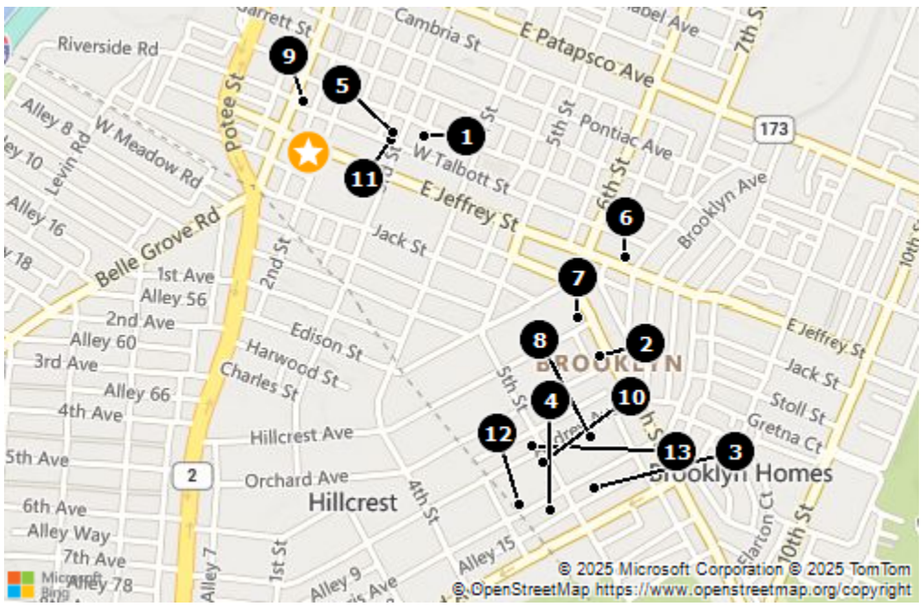
ICE SiteX Report

OrderID: 95813252

SiteX Property Information Report



Subject Property Location

3900 2ND ST, BALTIMORE, MD 21225-2011

County:	**BALTIMORE CITY MD**	Census Tract:	245102504.013029
Property Use:	Townhouse (Residential)	Zoning:	R-6
Parcel Number:	25-06-7107 -006	Thomas Bros Pg-Grid:	801-7E

Valuation

Value:	**$240,000**	FSD:	17
Value Range:	$199,200 - $280,800	Confidence Score:	83

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$15,000	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$193,300	Total Taxable Value:	$3,804
Total Assessed Value:	$192,600	Total Assessor Market Value:	$208,300	Delinquent Year:	
				Tax Account ID:	067107 006
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 7107 Section: 6 District: 25 Map Ref: 25
Abbreviated Description: 30-11X100

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1920 SF	Baths:	4	Fireplace:	
Year Built:	1949	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/02/2024	Loan Amount:	N/A
Document #:	BK-PG 27436-270	Loan Type:	FHA
TD Due Date:	03/01/2051	Type Finance:	

Legal Description:
Lot: 1 Section: CC Subdivision: CURTIS HEIGHTS
City/Muni/Twp: BALTIMORE

Prior Transfer

Recording Date:	04/13/2023	Sales Price:	$189,504
Document #:	BK-PG 23662-204	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/24/2021	Sales Price:	$193,000
Document #:	369844 BK-PG 23662 -198	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: 7107 Section: 6 District: 25 Map Ref: 25
Abbreviated Description: 30-11X100

Prior Transfer

Recording Date:	09/24/2021	Sales Price:	$193,000

ICE SiteX Report

OrderID: 95813252

Document #:	BK-PG 23662-198	Type of Sale:	Full Amount on Deed
Contract Date:	02/16/2021		
Document Type:	Deed		

Legal Description:
Lot: 1 Block: G Section: CC Subdivision: CURTIS HEIGHTS Map Ref: MB 2 FO 145
City/Muni/Twp: BALTIMORE

Prior Transfer

Recording Date:	02/25/2021	Sales Price:	N/A
Document #:	BK-PG 12045-341	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/29/2009	Loan Amount:	N/A
Document #:	BK-PG 12045-341	Loan Type:	New Conventional
TD Due Date:	10/01/2039	Type Finance:	

Legal Description:
Lot: 1 Section: CC District: 25 Subdivision: CURTIS HEIGHTS SUBDIVISION #3
Abbreviated Description: TAX ID# 25-06-7107 -006

Mortgage Record

Recording Date:	08/07/2006	Loan Amount:	N/A
Document #:	BK-PG 08173-0283	Loan Type:	Unknown
TD Due Date:	08/01/2036	Type Finance:	FIX

Legal Description:
Lot: 1 Section: CC Subdivision: PLAT OF CURTIS HEIGHTS SUBDIVISION #3

Prior Transfer

Recording Date:	11/09/1994	Sales Price:	$70,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/09/1994	Sales Price:	$70,000
Document #:	BK-PG 04563-00434	Type of Sale:	Full-Computed from Transfer Tax
Document Type:	Deed		

Legal Description:
Lot: 6 Block: 7107 Section: 6 District: 25 Map Ref: MAP 25

Area Sales Analysis

Total Area Sales	$2,107,197	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,104 SF	Median Year Built	1942
Price Range - 2 Yrs	$3,000 to $235,000	Age Range	71 years to 110 years
Median Value	$200,000	Median Age	83 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**307 WASHBURN AVE** **BALTIMORE, MD 21225-2045**	10/08/2025	$135,000	$95	1408	//1	1933	SF	
		APN: 25-06-7100 -010 Document #: Document Type: Deed Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY								
2	.44Mi.	**4024 6TH ST** **BALTIMORE, MD 21225-2108**	10/06/2025	$205,897	$210	977	//1	1942	SF	
		APN: 25-06-7131 -031D Document #: Document Type: Deed Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
3	.55Mi.	**4135 DORIS AVE** **BALTIMORE, MD 21225-2347**	10/01/2025	$211,000	$212	992	//1	1954	SF	
		APN: 25-06-7136 -009 Document #: Document Type: Deed Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
4	.54Mi.	**4213 DORIS AVE** **BALTIMORE, MD 21225-2349**	09/25/2025	$200,000	$201	992	//1	1954	SF	
		APN: 25-06-7137 -007 Document #: Document Type: Deed Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
5	.11Mi.	**3808 3RD ST** **BALTIMORE, MD 21225-2024**	07/07/2025	$235,000	$186	1260	//1	1926	SF	
		APN: 25-06-7099 -017 Document #: Document Type: Deed Price Code: D Land Use: Townhouse (Residential) Legal: MapRef: LB 27655 FO 47 Abbreviated Description: Map Ref:LB 27655 FO 47City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
6	.42Mi.	**608 E JEFFREY ST** **BALTIMORE, MD 21225-2154**	06/30/2025	$100,000	$92	1080	//1	1942	SF	
		APN: 25-06-7103 -030 Document #: Document Type: Deed Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
7	.4Mi.	**3928 6TH ST** **BALTIMORE, MD 21225-2106**	06/23/2025	$215,000	$153	1400	//1	1928	SF	
		APN: 25-06-7129 -026 Document #:								

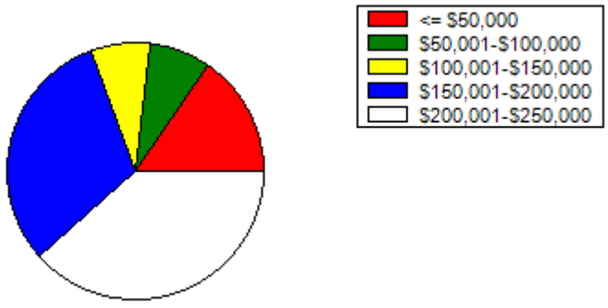
ICE SiteX Report

OrderID: 95813252

	Document Type: Deed Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY									
8	.51Mi.	**4119 AUDREY AVE** **BALTIMORE, MD 21225-2343**	06/13/2025	$185,000	$167	1104	//2	1943	SF	
	APN: 25-06-7135 -040 Document #: Document Type: Special Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY									
9	.06Mi.	**3815 S HANOVER ST** **BALTIMORE, MD 21225-1708**	05/21/2025	$47,300	$39	1210	//1	1915	SF	
	APN: 25-06-7098 -008 Document #: Document Type: Deed Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY									
10	.49Mi.	**4201 AUDREY AVE** **BALTIMORE, MD 21225-2344**	05/13/2025	$215,000	$190	1130	//2	1943	SF	
	APN: 25-06-7134 -001 Document #: Document Type: Assignment deed Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY									
11	.1Mi.	**3814 3RD ST** **BALTIMORE, MD 21225-2024**	05/05/2025	$155,000	$123	1260	//1	1926	SF	
	APN: 25-06-7099 -019 Document #: Document Type: Deed Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE									
12	.51Mi.	**4230 DORIS AVE** **BALTIMORE, MD 21225-2350**	04/22/2025	$200,000	$201	992	//1	1953	SF	
	APN: 25-06-7134 -033 Document #: Document Type: Assignment deed Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE									
13	.46Mi.	**4202 AUDREY AVE** **BALTIMORE, MD 21225-2346**	04/02/2025	$3,000	$2	1104	//2	1943	SF	
	APN: 25-06-7132 -018 Document #: Document Type: Deed Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE									

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**3900 2ND ST**	**09/24/2021**	$208,300	$192,600	1,920	//4	1949		
0Mi.	**3902 2ND ST**	**06/14/2019**	$136,400	$126,600	1,280	//1	1949		
.01Mi.	**3904 2ND ST**	**03/11/2022**	$140,700	$129,233	1,280	//2	1949		
.01Mi.	**3906 2ND ST**	**05/19/2016**	$208,800	$192,800	1,280	//2	1949		
.02Mi.	**3908 2ND ST**	**04/10/2023**	$135,000	$124,067	1,280	//1	1949		
.03Mi.	**3828 2ND ST**	**08/09/2004**	$133,300	$123,700	1,152	//1	1960		
.03Mi.	**3826 2ND ST**	**01/26/2005**	$117,600	$109,267	1,024	//1	1960		
.03Mi.	**3912 2ND ST**	**09/29/2020**	$114,400	$106,367	1,024	//1	1949		
.03Mi.	**3824 2ND ST**	**01/26/2005**	$118,900	$110,467	1,024	//1	1960		
.04Mi.	**3822 2ND ST**	**10/02/2006**	$116,700	$108,467	1,024	//1	1960		
.04Mi.	**3914 2ND ST**	**03/01/2022**	$145,500	$113,667	1,024	//1	1949		
.04Mi.	**3820 2ND ST**	**01/26/2005**	$118,900	$110,467	1,024	//1	1960		
.04Mi.	**3916 2ND ST**	**03/10/2000**	$116,700	$108,500	1,024	//1	1949		
.04Mi.	**3818 2ND ST**	**02/28/2023**	$143,900	$135,067	1,152	//1	1960		
.04Mi.	**3918 2ND ST**	**07/24/1992**	$114,800	$106,733	1,024	//1	1949		
.05Mi.	**3920 2ND ST**	**08/16/2018**	$122,000	$113,367	1,024	//1	1949		

ICE SiteX Report

OrderID: 95813252

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	35.7 years old	Households:	11,789
Median Household Income:	$56,251	Households w/Family:	65%
Household Income Per Capita:	$26,084	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Baltimore City Public Schools	Students:	77,856
Number of Schools:	159	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.22Mi.	**Paul Laurence Dunbar High School** Number of Students: 928 Student-Teacher Ratio: 22.36	D	Public	9 - 12
4.13Mi.	**Vivien T. Thomas Medical Arts Academy** Number of Students: 413 Student-Teacher Ratio: 16.2 Advanced Placement: Yes	D-	Public	9 - 12
3.31Mi.	**The Crossroads School** Number of Students: 163 Student-Teacher Ratio: 12.54	C+	Public	6 - 8
4.84Mi.	**Knowledge and Success Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
6.79Mi.	**Independence School Local I** Number of Students: 155 Student-Teacher Ratio: 13.48	NA	Public	9 - 12
8.50Mi.	**City Neighbors High School** Number of Students: 424 Student-Teacher Ratio: 14.88 Advanced Placement: Yes	D+	Public	9 - 12
7.95Mi.	**Forest Park High School** Number of Students: 726 Student-Teacher Ratio: 15.96 Advanced Placement: Yes	F	Public	9 - 12
4.84Mi.	**Baltimore Community High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	8 - 12
6.78Mi.	**Mergenthaler Vocational-Technical High School** Number of Students: 1,785 Student-Teacher Ratio: 16.92 Advanced Placement: Yes	D-	Public	9 - 12
5.68Mi.	**Edmondson-Westside High School** Number of Students: 867 Student-Teacher Ratio: 15.48 Advanced Placement: Yes	F	Public	9 - 12
9.24Mi.	**Reginald F. Lewis High School** Number of Students: 615 Student-Teacher Ratio: 16.85 Advanced Placement: Yes	F	Public	9 - 12
4.38Mi.	**Baltimore School for the Arts** Number of Students: 433 Student-Teacher Ratio: 16.65 Advanced Placement: Yes	A	Public	9 - 12
4.98Mi.	**Baltimore Design School** Number of Students: 529 Student-Teacher Ratio: 17.06 Advanced Placement: Yes	C-	Public	6 - 10
5.94Mi.	**Coppin Academy** Number of Students: 359 Student-Teacher Ratio: 16.32	D-	Public	9 - 12
4.84Mi.	**Maryland Academy of Technology and Health Sciences** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
4.84Mi.	**Maritime Industries Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
2.87Mi.	**Digital Harbor High School** Number of Students: 1,315 Student-Teacher Ratio: 17.3 Advanced Placement: Yes	F	Public	9 - 12

ICE SiteX Report

OrderID: 95813252

7.85Mi.	**Baltimore Polytechnic Institute** Number of Students: 1,619 Student-Teacher Ratio: 20.89 Advanced Placement: Yes	A+	Public	9 - 12
6.83Mi.	**Vanguard Collegiate Middle School** Number of Students: 408 Student-Teacher Ratio: 17.74	C-	Public	6 - 8
4.84Mi.	**Baltimore I.T. Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
5.77Mi.	**The Reach! Partnership School** Number of Students: 695 Student-Teacher Ratio: 18.29	F	Public	8 - 12
4.59Mi.	**Augusta Fells Savage Institute of Visual Arts** Number of Students: 481 Student-Teacher Ratio: 18.5 Advanced Placement: Yes	F	Public	9 - 12
4.80Mi.	**Booker T. Washington Middle School** Number of Students: 225 Student-Teacher Ratio: 10.98	B-	Public	6 - 8
4.88Mi.	**Green Street Academy** Number of Students: 876 Student-Teacher Ratio: 17.88 Advanced Placement: Yes	D-	Public	6 - 12
4.17Mi.	**Baltimore Leadership School for Young Women** Number of Students: 531 Student-Teacher Ratio: 14.35 Advanced Placement: Yes	C+	Public	6 - 12
6.48Mi.	**Afya Public Charter School** Number of Students: 112 Student-Teacher Ratio: 9.74	NA	Public	6 - 8
0.22Mi.	**Maree G. Farring Elementary/Middle School** Number of Students: 706 Student-Teacher Ratio: 15.35	D+	Public	PK - 8
4.60Mi.	**Bluford Drew Jemison STEM Academy West** Number of Students: 226 Student-Teacher Ratio: 10.76	D-	Public	6 - 12
7.93Mi.	**Western High School** Number of Students: 1,236 Student-Teacher Ratio: 19.78	C+	Public	9 - 12
6.77Mi.	**Academy for College and Career Exploration** Number of Students: 715 Student-Teacher Ratio: 15.54 Advanced Placement: Yes	D+	Public	6 - 12
0.92Mi.	**Benjamin Franklin High School at Masonville Cove** Number of Students: 638 Student-Teacher Ratio: 17.24 Advanced Placement: Yes	F	Public	9 - 12
4.84Mi.	**Friendship Academy of Engineering and Technology** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
9.47Mi.	**N.A.C.A. Freedom and Democracy Academy II** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
5.30Mi.	**Carver Vocational-Technical High School** Number of Students: 985 Student-Teacher Ratio: 18.41 Advanced Placement: Yes	F	Public	9 - 12
1.37Mi.	**New Era Academy** Number of Students: 388 Student-Teacher Ratio: 18.48 Advanced Placement: Yes	NA	Public	6 - 12
4.84Mi.	**Baltimore Montessori Public Charter Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
6.30Mi.	**Baltimore City College** Number of Students: 1,439 Student-Teacher Ratio: 20.41 Advanced Placement: Yes	A-	Public	9 - 12
4.84Mi.	**Northwestern High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
6.43Mi.	**ConneXions: A Community Based Arts School** Number of Students: 526 Student-Teacher Ratio: 17.53	D-	Public	6 - 12

ICE SiteX Report

OrderID: 95813252

4.80Mi. **Renaissance Academy** Number of Students: 243 Student-Teacher Ratio: 13.14	F	Public	9 - 12
4.32Mi. **National Academy Foundation** Number of Students: 805 Student-Teacher Ratio: 14.12	D-	Public	6 - 12
6.01Mi. **Stadium School** Number of Students: 500 Student-Teacher Ratio: 17.54	C+	Public	6 - 8
5.59Mi. **Patterson High School** Number of Students: 1,213 Student-Teacher Ratio: 14.79	F	Public	9 - 12
6.00Mi. **Frederick Douglass High School** Number of Students: 759 Student-Teacher Ratio: 16.87	D-	Public	9 - 12

Flood Report

The Subject Property of **3900 2ND ST, BALTIMORE, MD 21225-2011** 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	135%	NOTABLY HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	111%	HIGHER
MURDER	114%	HIGHER
OVERALL	117%	HIGHER

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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