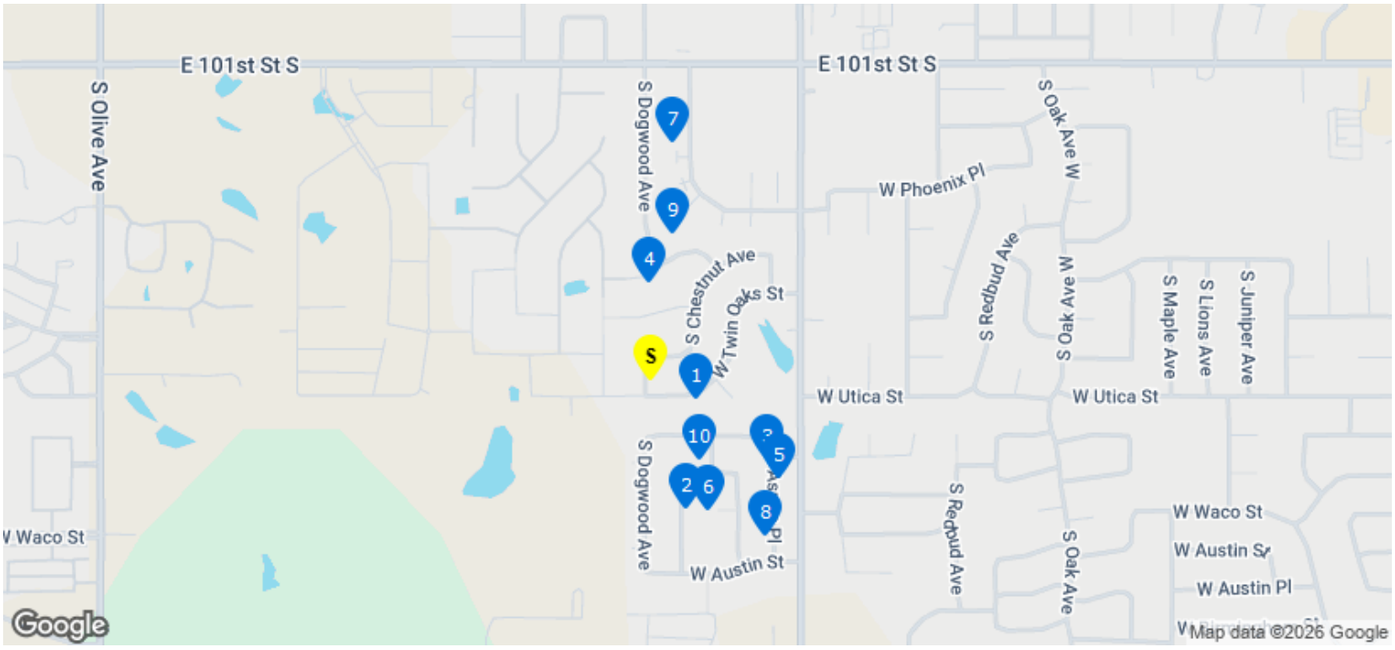
ICE SiteX Report

OrderID: 98809089

SiteX Property Information Report



Subject Property Location

4136 S DOGWOOD AVE, BROKEN ARROW, OK 74011-1400

County:	**TULSA OK**	Census Tract:	0075.31
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	78615-84-28-01790	Thomas Bros Pg-Grid:	

Valuation

Value:	**$338,000**	FSD:	6	Common Confidence Score:	91
Value Range:	$317,720 - $358,280	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	BA-3A
Assd Land Value:	$2,479	Market Land Value:	$25,452	Tax Year:	2025
Assd Improvement:	$29,355	Market Improvment Value:	$301,348	Total Taxable Value:	$4,161
Total Assessed Value:	$31,834	Total Assessor Market Value:	$326,800	Delinquent Year:	
				Tax Account ID:	R78615842801790
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Block: 5 Subdivision: CANTERBURY AMD Map Ref: MAP: 8428 Sec/Twnship/Range: SEC 28 TWN 18N RNG 14E

Abbreviated Description:	LT 15 BLK 5
City/Muni/Twp:	BROKEN ARROW CITY

Property Characteristics

Lot Size:	9,235 SF	Bedrooms:		Pool:	
Building Area:	2670 SF	Baths:	2	Fireplace:	Yes
Year Built:	1989	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (not specified)
Number of Units:		Garage Type:	Built-in	Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Partial Basement	Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/18/2026	Sales Price:	$162,800
Document #:	2026044537 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/11/2021	Sales Price:	N/A
Document #:	2021117211 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	10/06/2021	Loan Amount:	N/A
Document #:	2021115705 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/20/2021		
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Block: 5 Subdivision: CANTERBURY AMENDED
City/Muni/Twp: BROKEN ARROW

ICE SiteX Report

OrderID: 98809089

Prior Transfer

Recording Date:	10/06/2021	Sales Price:	$250,000
Document #:	2021115704 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/20/2021		
Document Type:	Deed		

Legal Description:
Block: 5 Subdivision: CANTERBURY AMENDED
City/Muni/Twp: BROKEN ARROW

Prior Transfer

Recording Date:	09/08/2017	Sales Price:	N/A
Document #:	2017083199 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/29/2017	Loan Amount:	N/A
Document #:	2017080016 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/18/2017		
TD Due Date:	09/01/2047	Type Finance:	

Legal Description:
Block: 5 Subdivision: CANTERBURY AMENDED ADDITION Map Ref: 0
City/Muni/Twp: BROKEN ARROW

Mortgage Record

Recording Date:	02/12/2009	Loan Amount:	N/A
Document #:	2009011939 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/03/2009		
TD Due Date:	03/01/2039	Type Finance:	

Legal Description:
Block: 5 Subdivision: CANTERBURY AMENDED
City/Muni/Twp: BROKEN ARROW

Prior Transfer

Recording Date:	02/12/2009	Sales Price:	$170,000
Document #:	2009011934 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	02/03/2009		
Document Type:	Deed		

Legal Description:
Block: 5 Subdivision: CANTERBURY AMENDED
City/Muni/Twp: BROKEN ARROW

Prior Transfer

Recording Date:	07/12/2001	Sales Price:	$151,000
Document #:	01076200 BK-PG 6559-2486	Type of Sale:	Arms-Length Transfer
Contract Date:	07/02/2001		
Document Type:	Deed		

Legal Description:
Block: 5 Subdivision: CANTERBURY AMENDED Map Ref: MB4088
City/Muni/Twp: BROKEN ARROW

Area Sales Analysis

Total Area Sales	$3,149,000	Median # of Bedrooms	
Median Lot Size	8,342 SF	Median # of Baths	2
Median Living Area	2,599 SF	Median Year Built	1990
Price Range - 2 Yrs	$195,000 to $375,000	Age Range	33 years to 43 years
Median Value	$337,500	Median Age	36.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**2412 W TWIN OAKS ST** **BROKEN ARROW, OK 74011-1423**	07/17/2026	$345,000	$147	2350	//2	1989	9,060 SF	
		APN: 78615-84-28-01630 Document #: 2026065887 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 35 Block: 4 Subdivision: CANTERBURY AMENDED MapRef: PL 4088 Abbreviated Description: Lot:35 Block:4 Subdivision:CANTERBURY AMENDED Map Ref:PL 4088City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW								
2	.12Mi.	**2703 W SOUTH PARK PL** **BROKEN ARROW, OK 74011-2139**	10/15/2026	$430,000			//		8,015 SF	
		APN: 81876-84-28-10260 Document #: 2026094181 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 2 Block: 6 Subdivision: THE VILLAGE AT SOUTHERN TRAILS II MapRef: PL 7105 Abbreviated Description: Lot:2 Block:6 Subdivision:THE VILLAGE AT SOUTHERN TRAILS II Map Ref:PL 7105City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW								
3	.13Mi.	**2501 W ROANOKE ST** **BROKEN ARROW, OK 74011-1435**	08/10/2026	$234,000	$129	1814	//2	1983	10,629 SF	
		APN: 78615-84-28-01150 Document #: 2026073369 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: CANTERBURY AMENDED Abbreviated Description: Lot:4 Block:3 Subdivision:CANTERBURY AMENDED City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW								
4	.13Mi.	**2701 W SOUTH PARK ST** **BROKEN ARROW, OK 74011-2171**	07/01/2026	$551,000			//		8,886 SF	
		APN: 81876-84-28-10820 Document #: 2026060569 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 17 Block: 9 Subdivision: THE VILLAGE AT SOUTHERN TRAILS II Abbreviated Description: Lot:17 Block:9 Subdivision:THE VILLAGE AT SOUTHERN TRAILS II City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW								
5	.14Mi.	**2704 W TWIN OAKS ST**	10/20/2026	$500,000	$194	2577	//3	2024	9,191 SF	

ICE SiteX Report

OrderID: 98809089

BROKEN ARROW, OK 74011-2132
APN: 81876-84-28-10400 Document #: 2026099501
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Block: 6 Subdivision: THE VILLAGE AT SOUTHERN TRAILS II Abbreviated Description: Lot:16 Block:6 Subdivision:THE VILLAGE AT SOUTHERN TRAILS II City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

6	.14Mi.	**2701 W TWIN OAKS ST**	09/17/2026	$580,000			//		7,623 SF	

BROKEN ARROW, OK 74011-2131
APN: 81876-84-28-10490 Document #: 2026085899
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 3 Block: 8 Subdivision: THE VILLAGE AT SOUTHERN TRAILS II SUBDIVISION MapRef: PL 7105 Abbreviated Description: Lot:3 Block:8 Subdivision:THE VILLAGE AT SOUTHERN TRAILS II SUBDIVISION Map Ref:PL 7105City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

7	.14Mi.	**2508 W ROANOKE ST**	06/08/2026	$195,000	$89	2179	//2	1989	11,500 SF	

BROKEN ARROW, OK 74011-1434
APN: 78615-84-28-00210 Document #: 2026052093
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Block: 1 Subdivision: CANTERBURY AMENDED Abbreviated Description: Lot:20 Block:1 Subdivision:CANTERBURY AMENDED City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

8	.14Mi.	**2707 W SOUTH PARK PL**	05/29/2026	$428,500	$173	2480	//3	2024	9,191 SF	

BROKEN ARROW, OK 74011-2139
APN: 81876-84-28-10250 Document #: 2026048609
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 6 Subdivision: THE VILLAGE AT SOUTHERN TRAILS II MapRef: PL 7105 Abbreviated Description: Lot:1 Block:6 Subdivision:THE VILLAGE AT SOUTHERN TRAILS II Map Ref:PL 7105City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

9	.16Mi.	**2325 W TWIN OAKS ST**	10/22/2026	$150,000	$80	1884	//2	1986	12,327 SF	

BROKEN ARROW, OK 74011-1452
APN: 78615-84-28-01980 Document #: 2026100513
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 6 Subdivision: CANTERBURY AMENDED Abbreviated Description: Lot:17 Block:6 Subdivision:CANTERBURY AMENDED City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

10	.17Mi.	**3901 S DOGWOOD BLVD**	10/14/2026	$560,500			//		10,193 SF	

BROKEN ARROW, OK 74011-2127
APN: 81876-84-28-09990 Document #: 2026094108
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 1 Block: 3 Subdivision: THE VILLAGE AT SOUTHERN TRAILS II MapRef: PL 7105 Abbreviated Description: Lot:1 Block:3 Subdivision:THE VILLAGE AT SOUTHERN TRAILS II Map Ref:PL 7105City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

11	.18Mi.	**3921 S ELDER BLVD**	10/28/2026	$505,000			//		8,320 SF	

BROKEN ARROW, OK 74011-2129
APN: 81876-84-28-09910 Document #: 2026102200
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 6 Block: 2 Subdivision: THE VILLAGE AT SOUTHERN TRAILS II Abbreviated Description: Lot:6 Block:2 Subdivision:THE VILLAGE AT SOUTHERN TRAILS II City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

12	.19Mi.	**4308 S CHESTNUT AVE**	06/26/2026	$359,000	$124	2889	//3	1989	8,059 SF	

BROKEN ARROW, OK 74011-1448
APN: 78333-84-28-57290 Document #: 2026058706
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 26 Block: 5 Subdivision: ASPEN PARK Abbreviated Description: Lot:26 Block:5 Subdivision:ASPEN PARK City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

13	.21Mi.	**2730 W SOUTH PARK PL**	07/30/2026	$485,500			//		7,797 SF	

BROKEN ARROW, OK 74011-2172
APN: 81876-84-28-10740 Document #: 2026070461
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 9 Block: 9 Subdivision: THE VILLAGE AT SOUTHERN TRAILS II Abbreviated Description: Lot:9 Block:9 Subdivision:THE VILLAGE AT SOUTHERN TRAILS II City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

14	.21Mi.	**3920 S ELDER BLVD**	05/26/2026	$490,000	$210	2331	//2	2024	8,276 SF	

BROKEN ARROW, OK 74011-2125
APN: 81876-84-28-10890 Document #: 2026046901
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 24 Block: 9 Subdivision: THE VILLAGE AT SOUTHERN TRAILS II MapRef: PL 7105 Abbreviated Description: Lot:24 Block:9 Subdivision:THE VILLAGE AT SOUTHERN TRAILS II Map Ref:PL 7105City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

15	.23Mi.	**4228 S ASPEN PL**	07/16/2026	$375,000	$122	3067	//3	1991	8,059 SF	S

BROKEN ARROW, OK 74011-1522
APN: 78333-84-28-56550 Document #: 2026065535
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3 Subdivision: ASPEN PARK MapRef: PL 4628 Abbreviated Description: Lot:3 Block:3 Subdivision:ASPEN PARK Map Ref:PL 4628City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

16	.24Mi.	**2431 W QUANTICO CT**	06/25/2026	$125,000	$145	863	//1	1983	2,004 SF	

BROKEN ARROW, OK 74011-1414
APN: 78820-84-28-65430 Document #: 2026058188
Document Type: Administrator's deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 40 Block: 2 Subdivision: THE COMMONS Abbreviated Description: Lot:40 Block:2 Subdivision:THE COMMONS City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

17	.26Mi.	**4212 S WALNUT PL**	07/28/2026	$292,000	$112	2610	//2	1991	9,104 SF	

BROKEN ARROW, OK 74011-3913
APN: 81015-84-27-34870 Document #: 2026069487
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 15 Subdivision: SILVERTREE Abbreviated Description: Lot:13 Block:15 Subdivision:SILVERTREE City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

18	.3Mi.	**2201 W QUANTICO ST**	09/02/2026	$95,000	$129	736	//1	1983	1,699 SF	

BROKEN ARROW, OK 74011-1421
APN: 78820-84-28-64950 Document #: 2026081045
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: THE COMMONS RSB B7&L1 13 B2 CANTERBURY AMD Abbreviated Description: Lot:1 Block:2 Subdivision:THE COMMONS RSB B7&L1 13 B2 CANTERBURY AMD

ICE SiteX Report

OrderID: 98809089

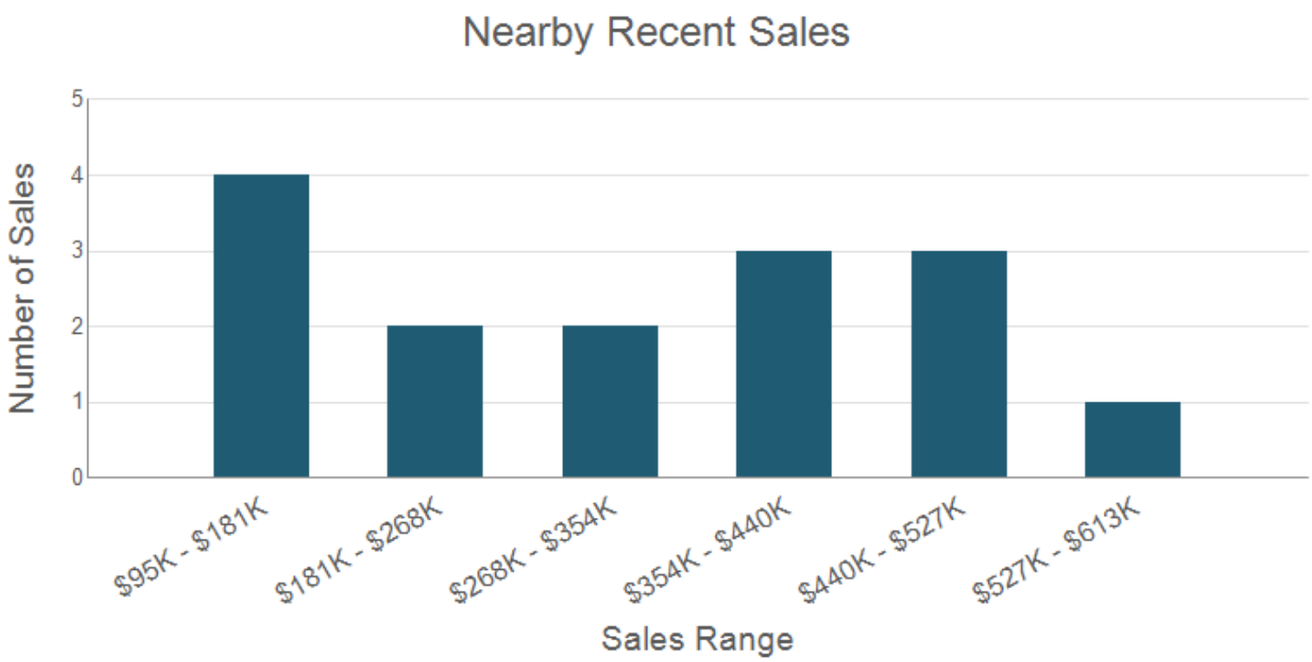
19	.33Mi.	**3631 S FIR BLVD** **BROKEN ARROW, OK 74011-1737**	09/18/2026	$613,000	$142	4324	//3	2008	10,149 SF	P

APN: 81875-84-28-11120 Document #: 2026086317
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Block: 1 Subdivision: THE VILLAGE AT SOUTHERN TRAILS Abbreviated Description: Lot:16 Block:1 Subdivision:THE VILLAGE AT SOUTHERN TRAILS City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

20	.35Mi.	**3804 S HEMLOCK AVE** **BROKEN ARROW, OK 74011-**	06/04/2026	$3,736,000	$2,221	1682	//2	2023	7,797 SF	

APN: 80864-84-28-23190 Document #: 2026051220
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 7 Subdivision: THE RETREAT BLOCK 1-15 Abbreviated Description: Lot:12 Block:7 Subdivision:THE RETREAT BLOCK 1-15 City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

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.	**4136 S DOGWOOD AVE**	**09/20/2021**	$326,800	$31,834	2,670	//2	1989	9,235 SF	
.01Mi.	**4140 S DOGWOOD AVE**	**09/23/2019**	$270,900	$21,378	1,870	//2	1989	8,668 SF	
.02Mi.	**4132 S DOGWOOD AVE**	**12/29/2022**	$340,200	$32,657	2,869	//2	1987	10,759 SF	
.03Mi.	**4144 S DOGWOOD AVE**	**09/01/2001**	$231,000	$18,498	1,828	//2	1987	10,411 SF	S
.03Mi.	**4137 S DOGWOOD AVE**	**07/11/2013**	$302,500	$23,926	2,275	//2	1989	10,062 SF	
.03Mi.	**4128 S CHESTNUT AVE**	**03/24/2022**	$286,400	$28,172	1,908	//2	1987	12,720 SF	
.04Mi.	**4141 S DOGWOOD AVE**	**04/22/2025**	$253,100	$18,952	1,612	//2	1987	8,407 SF	S
.04Mi.	**4124 S CHESTNUT AVE**	**02/23/2024**	$279,600	$28,282	1,966	//2	1989	8,886 SF	
.04Mi.	**4145 S DOGWOOD AVE**	**10/01/2002**	$302,700	$20,815	2,279	//2	1989	10,062 SF	
.05Mi.	**4120 S CHESTNUT AVE**	**12/05/2022**	$295,700	$16,887	1,765	//2	1986	10,149 SF	P
.05Mi.	**4129 S CHESTNUT AVE**	**04/25/2013**	$318,300	$25,515	2,524	//2	1990	9,496 SF	
.05Mi.	**2505 W SOUTH PARK ST**	**07/25/2022**	$308,200	$20,835	2,368	//2	1989	9,148 SF	
.05Mi.	**2501 W SOUTH PARK ST**	**12/18/2014**	$298,800	$23,569	2,212	//2	1990	8,886 SF	
.06Mi.	**2416 W TWIN OAKS ST**	**11/26/2010**	$297,800	$22,752	2,097	//2	1990	9,496 SF	
.06Mi.	**2413 W SOUTH PARK ST**	**05/10/2019**	$280,100	$21,794	1,998	//2	1986	9,191 SF	
.06Mi.	**2501 W TWIN OAKS ST**	**02/29/2024**	$276,300	$30,393	1,960	//2	1989	10,498 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	37.1 years old	Households:	12,539
Median Household Income:	$95,815	Households w/Family:	74%
Household Income Per Capita:	$44,416	Households w/Family Married:	59%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	34%

ICE SiteX Report

OrderID: 98809089

School District

School District Zone:	Broken Arrow Public Schools	Students:	19,882
Number of Schools:	26	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.67Mi.	**Oliver Middle School** Number of Students: 886 Student-Teacher Ratio: 20.11	C+	Public	6 - 8
0.64Mi.	**Wolf Creek Elementary School** Number of Students: 511 Student-Teacher Ratio: 15.92	A-	Public	KG - 5

Flood Report

The Subject Property of **4136 S DOGWOOD AVE, BROKEN ARROW, OK 74011-1400** 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	69%	NOTABLY LOWER
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	43%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	74%	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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Data deemed reliable, but not guaranteed.
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