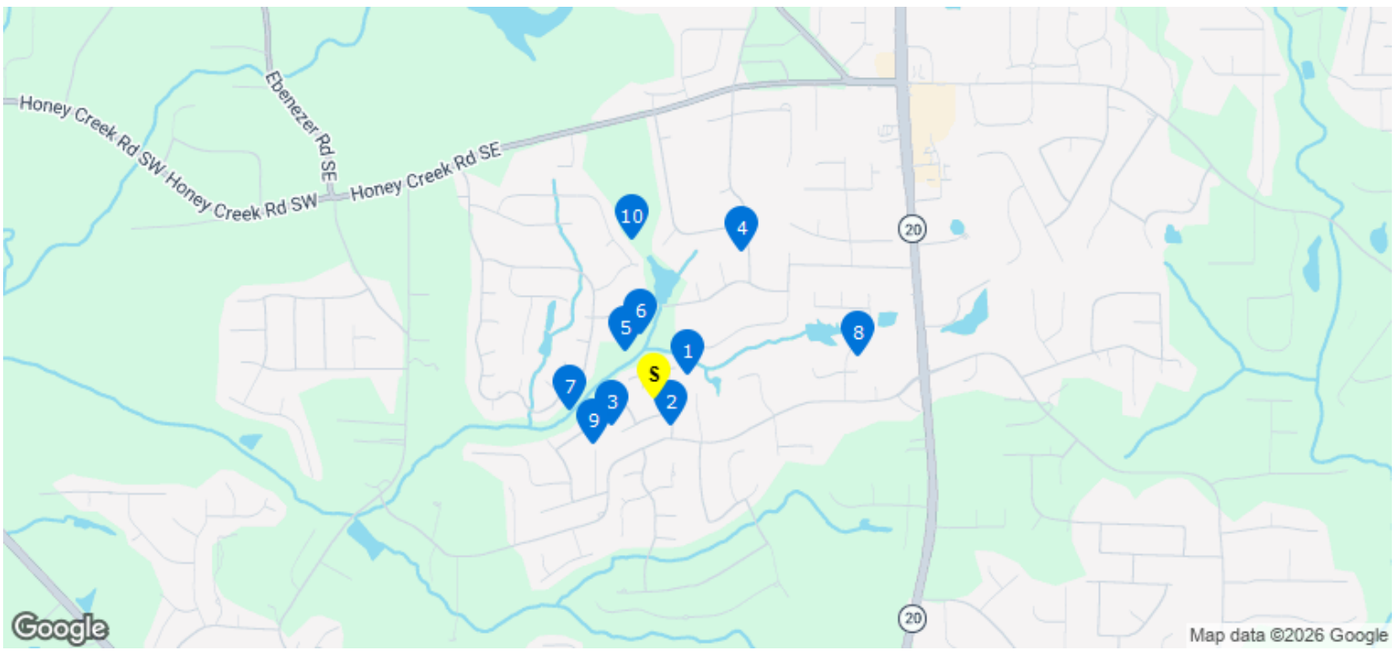
ICE SiteX Report

OrderID: 98745684

SiteX Property Information Report



Subject Property Location

3999 SUGAR VALLEY CT SE, CONYERS, GA 30094-3818

County:	**ROCKDALE GA**	Census Tract:	0604.06
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	049-B-01-0014	Thomas Bros Pg-Grid:	

Valuation

Value:	**$317,000**	FSD:	15	Common Confidence Score:	48
Value Range:	$269,450 - $364,550	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$21,200	Market Land Value:	$53,000	Tax Year:	2026
Assd Improvement:	$108,520	Market Improvment Value:	$271,300	Total Taxable Value:	$1,664
Total Assessed Value:	$129,720	Total Assessor Market Value:	$324,300	Delinquent Year:	
				Tax Account ID:	12895
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 740 District: 10 Subdivision: ROLLING GREEN Land Lot: 143
Abbreviated Description: SUGAR VALLEY CT-LOT 740

Property Characteristics

Lot Size:	33,775 SF	Bedrooms:	5	Pool:	
Building Area:	1734 SF	Baths:	3	Fireplace:	1
Year Built:	1975	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Rock, Stone
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/31/2025	Sales Price:	$310,000
Document #:	BK-PG 7563-82	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	11/27/2024	Loan Amount:	N/A
Document #:	BK-PG 0000007906-0000000170	Loan Type:	Conventional
Contract Date:	10/23/2024		
TD Due Date:	01/01/2064	Type Finance:	
Legal Description:			
Map Ref: 4420502			

Mortgage Record

Recording Date:	04/12/2023	Loan Amount:	N/A
Document #:	7563/82 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/12/2023		
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			
Subdivision: ROLLING GREEN			
Abbreviated Description: SUGAR VALLEY CT-LOT 740 LANDLOT: 143 LANDDIST: 10; RESIDENTIAL LOT			

ICE SiteX Report

OrderID: 98745684

Prior Transfer

Recording Date:	04/12/2023	Sales Price:	$310,000
Document #:	2023-000970 BK-PG 7563-78	Type of Sale:	Arms-Length Transfer
Contract Date:	04/12/2023		
Document Type:	Deed		

Legal Description:
Subdivision: ROLLING GREEN
Abbreviated Description: SUGAR VALLEY CT-LOT 740 LANDLOT: 143 LANDDIST: 10; RESIDENTIAL LOT

Prior Transfer

Recording Date:	01/12/2023	Sales Price:	$86,487
Document #:	BK-PG 6095-45	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	01/05/2023	Sales Price:	$7,500
Document #:	BK-PG 6095-58	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	12/27/2022	Sales Price:	$258,500
Document #:	2022-004969 BK-PG 7508-254	Type of Sale:	Arms-Length Transfer
Contract Date:	12/27/2022		
Document Type:	Deed		

Legal Description:
Subdivision: ROLLING GREEN
Abbreviated Description: SUGAR VALLEY CT-LOT 740 LANDLOT: 143 LANDDIST: 10; RESIDENTIAL LOT

Mortgage Record

Recording Date:	06/28/2017	Loan Amount:	N/A
Document #:	10854750014 BK-PG 6095-58	Loan Type:	Stand Alone Second
Contract Date:	06/15/2017		
TD Due Date:	07/01/2022	Type Finance:	

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	06/28/2017	Loan Amount:	N/A
Document #:	10854740013 BK-PG 6095-45	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/15/2017		
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	06/15/2017	Sales Price:	$92,000
Document #:	2017-001890 BK-PG 6095-41	Type of Sale:	Arms-Length Transfer
Contract Date:	06/15/2017		
Document Type:	Deed		

Legal Description:
Subdivision: ROLLING GREEN
Abbreviated Description: SUGAR VALLEY CT-LOT 740 LANDLOT: 143 LANDDIST: 10

Prior Transfer

Recording Date:	01/07/2012	Sales Price:	N/A
Document #:	2012-001906 BK-PG 5160-91	Type of Sale:	Non Residential Transfer
Contract Date:	01/07/2012		
Document Type:	Deed		

Legal Description:
Subdivision: ROLLING GREEN
Abbreviated Description: SUGAR VALLEY CT-LOT 740 |LANDL

Prior Transfer

Recording Date:	06/21/2011	Sales Price:	$50,000
Document #:	BK-PG 5007-3	Type of Sale:	Forced Sale
Contract Date:	06/07/2011		
Document Type:	Deed		

Legal Description:
Block: 1 District: 10 Subdivision: ROLLING GREENS Land Lot: 143

Prior Transfer

Recording Date:	05/18/2011	Sales Price:	$92,000
Document #:	BK-PG 4994-119	Type of Sale:	Forced Sale
Contract Date:	05/03/2011		
Document Type:	Deed		

Legal Description:
Block: 1 District: 10 Subdivision: ROLLING GREENS Land Lot: 143

Prior Transfer

Recording Date:	12/28/2007	Sales Price:	$160,000
Document #:	BK-PG 4453-47	Type of Sale:	Arms-Length Transfer
Contract Date:	12/21/2007		
Document Type:	Deed		

Legal Description:
Block: 1 District: 10 Subdivision: ROLLING GREENS Land Lot: 143

ICE SiteX Report

OrderID: 98745684

Mortgage Record

Recording Date:	12/28/2007	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
Contract Date:	12/21/2007		
TD Due Date:	12/21/2009	Type Finance:	ADJ

Legal Description:
Block: 1 District: 10 Subdivision: ROLLING GREENS Land Lot: 143

Area Sales Analysis

Total Area Sales	$3,066,628	Median # of Bedrooms	3
Median Lot Size	20,235 SF	Median # of Baths	2
Median Living Area	1,881 SF	Median Year Built	1980
Price Range - 2 Yrs	$229,900 to $369,000	Age Range	40 years to 52 years
Median Value	$318,428	Median Age	46 years

Comparable Sales Data

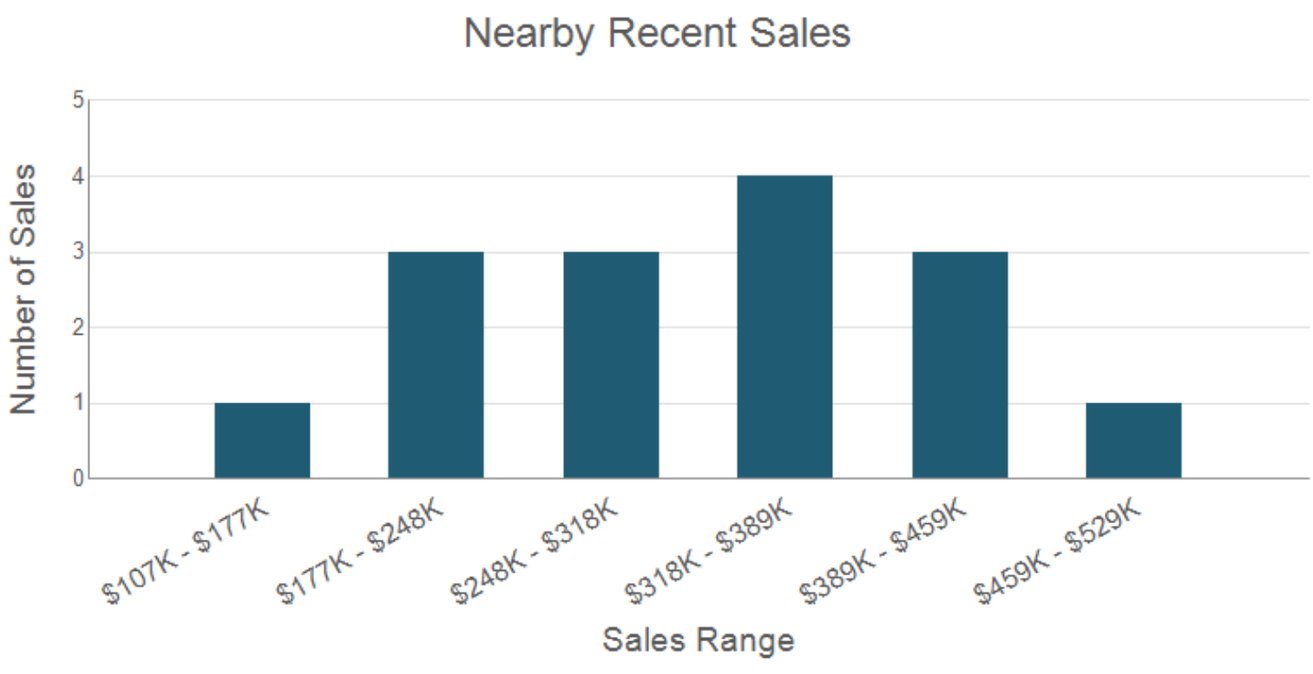
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**566 SUGAR VALLEY LN SE** **CONYERS, GA 30094-3879**	04/01/2026	$229,900	$152	1513	6/3/2	1978	19,126 SF	
		APN: 049-B-01-0027 Document #: Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 728 Subdivision: ROLLING GREEN Abbreviated Description: Subdivision:ROLLING GREEN Abbreviated Description:SUGAR VALLEY LANE-L728 LANDLOT: 143 LANDDIST: 10; RESIDENTIAL LOT								
2	.15Mi.	**458 VALLEY WOODS CIR SE** **CONYERS, GA 30094-3864**	07/29/2025	$369,000	$247	1495	6/3/2	1985	SF	
		APN: 049-B-01-0141 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
3	.18Mi.	**586 CLUBLAND CIR SE** **CONYERS, GA 30094-3626**	04/24/2026	$323,000	$126	2572	8/4/2	1986	25,265 SF	
		APN: 049-A-01-0447 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1423 Subdivision: HONEY CREEK Abbreviated Description: Subdivision:HONEY CREEK Abbreviated Description:SE/SIDE CLUBLAND CIR-L1423 LANDLOT: 144 LANDDIST: 10; RESIDENTIAL LOT								
4	.22Mi.	**450 VALLEY WOODS CIR SE** **CONYERS, GA 30094-3864**	05/18/2026	$248,000	$177	1402	6/4/3	1984	SF	
		APN: 049-B-01-0145 Document #: Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Subdivision: ROLLING GREEN Abbreviated Description: Lot:7 Subdivision:ROLLING GREEN Abbreviated Description:LL144 LD10 NW/SIDE VALLEY WOODS CIR LANDLOT: 144 LANDDIST: 10; RESIDENTIAL LOT								
5	.26Mi.	**560 CLUBHOUSE DR SE** **CONYERS, GA 30094-3710**	03/05/2026	$355,000	$135	2621	8/4/2	1980	18,731 SF	
		APN: 049-A-01-0360 Document #: Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1309 Subdivision: HONEY CREEK Abbreviated Description: Subdivision:HONEY CREEK Abbreviated Description:SW/SIDE CLUBLAND CIRCLE - L1309 LANDLOT: 144 LANDDIST: 10; RESIDENTIAL LOT								
6	.29Mi.	**649 SUGAR CREEK TRL SE** **CONYERS, GA 30094-3812**	12/30/2025	$300,000	$94	3178	9/4/2	1973	32,670 SF	
		APN: 049-A-01-0031 Document #: Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 664 Subdivision: HONEY CREEK Abbreviated Description: Subdivision:HONEY CREEK Abbreviated Description:SUGAR CREEK TRL - L664 LANDLOT: 143 LANDDIST: 10; RESIDENTIAL LOT								
7	.31Mi.	**4111 SWEET WATER CT SE** **CONYERS, GA 30094-3832**	06/23/2025	$236,681	$163	1456	6/3/2	1975	SF	
		APN: 049-B-01-0088 Document #: Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 829 Subdivision: WILLOW CREEK Abbreviated Description: Abbreviated Description:LOT 829 U1 WILLOW CREEK SUB LANDLOT: 143 LANDDIST: 10; RESIDENTIAL LOT								
8	.32Mi.	**664 SUGAR CREEK TRL SE** **CONYERS, GA 30094-3808**	05/29/2026	$321,500	$105	3072	7/4/2	1983	23,087 SF	
		APN: 049-A-01-0046 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 679 Subdivision: HONEY CREEK Abbreviated Description: Subdivision:HONEY CREEK Abbreviated Description:SUGAR CREEK TRAIL-L679 U2 LANDLOT: 143 LANDDIST: 10; RESIDENTIAL LOT								
9	.33Mi.	**724 COWAN RD SE** **CONYERS, GA 30094-4112**	01/06/2026	$460,000	$228	2016	8/3/2	1967	85,813 SF	
		APN: 049-0-01-0007 Document #: Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Subdivision: RURAL Abbreviated Description: Subdivision:RURAL Abbreviated Description:N/SIDE COWAN RD LANDLOT: 143 LANDDIST: 10; RESIDENTIAL SMALL TRACT								
10	.33Mi.	**654 CLUBHOUSE DR SE** **CONYERS, GA 30094-3703**	09/24/2025	$340,000	$106	3198	8/4/3	1973	25,265 SF	
		APN: 049-A-01-0091 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 444 Subdivision: HONEY CREEK Abbreviated Description: Subdivision:HONEY CREEK Abbreviated Description:CLUBHOUSE DR - L444 LANDLOT: 143 LANDDIST: 10; RESIDENTIAL LOT								
11	.36Mi.	**615 HEARTWOOD WAY SE** **CONYERS, GA 30094-3637**	11/13/2025	$299,900	$104	2886	9/4/2	1988	9,940 SF	
		APN: 049-A-01-0500 Document #: Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
12	.4Mi.	**244 THORN BERRY WAY**	04/24/2026	$415,000	$145	2863	8/4/2	2001	22,651 SF	

ICE SiteX Report

OrderID: 98745684

		CONYERS, GA 30094-4131							
	APN: 050-A-01-0397 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Lot: 40 Subdivision: SHADOW LAKE Abbreviated Description: Lot:40 Subdivision:SHADOW LAKE Abbreviated Description:LL143 LD10 S/SIDE THORN BERRY WAY LANDLOT: 143 LANDDIST: 10; RESIDENTIAL LOT								
13	.41Mi.	**455 SWEET WATER TRL SE**	06/22/2026	$228,600	$167	1368	6/3/2	1980	SF
		CONYERS, GA 30094-3845							
	APN: 049-B-01-0136 Document #:								
	Document Type: Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Lot: 847 Subdivision: WILLOW CREEK Abbreviated Description: Subdivision:WILLOW CREEK Abbreviated Description:SWEET WATER TRAIL-L847 U2 LANDLOT: 113 LANDDIST: 10; RESIDENTIAL LOT								
14	.41Mi.	**586 RIBBON LN**	05/28/2026	$365,000	$219	1670	5/3/2	1997	20,909 SF
		CONYERS, GA 30094-4190							
	APN: 050-A-01-0289 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Lot: 81 Subdivision: MARTINGALE Abbreviated Description: Subdivision:MARTINGALE Abbreviated Description:LOT 81 U3 E/SIDE RIBBON LANE LANDLOT: 114 LANDDIST: 10; RESIDENTIAL SMALL TRACT								
15	.41Mi.	**705 CLUBHOUSE DR SE**	09/09/2025	$350,000	$108	3246	8/4/3	1975	9,148 SF
		CONYERS, GA 30094-3713							
	APN: 049-A-01-0080 Document #:								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Lot: 691 Subdivision: HONEY CREEK Abbreviated Description: Subdivision:HONEY CREEK Abbreviated Description:CLUBHOUSE DR - L691 LANDLOT: 143 LANDDIST: 10; RESIDENTIAL LOT								
16	.42Mi.	**719 CLUBHOUSE DR SE**	08/21/2026	$320,000	$128	2509	7/4/3	1973	20,038 SF
		CONYERS, GA 30094-3713							
	APN: 049-A-01-0079 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Lot: 690 Subdivision: HONEY CREEK Abbreviated Description: Subdivision:HONEY CREEK Abbreviated Description:CLUBHOUSE DR - L690 LANDLOT: 143 LANDDIST: 10; RESIDENTIAL LOT								
17	.47Mi.	**651 CLUBLAND CIR SE**	11/05/2025	$324,900	$151	2154	6/3/2	1987	16,553 SF
		CONYERS, GA 30094-3655							
	APN: 049-A-01-0518 Document #:								
	Document Type: Limited Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Lot: 25 Subdivision: HONEY CREEK Abbreviated Description: Subdivision:HONEY CREEK Abbreviated Description:E/SIDE CLUBLAND CIRCLE - L25 LANDLOT: 144 LANDDIST: 10; RESIDENTIAL LOT								
18	.47Mi.	**3705 SANDHILL DR SE**	09/30/2025	$290,000	$152	1908	7/3/2	1973	44,867 SF
		CONYERS, GA 30094-3735							
	APN: 049-A-01-0130 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Lot: 473 Subdivision: HONEY CREEK Abbreviated Description: Subdivision:HONEY CREEK Abbreviated Description:SAND HILL DR - L473 LANDLOT: 146 LANDDIST: 10; RESIDENTIAL LOT								
19	.47Mi.	**3540 HONEYCOMB DR SE**	07/16/2025	$320,000	$164	1948	7/3/2	1982	17,860 SF
		CONYERS, GA 30094-3665							
	APN: 049-A-01-0375 Document #:								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Lot: 1048 Subdivision: HONEY CREEK Abbreviated Description: Subdivision:HONEY CREEK Abbreviated Description:EAST SIDE HONEYCOMB DR.- L1048 LANDLOT: 143 LANDDIST: 10; RESIDENTIAL LOT								
20	.48Mi.	**310 COWAN RD SE**	08/04/2026	$241,000	$163	1476	5/3/2	1987	SF
		CONYERS, GA 30094-4104							
	APN: 049-B-01-0186 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Lot: 5 Subdivision: WILLOW RIDGE Abbreviated Description: Subdivision:WILLOW RIDGE Abbreviated Description:N/SIDE COWAN RD- L5 LANDLOT: 113 LANDDIST: 10; RESIDENTIAL LOT								

Comparable Sales Chart



ICE SiteX Report

OrderID: 98745684

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.	**3999 SUGAR VALLEY CT SE**	**04/12/2023**	$324,300	$129,720	1,734	7/5/3	1975	33,775 SF	
.02Mi.	**531 SUGAR VALLEY TRL SE**	**03/09/1994**	$223,800	$89,520	1,448	6/3/2	1980	21,216 SF	
.03Mi.	**3997 SUGAR VALLEY CT SE**	**04/13/2022**	$222,100	$88,840	1,372	5/3/2	1978	8,712 SF	
.03Mi.	**3970 SUGAR VALLEY CT SE**	**09/21/2021**	$221,661	$88,664	1,530	6/3/2	1979	18,408 SF	
.04Mi.	**530 SUGAR VALLEY TRL SE**	**11/03/2021**	$286,100	$114,440	1,536	7/4/3	1979	16,988 SF	
.04Mi.	**540 SUGAR VALLEY TRL SE**	**12/09/2019**	$291,000	$116,400	1,550	8/4/3	1979	17,400 SF	
.05Mi.	**519 SUGAR VALLEY TRL SE**	**08/05/2015**	$234,800	$93,920	1,614	6/3/2	1977	5,980 SF	
.05Mi.	**524 SUGAR VALLEY TRL SE**	**03/26/2010**	$218,400	$87,360	1,423	6/3/2	1979	17,919 SF	
.05Mi.	**3980 SUGAR VALLEY CT SE**	**11/07/2003**	$232,700	$93,080	1,630	6/3/2	1976	18,180 SF	
.05Mi.	**3995 SUGAR VALLEY CT SE**	**08/30/2002**	$252,300	$100,920	1,482	6/3/1	1978	9,583 SF	
.05Mi.	**575 SUGAR VALLEY TRL SE**	**01/01/1976**	$281,900	$112,760	2,348	8/4/2	1976	19,776 SF	
.05Mi.	**548 SUGAR VALLEY TRL SE**	**06/19/2003**	$250,500	$100,200	1,514	6/3/2	1979	17,860 SF	
.06Mi.	**522 VALLEY WOODS CIR SE**	**05/09/2012**	$223,600	$89,440	1,420	6/3/2	1978	12,760 SF	
.06Mi.	**530 VALLEY WOODS CIR SE**	**12/14/2021**	$210,474	$84,189	1,755	6/3/2	1976	13,708 SF	
.06Mi.	**518 SUGAR VALLEY TRL SE**	**07/06/2023**	$256,200	$102,480	1,605	5/3/2	1979	9,890 SF	
.06Mi.	**3992 SUGAR VALLEY CT SE**	**12/27/2001**	$326,200	$130,480	2,275	8/4/2	1975	11,132 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	41.2 years old	Households:	12,560
Median Household Income:	$85,548	Households w/Family:	77%
Household Income Per Capita:	$39,887	Households w/Family Married:	46%
Most Common Education Level:	Some College	Households w/Family Children:	36%

School District

School District Zone:	Rockdale County School District	Students:	15,342
Number of Schools:	18	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.18Mi.	**Heritage High School** Number of Students: 1,788 Student-Teacher Ratio: 18.01 Advanced Placement: Yes	C-	Public	9 - 12
1.04Mi.	**Barksdale Elementary School** Number of Students: 495 Student-Teacher Ratio: 11.28	C	Public	PK - 5
3.77Mi.	**Ray Davis Middle School** Number of Students: 874 Student-Teacher Ratio: 14.28	B-	Public	6 - 8

Flood Report

The Subject Property of **3999 SUGAR VALLEY CT SE, CONYERS, GA 30094-3818** 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	103%	SIMILAR
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	70%	NOTABLY LOWER
OVERALL	73%	NOTABLY LOWER

ICE SiteX Report

OrderID: 98745684

Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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