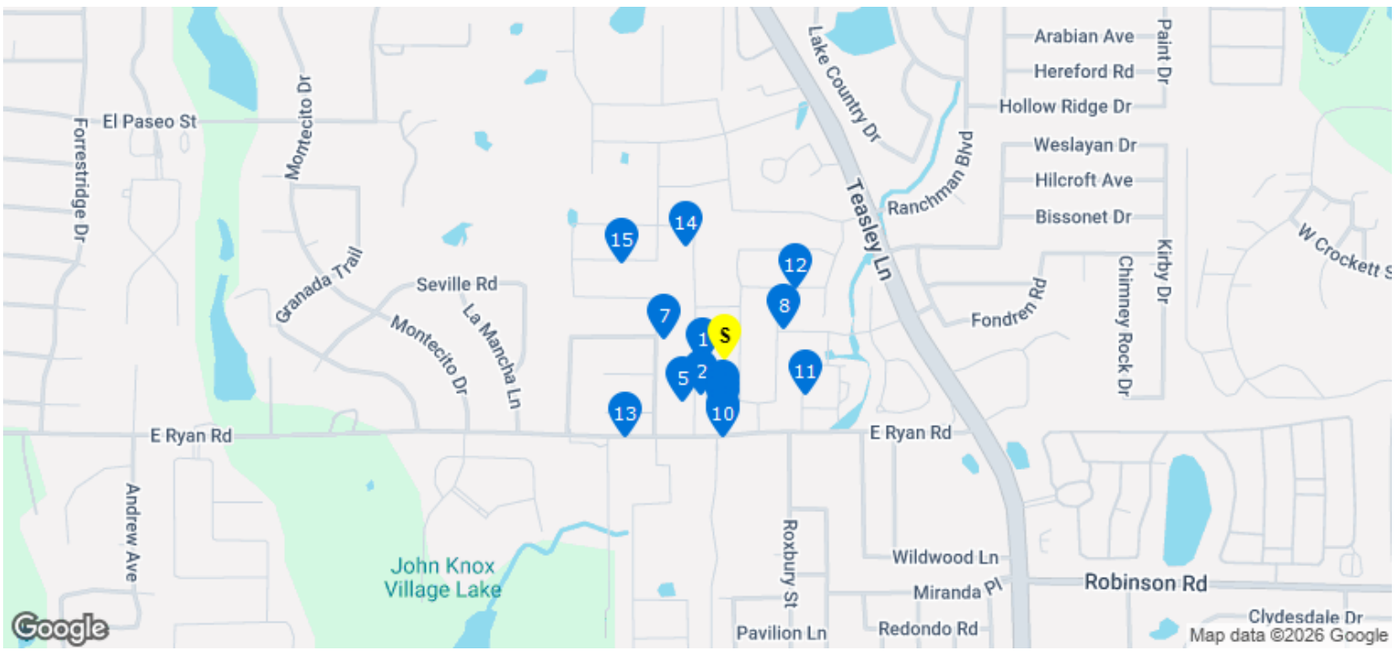
ICE SiteX Report

OrderID: 98779429

SiteX Property Information Report



Subject Property Location

3821 WHISPERWOOD RD, DENTON, TX 76210-1787

County:	**DENTON TX**	Census Tract:	0213.04
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R971318	Thomas Bros Pg-Grid:	

Valuation

Value:	**$421,000**	FSD:	12	Common Confidence Score:	70
Value Range:	$370,480 - $471,520	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	C05 G01 S05
Assd Land Value:	$86,249	Market Land Value:	$86,249	Tax Year:	2025
Assd Improvement:	$359,824	Market Improvment Value:	$359,824	Total Taxable Value:	$8,694
Total Assessed Value:	$446,073	Total Assessor Market Value:	$446,073	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Block: E Subdivision: WOODMERE
Abbreviated Description: WOODMERE BLK E LOT 14

Property Characteristics

Lot Size:	5,750 SF	Bedrooms:	4	Pool:	
Building Area:	2189 SF	Baths:	3	Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/18/2026	Sales Price:	$398,186
Document #:	2026-110321 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	11/19/2024	Loan Amount:	N/A
Document #:	2024-125466 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/15/2024		
TD Due Date:	12/01/2054	Type Finance:	

Legal Description:
Block: E Subdivision: WOODMERE Map Ref: FILE 2021-54
City/Muni/Twp: CITY OF DENTON

Prior Transfer

Recording Date:	11/19/2024	Sales Price:	N/A
Document #:	2024-125465 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/15/2024		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98779429

Legal Description:
Block: E Subdivision: WOODMERE Map Ref: FILE 2021-54
City/Muni/Twp: CITY OF DENTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**3819 MONTE CARLO LN** **DENTON, TX 76210-1413**	06/11/2026			2428	/4/2	2001	8,364 SF	
		APN: R204752 Document #: 2026-068454 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: C Subdivision: RIDGEMONT ADDITION Phase No: 2 MapRef: CAB P PG 157 Abbreviated Description: Lot:5 Block:C Subdivision:RIDGEMONT ADDITION Phase No:2 Map Ref:CAB P PG 157City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
2	.1Mi.	**3812 GENNAKER DR** **DENTON, TX 76210-1451**	03/24/2026			3003	/4/2.5	2016	6,229 SF	
		APN: R676306 Document #: 2026-031200 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: C Subdivision: TEASLEY TRAILS Phase No: 3 MapRef: DOC 2017-95 Abbreviated Description: Lot:13 Block:C Subdivision:TEASLEY TRAILS Phase No:3 Map Ref:DOC 2017-95City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
3	.13Mi.	**4005 GENNAKER DR** **DENTON, TX 76210-1456**	04/14/2026			2511	/4/3	2016	6,752 SF	
		APN: R676313 Document #: 2026-041885 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: B Subdivision: TEASLEY TRAILS Phase No: 3 MapRef: DOC 2017-95 Abbreviated Description: Lot:7 Block:B Subdivision:TEASLEY TRAILS Phase No:3 Map Ref:DOC 2017-95City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
4	.15Mi.	**2121 CORSAIR LN** **DENTON, TX 76210-1448**	01/30/2026			2515	/5/3	2016	6,229 SF	
		APN: R676356 Document #: 2026-009631 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: F Subdivision: TEASLEY TRAILS Phase No: 3 MapRef: DOC 2015-454 Abbreviated Description: Lot:7 Block:F Subdivision:TEASLEY TRAILS Phase No:3 Map Ref:DOC 2015-454City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
5	.18Mi.	**1408 MONTECRISTO CT** **DENTON, TX 76210-1402**	05/05/2026			2149	7/3/2	1999	8,625 SF	
		APN: R199596 Document #: 2026-051791 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 39 Block: B Subdivision: RIDGEMONT ADDITION Phase No: 1 MapRef: CAB O PG 196 Abbreviated Description: Lot:39 Block:B Subdivision:RIDGEMONT ADDITION Phase No:1 Map Ref:CAB O PG 196City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
6	.2Mi.	**4105 RANCHMAN BLVD** **DENTON, TX 76210-3737**	04/17/2026			2778	/5/3	2017	5,968 SF	
		APN: R676265 Document #: 2026-043934 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: G Subdivision: TEASLEY TRAILS Phase No: 4 MapRef: DOC 2017-96 Abbreviated Description: Lot:16 Block:G Subdivision:TEASLEY TRAILS Phase No:4 Map Ref:DOC 2017-96City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
7	.21Mi.	**1317 LORELEI LN** **DENTON, TX 76210-1775**	07/24/2026			2668	/5/4	2024	5,750 SF	
		APN: R971281 Document #: 2026-087571 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: C Subdivision: WOODMERE MapRef: FILE 2021-54 Abbreviated Description: Lot:17 Block:C Subdivision:WOODMERE Map Ref:FILE 2021-54City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
8	.21Mi.	**1313 LORELEI LN** **DENTON, TX 76210-1775**	02/20/2026			1899	/4/2	2023	5,750 SF	
		APN: R971280 Document #: 2026-018631 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: C Subdivision: WOODMERE MapRef: FILE 2021-54 Abbreviated Description: Lot:16 Block:C Subdivision:WOODMERE Map Ref:FILE 2021-54City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
9	.24Mi.	**3721 CUDDY DR** **DENTON, TX 76210-1466**	03/11/2026			2782	/4/3	2018	6,795 SF	
		APN: R676344 Document #: 2026-026718 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: E Subdivision: TEASLEY TRAILS Phase No: 3 MapRef: DOC 2017-95 Abbreviated Description: Lot:9 Block:E Subdivision:TEASLEY TRAILS Phase No:3 Map Ref:DOC 2017-95City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
10	.26Mi.	**745 SEVILLE RD** **DENTON, TX 76205-8407**	05/04/2026			3981	/4/2.5	2001	18,988 SF	P
		APN: R130599 Document #: 2026-050650 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: BROWN HEIGHTS MapRef: VOL 330 PG 303 Abbreviated Description: Lot:12 Block:1 Subdivision:BROWN HEIGHTS Map Ref:VOL 330 PG 303City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
11	.27Mi.	**3701 CUDDY DR** **DENTON, TX 76210-1466**	02/06/2026			1874	/3/2	2019	5,750 SF	
		APN: R676348 Document #: 2026-012941 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: E Subdivision: TEASLEY TRAILS Phase No: 3 MapRef: DOC 2017-95 Abbreviated Description: Lot:13 Block:E Subdivision:TEASLEY TRAILS Phase No:3 Map Ref:DOC 2017-95City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
12	.29Mi.	**1909 MOONSAIL LN** **DENTON, TX 76210-1476**	08/14/2026			2526	/4/3	2018	7,971 SF	
		APN: R693286 Document #: 2026-096630 Document Type: Vendorâ€™s Lien Price Code:								

ICE SiteX Report

OrderID: 98779429

Land Use: Single Family Residential
Legal: Lot: 3 Block: H Subdivision: TEASLEY TRAILS Phase No: 1B MapRef: DOC 2016-2092 Abbreviated Description: Lot:3 Block:H Subdivision:TEASLEY TRAILS Phase No:1B Map Ref:DOC 2016-2092City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

13 .3Mi. **1805 MOONSAIL LN** 08/31/2026 2130 /3/2 2018 6,665 SF
DENTON, TX 76210-1472
APN: R684526 Document #: 2026-102594
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: D Subdivision: TEASLEY TRAILS Phase No: 1 MapRef: DOC 2016-176 Abbreviated Description: Lot:7 Block:D Subdivision:TEASLEY TRAILS Phase No:1 Map Ref:DOC 2016-176City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

14 .3Mi. **1909 NOB HILL CT** 08/10/2026 2469 /4/2.5 2017 8,015 SF P
DENTON, TX 76210-1489
APN: R648381 Document #: 2026-093899
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: B Subdivision: FOREST MEADOW Phase No: 2 MapRef: FILE 2014-268 Abbreviated Description: Lot:7 Block:B Subdivision:FOREST MEADOW Phase No:2 Map Ref:FILE 2014-268City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

15 .31Mi. **3932 PARKHAVEN DR** 05/18/2026 1845 7/3/2 1997 6,003 SF
DENTON, TX 76210-3424
APN: R192522 Document #: 2026-057513
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: A Subdivision: HICKORY CREEK HEIGHTS MapRef: CAB N PG 101 Abbreviated Description: Lot:8 Block:A Subdivision:HICKORY CREEK HEIGHTS Map Ref:CAB N PG 101City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

16 .35Mi. **3825 MONTECITO DR** 03/19/2026 3065 /4/3 1990 23,679 SF P
DENTON, TX 76205-5509
APN: R130663 Document #: 2026-030070
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: G Section: 2 Subdivision: MONTECITO DEL SUR MapRef: CAB F PG 226 Abbreviated Description: Lot:15 Block:G Section:2 Subdivision:MONTECITO DEL SUR Map Ref:CAB F PG 226City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

17 .37Mi. **3321 MONTE CARLO LN** 07/23/2026 3261 /5/3 2019 10,542 SF
DENTON, TX 76210-1578
APN: R713646 Document #: 2026-086666
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: C Subdivision: TEASLEY TRAILS Phase No: 2 MapRef: FILE 2017-352 Abbreviated Description: Lot:1 Block:C Subdivision:TEASLEY TRAILS Phase No:2 Map Ref:FILE 2017-352City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

18 .37Mi. **3948 OVERLAKE DR** 05/15/2026 1412 /3/2 1998 5,998 SF
DENTON, TX 76210-3421
APN: R192569 Document #: 2026-056584
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: B Subdivision: HICKORY CREEK HEIGHTS MapRef: CAB N PG 101 Abbreviated Description: Lot:19 Block:B Subdivision:HICKORY CREEK HEIGHTS Map Ref:CAB N PG 101

19 .39Mi. **3961 PARKHAVEN DR** 05/14/2026 1491 /3/1 1996 6,917 SF
DENTON, TX 76210-3423
APN: R192565 Document #: 2026-055834
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: B Subdivision: HICKORY CREEK HEIGHTS MapRef: CAB N SL 101 Abbreviated Description: Lot:15 Block:B Subdivision:HICKORY CREEK HEIGHTS Map Ref:CAB N SL 101City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

20 .4Mi. **4513 BERNSTEIN BLVD** 05/26/2026 2113 /3/2.5 2022 6,490 SF
DENTON, TX 76210-1666
APN: R770271 Document #: 2026-059989
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: B Subdivision: PARKVUE Phase No: 1 MapRef: DOC NUMBER 2019-431 Abbreviated Description: Lot:26 Block:B Subdivision:PARKVUE Phase No:1 Map Ref:DOC NUMBER 2019-431City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

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.	**3821 WHISPERWOOD RD**	**11/15/2024**	$446,073	$446,073	2,189	/4/3	2024	5,750 SF	
.01Mi.	**3901 WHISPERWOOD RD**	**04/14/2025**	$461,331	$461,331	2,412	/4/3	2024	5,750 SF	
.01Mi.	**3817 WHISPERWOOD RD**	**04/25/2025**	$502,412	$502,412	2,924	/4/3	2024	5,750 SF	
.02Mi.	**3905 WHISPERWOOD RD**	**09/13/2024**	$419,000	$419,000	2,108	/4/3	2024	5,750 SF	
.02Mi.	**3813 WHISPERWOOD RD**	**09/13/2024**	$406,217	$406,217	1,899	/3/2	2024	5,750 SF	
.03Mi.	**3909 WHISPERWOOD RD**	**01/24/2025**	$446,815	$446,815	2,177	/4/3	2024	5,750 SF	
.03Mi.	**3809 WHISPERWOOD RD**	**11/15/2024**	$409,946	$409,946	1,929	/3/2	2024	5,750 SF	
.03Mi.	**3920 CROSSTREES DR**	**09/15/2017**	$449,462	$449,462	2,747	/4/3	2017	6,229 SF	
.03Mi.	**3900 WHISPERWOOD RD**	**08/06/2025**	$457,852	$457,852	2,447	/4/3	2025	5,750 SF	
.03Mi.	**3820 WHISPERWOOD RD**	**07/23/2025**	$539,686	$539,686	3,224	/4/3.5	2025	5,750 SF	
.03Mi.	**3916 CROSSTREES DR**	**10/12/2020**	$405,085	$405,085	2,130	/3/2	2017	6,229 SF	
.03Mi.	**4000 CROSSTREES DR**	**09/21/2018**	$433,434	$433,434	2,313	/4/3	2017	6,229 SF	
.03Mi.	**3904 WHISPERWOOD RD**	**04/11/2024**	$481,000	$481,000	2,895	/4/3	2023	5,750 SF	
.04Mi.	**3816 WHISPERWOOD RD**	**11/25/2024**	$436,170	$436,170	2,093	/3/3	2024	5,750 SF	
.04Mi.	**3912 CROSSTREES DR**	**10/09/2021**	$419,000	$419,000	2,306	/3/3	2017	6,229 SF	
.04Mi.	**3913 WHISPERWOOD RD**	**05/07/2025**	$384,612	$384,612	1,645	/3/2	2025	5,750 SF	

ICE SiteX Report

OrderID: 98779429

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	39.7 years old	Households:	19,621
Median Household Income:	$101,188	Households w/Family:	76%
Household Income Per Capita:	$45,617	Households w/Family Married:	61%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	33%

School District

School District Zone:	Denton Independent School District	Students:	33,329
Number of Schools:	46	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.28Mi.	**Wayne Stuart Ryan Elementary School** Number of Students: 551 Student-Teacher Ratio: 12.73	A-	Public	PK - 5
6.70Mi.	**Denton High School** Number of Students: 2,083 Student-Teacher Ratio: 14.53 Advanced Placement: Yes	C-	Public	9 - 12
1.93Mi.	**McMath Middle School** Number of Students: 644 Student-Teacher Ratio: 11.55	C	Public	6 - 8

Flood Report

The Subject Property of **3821 WHISPERWOOD RD, DENTON, TX 76210-1787** 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	87%	LOWER
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	76%	NOTABLY LOWER
FORCIBLE ROBBERY	71%	NOTABLY LOWER
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	66%	NOTABLY LOWER
MURDER	71%	NOTABLY LOWER
OVERALL	58%	NOTABLY 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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