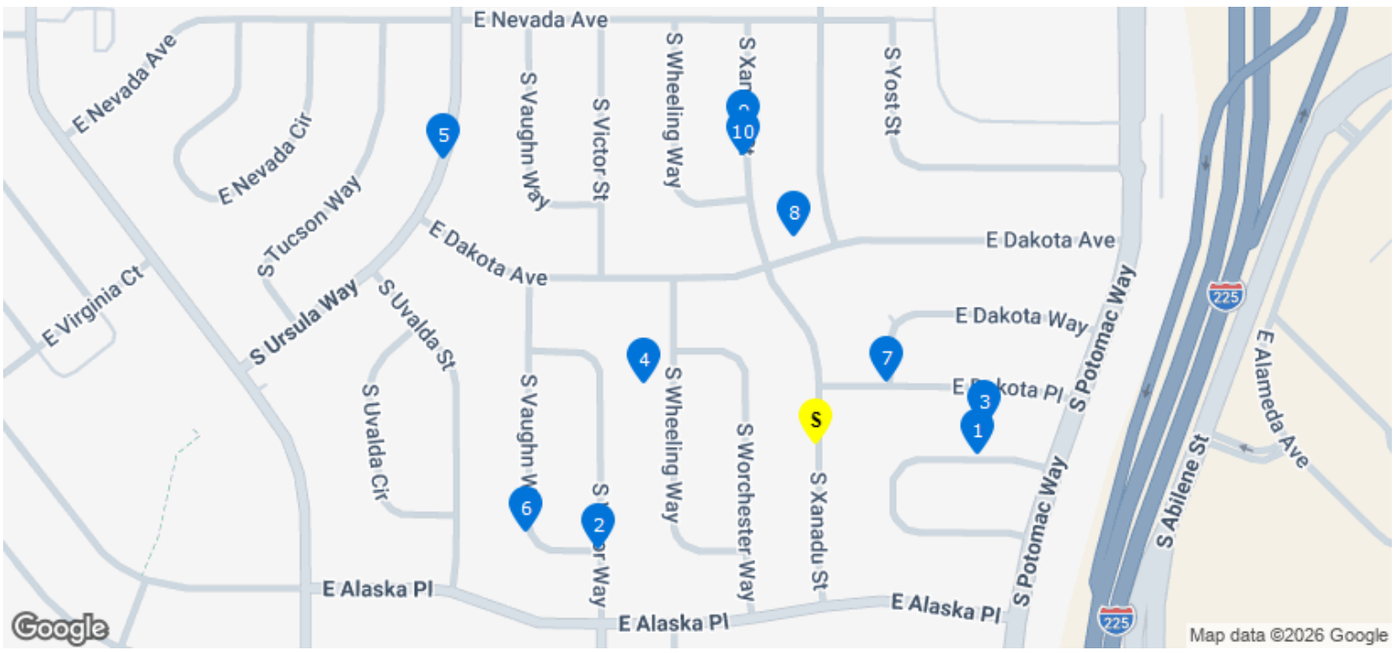
ICE SiteX Report

OrderID: 98809163

SiteX Property Information Report



Subject Property Location

423 S XANADU ST, AURORA, CO 80012-2456

County:	**ARAPAHOE CO**	Census Tract:	0809.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1973-13-1-16-026	Thomas Bros Pg-Grid:	

Valuation

Value:	**$385,000**	FSD:	11	Common Confidence Score:	72
Value Range:	$342,650 - $427,350	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$160,000	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$271,700	Total Taxable Value:	$2,595
Total Assessed Value:	$26,981	Total Assessor Market Value:	$431,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 11 Block: 8 Subdivision: AURORA HILLS 5TH FLG Sec/Twnship/Range: SEC 13 QTR 1 TWN 4S RNG 67W

Abbreviated Description: SUBDIVISIONCD 002750 SUBDIVISIONNAME AURORA HILLS 5TH FLG BLOCK 008 LOT 011 LOT 11 BLK 8 AURORA HILLS 5TH FLG

Property Characteristics

Lot Size:	7,362 SF	Bedrooms:		Pool:	
Building Area:	900 SF	Baths:	2	Fireplace:	
Year Built:	1965	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	B/L	Number of Cars:	1	A/C:	Central
Style:		Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/02/2026	Sales Price:	N/A
Document #:	E6021511 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	01/30/2025	Loan Amount:	N/A
Document #:	E5006756 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	01/28/2025		
TD Due Date:	02/01/2055	Type Finance:	
Legal Description:			

Block: 8 Subdivision: AURORA HILLS FIFTH FILING Map Ref: 0

Mortgage Record

Recording Date:	01/30/2025	Loan Amount:	N/A
Document #:	E5006755 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/15/2025		
TD Due Date:	02/01/2055	Type Finance:	
Legal Description:			

Block: 8 Subdivision: AURORA HILLS FIFTH FILING

ICE SiteX Report

OrderID: 98809163

Prior Transfer

Recording Date:	01/30/2025	Sales Price:	$385,000
Document #:	E5006754 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/15/2025		
Document Type:	Deed		

Legal Description:
Block: 8 Subdivision: AURORA HILLS FIFTH FILING

Prior Transfer

Recording Date:	10/30/2016	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 8 Subdivision: AURORA HILLS 5TH FLG Sec/Twnship/Range: SEC 13 QTR 1 TWN 4S RNG 67W
Abbreviated Description: SUBDIVISIONCD 002750 SUBDIVISIONNAME AURORA HILLS 5TH FLG BLOCK 008 LOT 011 LOT 11 BLK 8 AURORA HILLS 5TH FLG

Prior Transfer

Recording Date:	10/02/2006	Sales Price:	$34,944
Document #:	B6140713 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	03/21/2006	Sales Price:	$55,000
Document #:	B6043264 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	09/30/2002	Loan Amount:	N/A
Document #:	B2183134 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	08/31/2007	Type Finance:	

Legal Description:
Block: 8 Subdivision: AURORA HILLS 5TH FILING Map Ref: 0

Mortgage Record

Recording Date:	12/09/1999	Loan Amount:	N/A
Document #:	A9193492 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	12/01/2000	Type Finance:	

Legal Description:
Block: 8 Subdivision: AURORA HILLS 5TH FILING Map Ref: 0

Mortgage Record

Recording Date:	03/18/1999	Loan Amount:	N/A
Document #:	A9045417 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	04/15/2029	Type Finance:	

Legal Description:
Block: 8 Subdivision: AURORA HILLS FIFTH FILING Map Ref: 0

Mortgage Record

Recording Date:	12/27/1996	Loan Amount:	N/A
Document #:	A6162835 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Block: 8 Subdivision: AURORA HILLS 5TH FILING Map Ref: 0

Area Sales Analysis

Total Area Sales	$4,464,150	Median # of Bedrooms	2
Median Lot Size	7,275 SF	Median # of Baths	2
Median Living Area	894 SF	Median Year Built	1965
Price Range - 2 Yrs	$390,000 to $520,000	Age Range	59 years to 63 years
Median Value	$436,625	Median Age	61.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**418 S WHEELING WAY** **AURORA, CO 80012-2451**	06/03/2026	$425,000	$275	1544	/2/2	1964	8,102 SF	
		APN: 1973-13-1-17-002 Document #: E6038436 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 7 Subdivision: AURORA HILLS FIFTH FILING Abbreviated Description: Lot:2 Block:7 Subdivision:AURORA HILLS FIFTH FILING								
2	.1Mi.	**432 S POTOMAC CIR** **AURORA, CO 80012-2438**	10/28/2026	$440,000	$374	1175	/3/3	1964	7,579 SF	
		APN: 1973-13-1-14-012 Document #: E6075478 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 12 Subdivision: AURORA HILLS SIXTH FILING Abbreviated Description: Lot:5 Block:12 Subdivision:AURORA HILLS SIXTH FILING								
3	.13Mi.	**13473 E DAKOTA AVE** **AURORA, CO 80012-2422**	10/30/2026	$400,000	$309	1294	//2	1963	8,233 SF	
		APN: 1973-13-1-07-015 Document #: E6076592 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 5 Subdivision: AURORA HILLS FIFTH FILING Abbreviated Description: Lot:14 Block:5 Subdivision:AURORA HILLS FIFTH FILING								
4	.16Mi.	**431 S VICTOR WAY** **AURORA, CO 80012-2488**	09/15/2026	$419,000	$479	875	/2/2	1965	8,668 SF	
		APN: 1973-13-1-19-009 Document #: E6064292								

ICE SiteX Report

OrderID: 98809163

Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 36 Subdivision: AURORA HILLS Abbreviated Description: Lot:9 Block:36 Subdivision:AURORA HILLS

5	.22Mi.	**414 S UVALDA ST** **AURORA, CO 80012-2413**	06/18/2026	$450,000	$423	1064	/3/3	1967	7,710 SF

APN: 1973-13-1-20-008 Document #: E6042158
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 37 Block: 31 Subdivision: AURORA HILLS Abbreviated Description: Lot:37 Block:31 Subdivision:AURORA HILLS Abbreviated Description:FILING NO FOUR

6	.24Mi.	**13641 E NEVADA PL** **AURORA, CO 80012-2459**	09/08/2026	$660,000	$364	1813	/7/4	1965	7,405 SF

APN: 1973-13-1-01-014 Document #: E6062562
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 14 Block: 25 Subdivision: AURORA HILLS SEVENTH FILING Abbreviated Description: Lot:14 Block:25 Subdivision:AURORA HILLS SEVENTH FILING

7	.25Mi.	**13095 E DAKOTA AVE** **AURORA, CO 80012-2416**	09/04/2026	$455,000	$438	1040	/2/2	1968	8,407 SF

APN: 1973-13-1-05-011 Document #: E6062378
Document Type: Personal Representatives Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 30 Subdivision: AURORA HILLS Abbreviated Description: Lot:11 Block:30 Subdivision:AURORA HILLS

8	.27Mi.	**416 S UVALDA CIR** **AURORA, CO 80012-2415**	10/16/2026	$455,000	$299	1520	/3/2	1969	8,843 SF

APN: 1973-13-1-21-004 Document #: E6072763
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 37 Subdivision: AURORA HILLS Abbreviated Description: Lot:4 Block:37 Subdivision:AURORA HILLS

9	.27Mi.	**424 S UVALDA CIR** **AURORA, CO 80012-2415**	07/01/2026	$492,000	$390	1260	//1	1968	8,059 SF

APN: 1973-13-1-21-006 Document #: E6045596
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 37 Subdivision: AURORA HILLS Abbreviated Description: Lot:6 Block:37 Subdivision:AURORA HILLS City/Muni/Twp:AURORA City/Muni/Twp: AURORA

10	.29Mi.	**13670 E ALAMEDA AVE** **AURORA, CO 80012-1372**	06/11/2026	$15,750,000	$196	80286	//	1984	339,768 SF

APN: 1973-13-1-30-001 Document #: E6040372
Document Type: Special Warranty Deed Price Code: A
Land Use: Regional: Shopping Center, Mall (w/Anchor)
Legal: Lot: 1 Block: 1 Subdivision: AURORA MALL PLAZA WEST SUBDIVISION FILING NO 4 MapRef: DOC B5193910 Abbreviated Description: Lot:1 Block:1 Subdivision:AURORA MALL PLAZA WEST SUBDIVISION FILING NO 4 Map Ref:DOC B5193910City/Muni/Twp:AURORA City/Muni/Twp: AURORA

11	.3Mi.	**425 S UVALDA CIR** **AURORA, CO 80012-2414**	06/15/2026	$460,000	$352	1308	//3	1969	8,233 SF

APN: 1973-13-2-12-016 Document #: E6041000
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 28 Subdivision: AURORA HILLS Abbreviated Description: Lot:15 Block:28 Subdivision:AURORA HILLS City/Muni/Twp:AURORA City/Muni/Twp: AURORA

12	.31Mi.	**614 S WORCHESTER ST** **AURORA, CO 80012-3555**	07/22/2026	$425,000	$379	1120	/3/3	1969	8,364 SF

APN: 1973-13-4-09-019 Document #: E6050498
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 18 Subdivision: AURORA HILLS 6TH FLG Abbreviated Description: Lot:2 Block:18 Subdivision:AURORA HILLS 6TH FLG City/Muni/Twp:AURORA City/Muni/Twp: AURORA

13	.31Mi.	**13528 E CENTER AVE** **AURORA, CO 80012-3516**	07/02/2026	$360,000	$321	1120	//2	1968	7,710 SF

APN: 1973-13-4-08-025 Document #: E6046069
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 17 Subdivision: AURORA HILLS SIXTH FILING Abbreviated Description: Lot:10 Block:17 Subdivision:AURORA HILLS SIXTH FILING

14	.35Mi.	**12955 E CENTER AVE** **AURORA, CO 80012-3511**	06/22/2026	$494,000	$299	1650	/3/3	1969	7,449 SF

APN: 1973-13-4-05-003 Document #: E6042551
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: S Subdivision: AURORA HILLS FILING NO 9 Abbreviated Description: Lot:18 Block:S Subdivision:AURORA HILLS FILING NO 9

15	.38Mi.	**294 S TROY CIR** **AURORA, CO 80012-1326**	10/14/2026	$535,000	$219	2444	/4/3	1979	13,939 SF

APN: 1973-12-4-13-045 Document #: E6072150
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: COUNTRY CLUB VILLAGE Abbreviated Description: Lot:1 Block:4 Subdivision:COUNTRY CLUB VILLAGE

16	.38Mi.	**12882 E CENTER AVE** **AURORA, CO 80012-3512**	06/17/2026	$440,000	$249	1764	/3/3	1968	8,668 SF

APN: 1973-13-3-02-015 Document #: E6042002
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 6 Subdivision: AURORA HILLS Abbreviated Description: Lot:2 Block:6 Subdivision:AURORA HILLS City/Muni/Twp:AURORA City/Muni/Twp: AURORA

17	.4Mi.	**13580 E EXPOSITION AVE** **AURORA, CO 80012-3523**	11/04/2026	$420,000	$378	1112	//2	1967	7,797 SF

APN: 1973-13-4-10-032 Document #: E6078149
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 19 Subdivision: AURORA HILLS SIXTH FILING Abbreviated Description: Lot:8 Block:19 Subdivision:AURORA HILLS SIXTH FILING City/Muni/Twp:AURORA City/Muni/Twp: AURORA

18	.41Mi.	**12702 E ALASKA PL** **AURORA, CO 80012-2324**	07/01/2026	$454,900	$360	1264	/3/3	1968	7,100 SF

APN: 1973-13-2-24-012 Document #: E6045432
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 42 Subdivision: AURORA HILLS Abbreviated Description: Lot:4 Block:42 Subdivision:AURORA HILLS City/Muni/Twp:AURORA City/Muni/Twp: AURORA

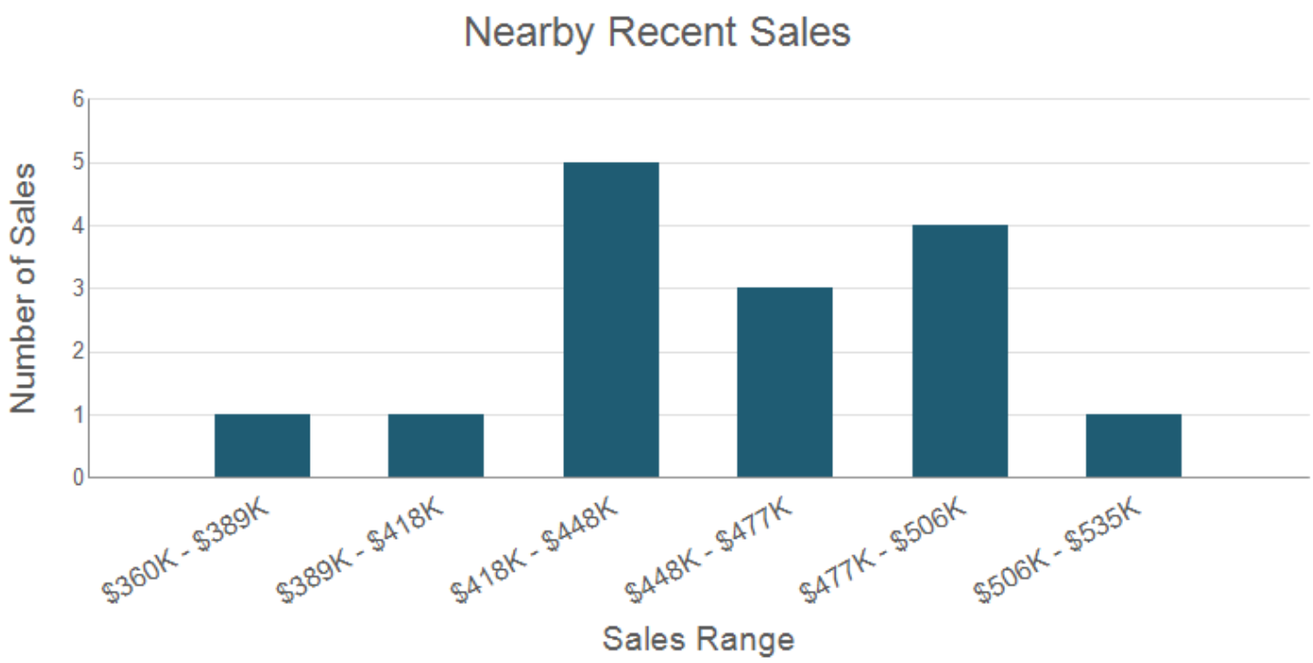
19	.41Mi.	**708 S WHEELING ST**	06/17/2026	$395,000	$291	1357	/2/2	1966	7,710 SF

ICE SiteX Report

OrderID: 98809163

		AURORA, CO 80012-3566								
		APN: 1973-13-4-11-001 Document #: E6041911 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 21 Subdivision: AURORA HILLS SIXTH FILING Abbreviated Description: Lot:1 Block:21 Subdivision:AURORA HILLS SIXTH FILING City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
20	.44Mi.	**262 S SALEM CT**	05/15/2026	$282,500	$102	2761	/5/4	1980	7,362 SF	
		AURORA, CO 80012-1301								
		APN: 1973-12-4-19-007 Document #: E6032962 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: FAIRWAY MEADOWS SUBDIVISION Abbreviated Description: Lot:12 Block:2 Subdivision:FAIRWAY MEADOWS SUBDIVISION City/Muni/Twp:ARAPAHOE City/Muni/Twp: ARAPAHOE								

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.	**423 S XANADU ST**	**01/15/2025**	$431,700	$26,981	900	//2	1965	7,362 SF	
.01Mi.	**427 S XANADU ST**	**01/04/2000**	$413,200	$25,825	1,196	/3/3	1965	7,057 SF	
.01Mi.	**421 S XANADU ST**	**04/30/2003**	$430,700	$26,919	1,171	/3/2	1968	7,013 SF	
.02Mi.	**426 S WORCHESTER WAY**	**02/14/2013**	$421,500	$26,344	999	/2/2	1964	6,752 SF	
.02Mi.	**424 S WORCHESTER WAY**	**12/07/2022**	$477,400	$29,838	1,390	/3/2	1964	7,057 SF	
.03Mi.	**428 S WORCHESTER WAY**	**12/31/2008**	$399,500	$24,969	891	/3/1	1964	7,100 SF	
.03Mi.	**431 S XANADU ST**	**09/04/2009**	$416,000	$26,000	912	/3/2	1963	6,970 SF	
.03Mi.	**417 S XANADU ST**	**07/21/2015**	$463,800	$28,988	875	/3/2	1965	6,926 SF	
.03Mi.	**422 S WORCHESTER WAY**	**12/02/1991**	$424,700	$26,544	891	/2/2	1964	6,882 SF	
.03Mi.	**13600 E DAKOTA PL**	**02/16/2017**	$532,700	$33,294	1,487	/3/2	1963	8,625 SF	
.03Mi.	**424 S XANADU ST**	**07/24/2018**	$414,000	$25,875	1,183	//3	1963	10,106 SF	
.04Mi.	**430 S WORCHESTER WAY**	**10/26/2022**	$452,400	$28,275	1,386	/3/2	1964	7,231 SF	
.04Mi.	**426 S XANADU ST**	**06/04/2018**	$510,300	$31,894	1,204	/3/3	1963	9,322 SF	
.04Mi.	**433 S XANADU ST**	**02/10/2023**	$375,100	$23,444	1,204	/3/2	1963	6,970 SF	
.04Mi.	**413 S XANADU ST**	**01/21/1999**	$447,900	$27,994	1,120	/3/2	1968	7,492 SF	
.04Mi.	**416 S WORCHESTER WAY**	**08/26/2002**	$445,700	$27,856	1,294	/2/3	1964	8,843 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	34.1 years old	Households:	21,885
Median Household Income:	$69,683	Households w/Family:	59%
Household Income Per Capita:	$35,370	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

ICE SiteX Report

OrderID: 98809163

School District

School District Zone:	Adams-Arapahoe School District 28j	Students:	38,702
Number of Schools:	58	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.19Mi.	**Clara Brown Entrepreneurial Academy** Number of Students: 282 Student-Teacher Ratio: 14.84	D	Public	PK - 5
0.67Mi.	**Aurora Hills Middle School** Number of Students: 821 Student-Teacher Ratio: 16.62	D+	Public	6 - 8
1.22Mi.	**Gateway High School** Number of Students: 1,748 Student-Teacher Ratio: 20.98 Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **423 S XANADU ST, AURORA, CO 80012-2456** 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	136%	NOTABLY HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	119%	HIGHER
MURDER	112%	HIGHER
OVERALL	105%	SIMILAR

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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