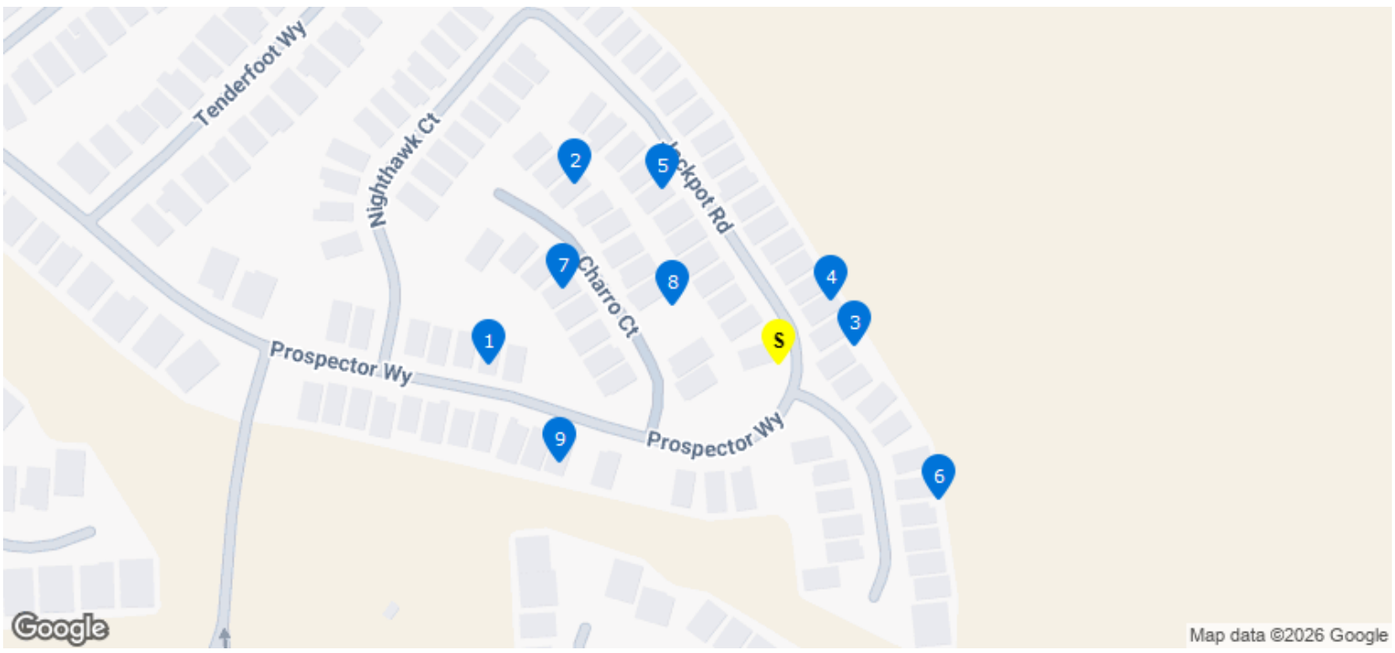
ICE SiteX Report

OrderID: 98798799

SiteX Property Information Report



Subject Property Location

4504 JACKPOT RD, WICKENBURG, AZ 85390-0010

County:	**YAVAPAI AZ**	Census Tract:	0014.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	201-03-438	Thomas Bros Pg-Grid:	

Valuation

Value:	**$448,000**	FSD:	13	Common Confidence Score:	64
Value Range:	$389,760 - $506,240	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	9003
Assd Land Value:	$10,492	Market Land Value:	$104,918	Tax Year:	2026
Assd Improvement:	$28,975	Market Improvment Value:	$289,748	Total Taxable Value:	$1,312
Total Assessed Value:	$39,467	Total Assessor Market Value:	$394,666	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1578 Phase No: 2 Map Ref: PM 201-03
Abbreviated Description: WICKENBURG RANCH PARCEL L NORTH PHASE 2, LOT 1578

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:		Pool:	
Building Area:	1522 SF	Baths:		Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached Garage	Heating:	Yes
Number of Stories:		Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/01/2026	Sales Price:	$439,025
Document #:	2026-0019823 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/12/2026	Sales Price:	N/A
Document #:	2026-0001443 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	12/29/2025	Loan Amount:	N/A
Document #:	2025-0055368 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/19/2025		
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Subdivision: WICKENBURG RANCH PARCEL L NORTH PHASE 2 Map Ref: 0

Mortgage Record

Recording Date:	06/24/2022	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98798799

Document #:	2022-0038692 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/18/2022		
TD Due Date:	07/01/2052	Type Finance:	

Legal Description:
Subdivision: WICKENBURG RANCH PARCEL L NORTH PHASE 2 Map Ref: DOC 2019-0070326

Prior Transfer

Recording Date:	06/24/2022	Sales Price:	$409,826
Document #:	2022-0038691 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/18/2022		
Document Type:	Deed		

Legal Description:
Subdivision: WICKENBURG RANCH PARCEL L NORTH PHASE 2 Map Ref: DOC 2019-0070326

Prior Transfer

Recording Date:	06/24/2022	Sales Price:	N/A
Document #:	2022-0038690 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/18/2022		
Document Type:	Deed		

Legal Description:
Subdivision: WICKENBURG RANCH PARCEL L NORTH PHASE 2 Map Ref: DOC 2019-0070326

Area Sales Analysis

Total Area Sales	$4,503,170	Median # of Bedrooms	
Median Lot Size	6,098 SF	Median # of Baths	
Median Living Area	1,811 SF	Median Year Built	2021
Price Range - 2 Yrs	$422,500 to $575,000	Age Range	1 years to 5 years
Median Value	$475,259	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**4501 JACKPOT RD** **WICKENBURG, AZ 85390-0009**	09/03/2026	$575,000	$301	1912	//	2021	6,098 SF	
		APN: 201-03-492 Document #: 2026-0040555 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1632 Subdivision: WICKENBURG RANCH PARCEL L NORTH PHASE 2 MapRef: MB 192 PG 406 Abbreviated Description: Lot:1632 Subdivision:WICKENBURG RANCH PARCEL L NORTH PHASE 2 Map Ref:MB 192 PG 406								
2	.04Mi.	**4503 CHARRO CT** **WICKENBURG, AZ 85390-0006**	04/24/2026	$460,341	$281	1641	//	2025	5,663 SF	
		APN: 201-03-433 Document #: 2026-0018425 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1573 Subdivision: WICKENBURG RANCH PARCEL L NORTH PHASE 2 MapRef: MB 192 PG 406 Abbreviated Description: Lot:1573 Subdivision:WICKENBURG RANCH PARCEL L NORTH PHASE 2 Map Ref:MB 192 PG 406								
3	.06Mi.	**4458 COPPER MINE CT** **WICKENBURG, AZ 85390-0016**	10/22/2026	$508,448	$301	1691	//	2022	6,534 SF	
		APN: 201-03-508 Document #: 2026-0048430 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1648 Subdivision: WICKENBURG RANCH PARCEL L NORTH PHASE 2 MapRef: MB 192 PG 406 Abbreviated Description: Lot:1648 Subdivision:WICKENBURG RANCH PARCEL L NORTH PHASE 2 Map Ref:MB 192 PG 406								
4	.08Mi.	**4527 CHARRO CT** **WICKENBURG, AZ 85390-0006**	10/30/2026	$395,000	$246	1604	//	2023	6,534 SF	
		APN: 201-03-429 Document #: 2026-0049710 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1569 Subdivision: WICKENBURG RANCH PARCEL L NORTH PHASE 2 MapRef: MB F PG 93 Abbreviated Description: Lot:1569 Subdivision:WICKENBURG RANCH PARCEL L NORTH PHASE 2 Map Ref:MB F PG 93								
5	.11Mi.	**3126 PROSPECTOR WAY** **WICKENBURG, AZ 85390-0003**	06/11/2026	$475,259	$312	1525	//	2021	5,663 SF	
		APN: 201-03-415 Document #: 2026-0026657 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1555 Subdivision: WICKENBURG RANCH PARCEL L NORTH PHASE 2 MapRef: MB 10 PG 406 Abbreviated Description: Lot:1555 Subdivision:WICKENBURG RANCH PARCEL L NORTH PHASE 2 Map Ref:MB 10 PG 406								
6	.11Mi.	**4430 BANDANA CT** **WICKENBURG, AZ 85390-1748**	04/27/2026	$868,000	$363	2390	//	2019	11,761 SF	
		APN: 201-03-012 Document #: 2026-0018747 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1017 Subdivision: WICKENBURG RANCH PARCEL L SOUTH MapRef: DOC 2018-0053921 Abbreviated Description: Lot:1017 Subdivision:WICKENBURG RANCH PARCEL L SOUTH Map Ref:DOC 2018-0053921								
7	.18Mi.	**4365 COPPERHEAD DR** **WICKENBURG, AZ 85390-1754**	03/12/2026	$935,000	$391	2390	//	2019	9,148 SF	
		APN: 201-03-036 Document #: 2026-0010905 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1640 Subdivision: WICKENBURG RANCH PARCEL L SOUTH MapRef: DOC 2018-0053921 Abbreviated Description: Lot:1640 Subdivision:WICKENBURG RANCH PARCEL L SOUTH Map Ref:DOC 2018-0053921								
8	.2Mi.	**4577 TENDERFOOT WAY** **WICKENBURG, AZ 85390-4526**	07/15/2026	$450,000	$287	1570	//	2019	6,970 SF	
		APN: 201-31-697 Document #: 2026-0032317 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 918 Block: L Subdivision: WICKENBURG RANCH PARCEL MapRef: MB 192 PG 423 Abbreviated Description: Lot:918 Block:L Subdivision:WICKENBURG RANCH PARCEL Map Ref:MB 192 PG 423								
9	.29Mi.	**3220 SPARROWS CREEK WAY** **WICKENBURG, AZ 85390-5421**	10/02/2026	$425,000	$216	1968	//	2019	7,405 SF	
		APN: 201-31-637 Document #: 2026-0045050 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98798799

Legal: Lot: 858 Subdivision: WICKENBURG RANCH PARCEL MapRef: DOC 2018-0051339 Abbreviated Description: Lot:858 Subdivision:WICKENBURG RANCH PARCEL Map Ref:DOC 2018-0051339

10	.29Mi.	**4270 BLACKSMITH WAY** **WICKENBURG, AZ 85390-1763**	03/10/2026	$550,000	$275	1999	//	2020	9,148 SF

APN: 201-03-140A Document #: 2026-0010364
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1145 Subdivision: WICKENBURG RANCH PARCEL L SOUTH MapRef: DOC 2018-0053921 Abbreviated Description: Lot:1145 Subdivision:WICKENBURG RANCH PARCEL L SOUTH Map Ref:DOC 2018-0053921

11	.3Mi.	**3194 BUCKAROO CT** **WICKENBURG, AZ 85390-5420**	10/08/2026	$759,550	$341	2226	//	2020	10,019 SF

APN: 201-31-584 Document #: 2026-0045947
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 805 Subdivision: WICKENBURG RANCH PARCEL L MapRef: DOC 2018-0051339 Abbreviated Description: Lot:805 Subdivision:WICKENBURG RANCH PARCEL L Map Ref:DOC 2018-0051339

12	.3Mi.	**4265 COPPERHEAD DR** **WICKENBURG, AZ 85390-1755**	05/29/2026	$685,000	$344	1990	//	2022	8,276 SF

APN: 201-03-045 Document #: 2026-0024546
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1050 Subdivision: WICKENBURG RANCH MapRef: DOC 201-0053921 Abbreviated Description: Lot:1050 Subdivision:WICKENBURG RANCH Map Ref:DOC 201-0053921

13	.31Mi.	**3201 BUCKAROO CT** **WICKENBURG, AZ 85390-4524**	08/31/2026	$370,000	$238	1555	//	2021	6,970 SF

APN: 201-31-594 Document #: 2026-0039773
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 815 Subdivision: WICKENBURG RANCH PARCEL L NORTH MapRef: DOC 2018-051339 Abbreviated Description: Lot:815 Subdivision:WICKENBURG RANCH PARCEL L NORTH Map Ref:DOC 2018-051339

14	.32Mi.	**4255 COPPERHEAD DR** **WICKENBURG, AZ 85390-1755**	05/12/2026	$695,000	$353	1969	//	2021	6,534 SF

APN: 201-03-046 Document #: 2026-0021330
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1051 Subdivision: WICKENBURG RANCH MapRef: DOC 2018-0053921 Abbreviated Description: Lot:1051 Subdivision:WICKENBURG RANCH Map Ref:DOC 2018-0053921

15	.33Mi.	**3258 SPARROWS CREEK WAY** **WICKENBURG, AZ 85390-5421**	08/11/2026	$560,000	$285	1968	//	2019	9,583 SF

APN: 201-31-634 Document #: 2026-0036769
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 855 Subdivision: WICKENBURG RANCH PARCEL MapRef: DOC 2018-0059765 Abbreviated Description: Lot:855 Subdivision:WICKENBURG RANCH PARCEL Map Ref:DOC 2018-0059765

16	.37Mi.	**3235 JOSEY WALES WAY** **WICKENBURG, AZ 85390-3682**	05/29/2026	$595,000	$267	2229	//	2017	11,326 SF

APN: 201-31-209 Document #: 2026-0024571
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 510 Subdivision: WICKENBURG RANCH PARCEL G MapRef: MB 10 PG 406 Abbreviated Description: Lot:510 Subdivision:WICKENBURG RANCH PARCEL G Map Ref:MB 10 PG 406

17	.37Mi.	**3220 JOSEY WALES WAY** **WICKENBURG, AZ 85390-3684**	04/09/2026	$650,000	$330	1969	//	2018	10,454 SF

APN: 201-31-221 Document #: 2026-0015824
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 522 Subdivision: WICKENBURG RANCH PARCEL G MapRef: MB 192 PG 423 Abbreviated Description: Lot:522 Subdivision:WICKENBURG RANCH PARCEL G Map Ref:MB 192 PG 423

18	.38Mi.	**4413 NOBLE DR** **WICKENBURG, AZ 85390-3680**	03/18/2026	$630,000	$317	1986	//	2017	11,326 SF

APN: 201-31-187 Document #: 2026-0011754
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 488 Subdivision: WICKENBURG RANCH PARCEL G MapRef: MB 10 PG 406 Abbreviated Description: Lot:488 Subdivision:WICKENBURG RANCH PARCEL G Map Ref:MB 10 PG 406

19	.42Mi.	**4406 NOBLE DR** **WICKENBURG, AZ 85390-3687**	08/07/2026	$530,000	$271	1959	//	2017	9,583 SF

APN: 201-31-170 Document #: 2026-0036364
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 471 Subdivision: WICKENBURG RANCH PARCEL G MapRef: DOC 2016-0059685 Abbreviated Description: Lot:471 Subdivision:WICKENBURG RANCH PARCEL G Map Ref:DOC 2016-0059685

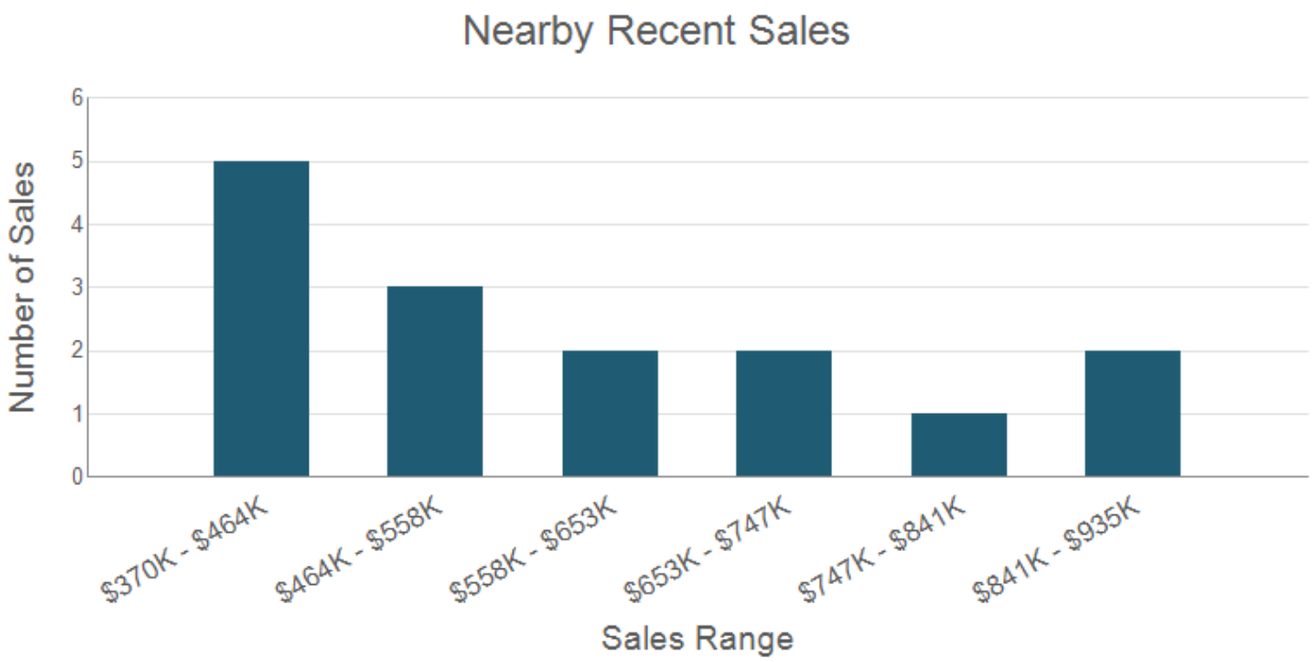
20	.42Mi.	**4293 TUMBLEWEED DR** **WICKENBURG, AZ 85390-1216**	03/06/2026	$491,500	$287	1714	//	2021	6,098 SF

APN: 201-31-485 Document #: 2026-0009991
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 705 Subdivision: REPLAT FOR WICKENBURG RANCH PARCEL J MapRef: MB 192 PG 423 Abbreviated Description: Lot:705 Subdivision:REPLAT FOR WICKENBURG RANCH PARCEL J Map Ref:MB 192 PG 423

ICE SiteX Report

OrderID: 98798799

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.	**4504 JACKPOT RD**	**06/24/2022**	$394,666	$39,467	1,522		2021	7,841 SF	
.01Mi.	**4510 JACKPOT RD**	**03/11/2022**	$428,995	$42,899	1,835		2021	5,227 SF	
.02Mi.	**4516 JACKPOT RD**	**06/27/2022**	$381,049	$38,105	1,525		2021	5,227 SF	
.02Mi.	**4485 CHARRO CT**	**10/25/2024**	$454,198	$45,420	1,910		2024	5,663 SF	
.02Mi.	**4479 CHARRO CT**	**07/19/2023**	$386,916	$38,692	1,526		2022	6,534 SF	
.03Mi.	**4501 JACKPOT RD**	**04/07/2022**	$443,800	$44,380	1,912		2021	6,098 SF	
.03Mi.	**4507 JACKPOT RD**	**05/26/2022**	$392,212	$39,221	1,524		2021	5,663 SF	
.03Mi.	**4522 JACKPOT RD**		$419,780	$41,978	1,835		2022	5,227 SF	
.03Mi.	**4495 JACKPOT RD**	**06/30/2022**	$413,415	$41,342	1,680		2021	6,534 SF	
.03Mi.	**4513 JACKPOT RD**	**12/30/2024**	$438,965	$43,897	1,818		2021	5,663 SF	
.03Mi.	**4519 JACKPOT RD**	**03/25/2022**	$390,431	$39,043	1,508		2021	5,227 SF	
.04Mi.	**4487 COPPER MINE CT**	**09/06/2024**	$431,633	$43,164	1,831		2021	7,405 SF	
.04Mi.	**4528 JACKPOT RD**	**07/10/2023**	$385,387	$38,539	1,518		2021	5,663 SF	
.04Mi.	**4525 JACKPOT RD**	**04/21/2022**	$473,293	$47,330	1,800		2021	5,663 SF	
.04Mi.	**4474 COPPER MINE CT**	**06/21/2023**	$445,940	$44,594	1,890		2021	6,098 SF	
.04Mi.	**4503 CHARRO CT**	**04/01/2025**	$413,097	$41,310	1,641		2025	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	59.8 years old	Households:	3,477
Median Household Income:	$58,036	Households w/Family:	51%
Household Income Per Capita:	$45,463	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	11%

School District

School District Zone:	Wickenburg Unified District	Students:	1,079
Number of Schools:	5	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.14Mi.	**Wickenburg High School** Number of Students: 384 Student-Teacher Ratio: 15.67 Advanced Placement: Yes	C-	Public	9 - 12
27.96Mi.	**Festival Foothills Elementary School** Number of Students: 262	C+	Public	PK - 5

ICE SiteX Report

OrderID: 98798799

Student-Teacher Ratio: 22.3

6.14Mi. **Wickenburg Virtual Academy** C+ Public KG - 12
Number of Students: 33
Student-Teacher Ratio: 41.25

Flood Report

The Subject Property of **4504 JACKPOT RD, WICKENBURG, AZ 85390-0010** 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	99%	SIMILAR
BURGLARY	184%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	164%	NOTABLY HIGHER
AGGRAVATED ASSAULT	186%	NOTABLY HIGHER
FORCIBLE RAPE	163%	NOTABLY HIGHER
MURDER	132%	NOTABLY HIGHER
OVERALL	172%	NOTABLY 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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Data deemed reliable, but not guaranteed.
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