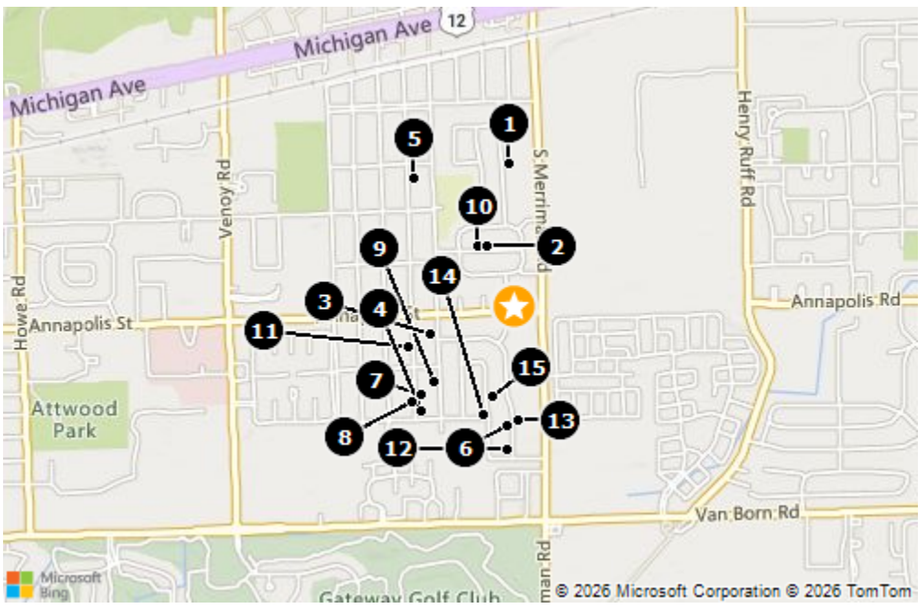
ICE SiteX Report

OrderID: 97632544

SiteX Property Information Report



Subject Property Location

4531 HAYES ST, WAYNE, MI 48184-2263

County:	**WAYNE MI**	Census Tract:	261635669.003018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	55 024 02 0007 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$192,000**	FSD:	17	Common Confidence Score:	39
Value Range:	$159,360 - $224,640	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	82160
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,227
Total Assessed Value:	$86,400	Total Assessor Market Value:	$172,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7 Section: 02 District: 55 Subdivision: SUE WIN GARDENS
Abbreviated Description: 34N7 LOT 7 SUE WIN GARDENS SUB T2S R9E L79 P71 TO 73 WCR
City/Muni/Twp: WAYNE CITY

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:		Pool:	
Building Area:	1300 SF	Baths:	1	Fireplace:	
Year Built:	1957	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	4/L	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/21/2025	Loan Amount:	N/A
Document #:	2025105228 BK-PG 59433-1235	Loan Type:	FHA
TD Due Date:	03/01/2065	Type Finance:	

Legal Description:
Lot: 7 Subdivision: SUE WIN GARDENS SUBDIVISION
City/Muni/Twp: WAYNE

Mortgage Record

Recording Date:	08/27/2020	Loan Amount:	N/A
Document #:	2020250463 BK-PG 56005-633	Loan Type:	FHA
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 7 Subdivision: SUEWIN GARDEN SUBDIVISION
City/Muni/Twp: WAYNE

Prior Transfer

Recording Date:	08/27/2019	Sales Price:	$83,536
Document #:	2019251755 BK-PG 52836-486	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 97632544

Mortgage Record

Recording Date:	03/10/2016	Loan Amount:	N/A
Document #:	2016085332 BK-PG 52836-0486	Loan Type:	FHA
TD Due Date:	03/01/2046	Type Finance:	

Legal Description:
Lot: 7 Subdivision: SUEWIN SUBDIVISION
City/Muni/Twp: WAYNE

Prior Transfer

Recording Date:	03/10/2016	Sales Price:	N/A
Document #:	2016085331 BK-PG 52836-0484	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/02/2016		
Document Type:			

Legal Description:
Lot: 7 Subdivision: SUEWIN GARDEN SUBDIVISION Map Ref: LB79 PG71-73
City/Muni/Twp: WAYNE

Prior Transfer

Recording Date:	12/07/2015	Sales Price:	N/A
Document #:	2015451595 BK-PG 52617-0241	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/03/2007		
Document Type:			

Legal Description:
Lot: 7 Subdivision: SUEWIN GARDEN SUBDIVISION Map Ref: LB79 PG71-73
City/Muni/Twp: WAYNE

Prior Transfer

Recording Date:	06/23/2007	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Section: 02 District: 55 Subdivision: SUE WIN GARDENS
Abbreviated Description: 34N7 LOT 7 SUE WIN GARDENS SUB T2S R9E L79 P71 TO 73 WCR
City/Muni/Twp: WAYNE CITY

Prior Transfer

Recording Date:	09/17/2003	Sales Price:	$100,000
Document #:	203581344 BK-PG 39059-0889	Type of Sale:	Full Amount on Deed
Contract Date:	08/27/2003		
Document Type:			

Legal Description:
Lot: 7 Subdivision: SUEWIN GARDEN SUBDIVISION Map Ref: LB79 PG71-73
City/Muni/Twp: WAYNE

Prior Transfer

Recording Date:	09/10/2003	Sales Price:	N/A
Document #:	203568748 BK-PG 39010-0995	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/09/2003		
Document Type:			

Legal Description:
Lot: 7 Subdivision: SUEWIND GARDEN SUBDIVISION Map Ref: LB79 PG71-73
City/Muni/Twp: WAYNE

Prior Transfer

Recording Date:	08/27/2003	Sales Price:	$100,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/19/1999	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/30/1999		
Document Type:			

Legal Description:
Abbreviated Description: 34N7 LOT 7 SUE WIN GARDENS SUBWAYNE- WESTLAND COMMUNITY SCH

Area Sales Analysis

Total Area Sales	$2,214,950	Median # of Bedrooms	
Median Lot Size	6,098 SF	Median # of Baths	1
Median Living Area	1,020 SF	Median Year Built	1955
Price Range - 2 Yrs	$34,050 to $217,000	Age Range	68 years to 83 years
Median Value	$147,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**3933 HAYES ST** **WAYNE, MI 48184-1982**	03/05/2026	$162,000	$167	969	//1	1955	6,098 SF	
		APN: 55 021 03 0019 000 Document #: 2026085335 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: GLORIA ACRES SUBDIVISION MapRef: LB 78 PG 9 Abbreviated Description: Lot:19 Subdivision:GLORIA ACRES SUBDIVISION Map Ref:LB 78 PG 9City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE								
2	.16Mi.	**31606 TAFT ST** **WAYNE, MI 48184-2234**	02/26/2026	$185,000	$195	945	//1	1956	6,098 SF	
		APN: 55 021 04 0224 000 Document #: 2026056733 Document Type: Price Code: D								

ICE SiteX Report

OrderID: 97632544

Land Use: Single Family Residential
Legal: Lot: 224 Subdivision: GLORIA ACRES SUBDIVISION NO 2 MapRef: LB 78 PG 10 Abbreviated Description: Lot:224 Subdivision:GLORIA ACRES SUBDIVISION NO 2 Map Ref:LB 78 PG 10City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

3	.21Mi.	**4654 GLORIA ST** **WAYNE, MI 48184-2257**	01/23/2026	$135,000	$187	720	//1	1951	5,663 SF

APN: 55 024 01 0983 000 Document #: 2026015806
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 983 Subdivision: AVONDALE SUBDIVISION NO 5 MapRef: LB 60 PG 57 Abbreviated Description: Lot:983 Subdivision:AVONDALE SUBDIVISION NO 5 Map Ref:LB 60 PG 57City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

4	.33Mi.	**5157 NIAGARA ST** **WAYNE, MI 48184-2639**	01/21/2026	$100,000	$75	1332	//1	1943	5,227 SF

APN: 55 024 01 1010 000 Document #: 2026032566
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1010 Subdivision: AVONDALE SUBDIVISION NO 5 MapRef: LB 60 PG 57 Abbreviated Description: Lot:1010 Subdivision:AVONDALE SUBDIVISION NO 5 Map Ref:LB 60 PG 57City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

5	.39Mi.	**3953 NIAGARA ST** **WAYNE, MI 48184-1961**	01/05/2026	$145,000	$133	1088	//1	1943	5,663 SF

APN: 55 021 01 0539 000 Document #: 2026022976
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 539 Subdivision: AVONDALE SUBDIVISION NO 2 MapRef: LB 58 PG 26 Abbreviated Description: Lot:539 Subdivision:AVONDALE SUBDIVISION NO 2 Map Ref:LB 58 PG 26City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

6	.29Mi.	**5222 HAYES ST** **WAYNE, MI 48184-2286**	10/30/2025	$133,000	$122	1088	//1	1958	7,405 SF

APN: 55 024 02 0130 002 Document #: 2025299262
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 130&131 Subdivision: SUE WIN GARDENS SUBDIVISION MapRef: LB 79 PG 71 Abbreviated Description: Lot:130&131 Subdivision:SUE WIN GARDENS SUBDIVISION Map Ref:LB 79 PG 71Abbreviated Description:PORTION LOT130 City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

7	.3Mi.	**5097 NIAGARA ST** **WAYNE, MI 48184-2639**	10/22/2025	$121,000	$164	735	//1	1954	5,227 SF

APN: 55 024 01 1015 000 Document #: 2025293554
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1015 Subdivision: AVONDALE SUBDIVISION NO 5 MapRef: LB 60 PG 57 Abbreviated Description: Lot:1015 Subdivision:AVONDALE SUBDIVISION NO 5 Map Ref:LB 60 PG 57City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

8	.34Mi.	**5120 NIAGARA ST** **WAYNE, MI 48184-2640**	10/03/2025	$164,900	$161	1020	//1	1943	5,227 SF

APN: 55 024 01 1054 000 Document #: 2025280946
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1054 Subdivision: AVONDALE SUBDIVISION NUMBER 5 MapRef: LB 60 PG 57 Abbreviated Description: Lot:1054 Subdivision:AVONDALE SUBDIVISION NUMBER 5 Map Ref:LB 60 PG 57City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

9	.27Mi.	**5048 GLORIA ST** **WAYNE, MI 48184-2264**	07/24/2025	$147,000	$159	924	//1	1955	5,227 SF

APN: 55 024 01 0996 000 Document #: 2025219433
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 996 Subdivision: AVONDALE SUBDIVISION NO 5 MapRef: LB 60 PG 57 Abbreviated Description: Lot:996 Subdivision:AVONDALE SUBDIVISION NO 5 Map Ref:LB 60 PG 57City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

10	.17Mi.	**31638 TAFT ST** **WAYNE, MI 48184-2234**	07/18/2025	$146,000	$152	959	//1	1956	6,098 SF

APN: 55 021 04 0226 000 Document #: 2025214234
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 226 Subdivision: GLORIA ACRES SUBDIVISION NO 2 MapRef: LB 78 PG 10 Abbreviated Description: Lot:226 Subdivision:GLORIA ACRES SUBDIVISION NO 2 Map Ref:LB 78 PG 10City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

11	.28Mi.	**4802 NIAGARA ST** **WAYNE, MI 48184-2606**	07/15/2025	$34,050	$46	725	//1	1949	5,663 SF

APN: 55 024 01 1039 000 Document #: 2025210724
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1039 Section: 01 Subdivision: AVONDALE SUBDIVISION NO 5 MapRef: LB 60 PG 57 Abbreviated Description: Lot:1039 Section:01 Subdivision:AVONDALE SUBDIVISION NO 5 Map Ref:LB 60 PG 57City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

12	.35Mi.	**31530 TYLER ST** **WAYNE, MI 48184-2282**	06/20/2025	$217,000	$129	1676	//1	1958	9,148 SF

APN: 55 024 02 0136 002 Document #: 2025195713
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 136&137 Subdivision: SUE WIN GARDENS SUBDIVISION MapRef: LB 79 PG 71-73 Abbreviated Description: Lot:136&137 Subdivision:SUE WIN GARDENS SUBDIVISION Map Ref:LB 79 PG 71-73Abbreviated Description:PORTION LOT136 City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

13	.27Mi.	**5041 HAYES ST** **WAYNE, MI 48184-2293**	06/06/2025	$170,000	$156	1088	//1	1958	7,405 SF

APN: 55 024 02 0222 002 Document #: 2025184983
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 222&223 Subdivision: SUE WIN GARDENS SUBDIVISION MapRef: LB 79 PG 71-73 Abbreviated Description: Lot:222&223 Subdivision:SUE WIN GARDENS SUBDIVISION Map Ref:LB 79 PG 71-73City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

14	.26Mi.	**31608 STELLWAGEN ST** **WAYNE, MI 48184-2231**	05/05/2025	$175,000	$160	1088	//1	1957	10,454 SF

APN: 55 024 02 0166 000 Document #: 2025156958
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 166&167 Section: 02 Subdivision: SUE WIN GARDENS SUBDIVISION MapRef: LB 79 PG 71-73 Abbreviated Description: Lot:166&167 Section:02 Subdivision:SUE WIN GARDENS SUBDIVISION Map Ref:LB 79 PG 71-73City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

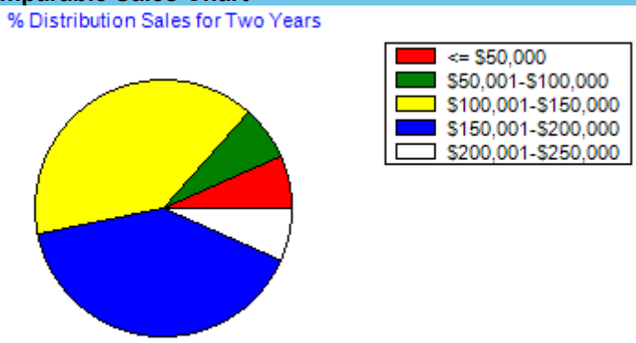
15	.22Mi.	**5097 HARDING ST** **WAYNE, MI 48184-2269**	04/03/2025	$180,000	$112	1600	//2	1958	7,405 SF

APN: 55 024 02 0151 002 Document #: 2025127980
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 152 Subdivision: SUE WIN GARDENS SUBDIVISION MapRef: LB 79 PG 71-73 Abbreviated Description: Lot:152 Subdivision:SUE WIN GARDENS SUBDIVISION Map Ref:LB 79 PG 71-73City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE

ICE SiteX Report

OrderID: 97632544

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.	**4531 HAYES ST**	**06/23/2007**	$172,800	$86,400	1,300	//1	1957	7,405 SF	
.01Mi.	**4515 HAYES ST**		$163,400	$81,700	1,300	//1	1957	6,098 SF	
.02Mi.	**4503 HAYES ST**	**08/19/2016**	$165,800	$82,900	1,390	//1		6,098 SF	
.03Mi.	**31464 ANNAPOLIS ST**	**07/02/2008**	$163,200	$81,600	1,088	//1	1957	8,276 SF	
.03Mi.	**4615 HAYES ST**	**04/29/2009**	$136,200	$68,100	1,302	//1	1957	7,841 SF	
.03Mi.	**4451 HAYES ST**	**05/22/1997**	$151,400	$75,700	1,220	//1	1957	6,098 SF	
.03Mi.	**4532 HAYES ST**	**01/25/2016**	$161,600	$80,800	1,300	//1	1956	7,405 SF	
.03Mi.	**31440 ANNAPOLIS ST**	**02/12/2021**	$173,800	$86,900	1,088	//1	1960	8,276 SF	
.03Mi.	**4516 HAYES ST**	**10/17/2018**	$147,000	$73,500	1,300	//1	1956	6,098 SF	
.04Mi.	**31429 ANNAPOLIS ST**		$241,200	$120,600	1,505	//1	1973	8,276 SF	
.04Mi.	**4502 HAYES ST**	**11/28/2018**	$159,600	$79,800	1,390	//1	1956	6,534 SF	
.04Mi.	**4627 HAYES ST**	**04/27/2010**	$152,600	$76,300	1,302	//1	1957	6,098 SF	
.04Mi.	**4516 S MERRIMAN RD**	**09/21/2001**	$155,000	$77,500	1,460	//1	1958	18,295 SF	
.04Mi.	**4433 HAYES ST**	**10/05/2011**	$165,600	$82,800	1,300	//1	1957	6,098 SF	
.04Mi.	**31427 ANNAPOLIS ST**	**04/15/2005**	$260,600	$130,300	1,470	/3/2	2004	8,276 SF	
.05Mi.	**4452 HAYES ST**	**03/11/2013**	$161,600	$80,800	1,390	//2	1956	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	42.0 years old	Households:	7,601
Median Household Income:	$59,776	Households w/Family:	62%
Household Income Per Capita:	$30,058	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Wayne-Westland Community School District	Students:	9,861
Number of Schools:	16	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.56Mi.	**Wayne Memorial High School** Number of Students: 1,257 Student-Teacher Ratio: 18.93 Advanced Placement: Yes	C+	Public	9 - 12
0.28Mi.	**Taft-Galloway Elementary School** Number of Students: 412 Student-Teacher Ratio: 15.94	C	Public	KG - 5
1.02Mi.	**Franklin Middle School** Number of Students: 619 Student-Teacher Ratio: 17.17	D-	Public	6 - 8
1.65Mi.	**Adams Middle School** Number of Students: 591 Student-Teacher Ratio: 17.99	C-	Public	6 - 8

ICE SiteX Report

OrderID: 97632544

Flood Report

The Subject Property of **4531 HAYES ST, WAYNE, MI 48184-2263** 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	120%	HIGHER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	132%	NOTABLY HIGHER
MURDER	99%	SIMILAR
OVERALL	83%	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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