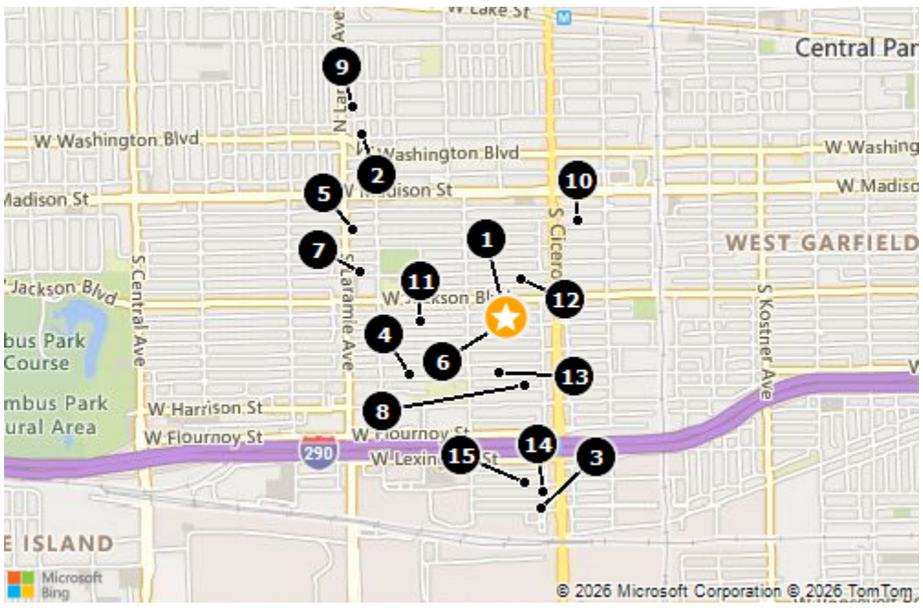
ICE SiteX Report

OrderID: 98458075

SiteX Property Information Report



Subject Property Location

4902 W GLADYS AVE, CHICAGO, IL 60644-4940

County:	**COOK IL**	Census Tract:	170312522.025002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16-16-215-054	Thomas Bros Pg-Grid:	

Valuation

Value:	**$287,000**	FSD:	13	Common Confidence Score:	62
Value Range:	$249,690 - $324,310	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	77096
Assd Land Value:	$3,720	Market Land Value:	$37,200	Tax Year:	2024
Assd Improvement:	$12,180	Market Improvment Value:	$121,800	Total Taxable Value:	$3,194
Total Assessed Value:	$15,900	Total Assessor Market Value:	$159,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10,23 Block: 23 District: 77 Subdivision: LABARS SUB Sec/Twnship/Range: SEC 16 TWN 39N RNG 13E
Abbreviated Description: MISS ALBINA R (LABARS) SUB OF LTS 10 & 23 OF SCHOOL T RUSTEES SUB OF N OF PT SEC 16-39-13
City/Muni/Twp: WEST CHICAGO

Property Characteristics

Lot Size:	3,100 SF	Bedrooms:	3	Pool:	
Building Area:	1210 SF	Baths:	2	Fireplace:	
Year Built:	1898	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1.5+A	Number of Cars:	2	A/C:	N
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/10/2024	Sales Price:	N/A
Document #:	2434523015 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/26/2023	Loan Amount:	N/A
Document #:	2320725101 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2053	Type Finance:	FIX

Legal Description:
Lot: 3 Block: 23 Subdivision: MISS ALBINA R LABARS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM

Prior Transfer

Recording Date:	03/23/2022	Sales Price:	$62,500
Document #:	2208257023 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/07/2022		
Document Type:			

Legal Description:
Lot: 3 Block: 23 Subdivision: MISS ALBINA R LABARS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM

Prior Transfer

Recording Date:	03/07/2022	Sales Price:	$62,500

ICE SiteX Report

OrderID: 98458075

Document #:	2208257023 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10,23 Block: 23 District: 77 Subdivision: LABARS SUB Sec/Twnship/Range: SEC 16 TWN 39N RNG 13E
Abbreviated Description: MISS ALBINA R (LABARS) SUB OF LTS 10 & 23 OF SCHOOL T RUSTEES SUB OF N OF PT SEC 16-39-13
City/Muni/Twp: WEST CHICAGO

Prior Transfer

Recording Date:	11/08/2012	Sales Price:	$12,000
Document #:	1231304094 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/16/2012		
Document Type:			

Legal Description:
Lot: 3 Block: 23 Subdivision: MISS ALBINA R LABARS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM

Prior Transfer

Recording Date:	10/01/2012	Sales Price:	$12,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/09/2010	Sales Price:	$109,250
Document #:	1006835227 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/27/2006	Sales Price:	$115,000
Document #:	0602702146 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/29/2005		
Document Type:			

Legal Description:
Lot: 3 Block: 23 Subdivision: MISS ALBINA R LABARS SUBDIVISION Sec/Twnship/Range: PART S16T39NR13E 3P
Abbreviated Description: LOTS10&23 SCHOOL TRUSTEES SUB

Prior Transfer

Recording Date:	01/09/2006	Sales Price:	$106,250
Document #:	0600945023 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/27/2005	Sales Price:	$106,250
Document #:	0517834035 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/26/2001	Loan Amount:	N/A
Document #:	0010068600 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2031	Type Finance:	ADJ

Legal Description:
Lot: 3 Block: 23 Subdivision: MISS ALBINA R LABARS SUBDIVISION Sec/Twnship/Range: PART S16T39NR13E 3P
Abbreviated Description: LOTS10&23 SCHOOL TRUSTEES SUB

Prior Transfer

Recording Date:	10/17/2000	Sales Price:	N/A
Document #:	00808938 BK-PG -	Type of Sale:	Price Unavailable
Contract Date:	09/25/2000		
Document Type:			

Legal Description:
Lot: 3 Block: 23 Subdivision: MISS ALBINA R LABARS SUBDIVISION Sec/Twnship/Range: PART S16T39NR13E 3P
Abbreviated Description: LOTS10&23 SCHOOL TRUSTEES SUB

Area Sales Analysis

Total Area Sales	$3,811,926	Median # of Bedrooms	2
Median Lot Size	3,596 SF	Median # of Baths	1
Median Living Area	1,112 SF	Median Year Built	1905
Price Range - 2 Yrs	$72,000 to $380,000	Age Range	70 years to 138 years
Median Value	$295,000	Median Age	121 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**4913 W JACKSON BLVD CHICAGO, IL 60644-4614**	08/28/2026	$190,000	$111	1700	6/3/2	1893	3,100 SF	
		APN: 16-16-215-013 Document #: 2624002126 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: JAMES J CAHILLS SUBDIVISION Sec/Twnship/Range: NE4 S16T39NR13E 3PM Abbreviated Description: Lot:7 Subdivision:JAMES J CAHILLS SUBDIVISION Sec/Twnship/Range:NE4 S16T39NR13E 3PM								
2	.57Mi.	**126 N LEAMINGTON AVE CHICAGO, IL 60644-3401**	08/25/2026	$300,000	$357	840	4/4/2	1898	3,150 SF	
		APN: 16-09-420-009 Document #: 2623722121 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98458075

Legal: Lot: 24 Block: 7 Subdivision: ROBERT L MARTINS SUBDIVISION Sec/Twnship/Range: W2SE4 S09T39NR13E 3PM Abbreviated Description: Lot:24 Block:7 Subdivision:ROBERT L MARTINS SUBDIVISION Sec/Twnship/Range:W2SE4 S09T39NR13E 3PM

3	.45Mi.	**4830 W ARTHINGTON ST** **CHICAGO, IL 60644-5205**	08/11/2026	$295,000	$322	916	4/2/1	1907	3,100 SF

APN: 16-16-409-068 Document #: 2622302209
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: HOPSONS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:8 Subdivision:HOPSONS SUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM

4	.27Mi.	**5068 W CONGRESS PKWY** **CHICAGO, IL 60644-4861**	08/06/2026	$378,000	$345	1094	4/2/1	1915	4,898 SF

APN: 16-16-218-037 Document #: 2621811022
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 21 Subdivision: COMMUNITY RESUBDIVISION MapRef: DOC 13774513 Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:22 Block:21 Subdivision:COMMUNITY RESUBDIVISION Map Ref:DOC 13774513Sec/Twnship/Range:S16T39NR13E 3PM

5	.43Mi.	**5133 W MONROE ST** **CHICAGO, IL 60644-4140**	06/12/2026	$315,000	$341	923	5/2/1	1956	4,198 SF

APN: 16-16-203-020 Document #: 2616323321
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 4 Subdivision: COMMUNITY RESUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:4 Block:4 Subdivision:COMMUNITY RESUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM

6	.01Mi.	**4906 W GLADYS AVE** **CHICAGO, IL 60644-4940**	06/09/2026	$320,000	$484	660	5/2/1	1900	3,100 SF

APN: 16-16-215-052 Document #: 2616016046
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 23 Subdivision: MISS ALBINA R LABARS SUBDIVISION Sec/Twnship/Range: N2 S16T39NR13R 3PM Abbreviated Description: Lot:5 Block:23 Subdivision:MISS ALBINA R LABARS SUBDIVISION Sec/Twnship/Range:N2 S16T39NR13R 3PM

7	.38Mi.	**5122 W QUINCY ST** **CHICAGO, IL 60644-4321**	05/13/2026	$207,426	$201	1029	4/2/1	1952	5,351 SF

APN: 16-16-206-013 Document #: 2613325303
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 6 Subdivision: THE SCHOOLTRUSTEES SUBDIVISION Sec/Twnship/Range: S16T39NR13 Abbreviated Description: Lot:11 Block:6 Subdivision:THE SCHOOLTRUSTEES SUBDIVISION Sec/Twnship/Range:S16T39NR13

8	.16Mi.	**4845 W CONGRESS PKWY** **CHICAGO, IL 60644-4934**	05/08/2026	$370,000	$338	1094	7/4/2	1888	3,100 SF

APN: 16-16-221-024 Document #: 2612822013
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: MANDELLS SUBSIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:65 Subdivision:MANDELLS SUBSIVISION Sec/Twnship/Range:S16T39NR13E 3PM

9	.64Mi.	**139 N LARAMIE AVE** **CHICAGO, IL 60644-3316**	05/07/2026	$380,000	$238	1596	6/3/1	1904	3,276 SF

APN: 16-09-413-010 Document #: 2612716036
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 6 Subdivision: HARRIS AND MCGINZIES SUBDIVISION Sec/Twnship/Range: W2SE4 S09T39NR13E 3PM Abbreviated Description: Lot:9&10 Block:6 Subdivision:HARRIS AND MCGINZIES SUBDIVISION Sec/Twnship/Range:W2SE4 S09T39NR13E 3PM Abbreviated Description:PORTION LOT10 City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO

10	.29Mi.	**4734 W MONROE ST** **CHICAGO, IL 60644-4609**	05/07/2026	$160,000	$135	1180	5/2/1	1900	4,125 SF

APN: 16-15-100-025 Document #: 2612722165
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 34 Block: 2 Subdivision: HOBARTS SUBDIVISION Sec/Twnship/Range: NW4NW4 S15T39NR13E 3PM Abbreviated Description: Lot:34 Block:2 Subdivision:HOBARTS SUBDIVISION Sec/Twnship/Range:NW4NW4 S15T39NR13E 3PM

11	.22Mi.	**5056 W GLADYS AVE** **CHICAGO, IL 60644-4842**	05/07/2026	$200,000	$160	1248	5/3/1	1953	3,968 SF

APN: 16-16-213-069 Document #: 2612722138
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 11 Subdivision: THEODORE J SCHORSCHTS RESUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:3 Block:11 Subdivision:THEODORE J SCHORSCHTS RESUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM

12	.09Mi.	**4841 W QUINCY ST** **CHICAGO, IL 60644-4515**	03/16/2026	$125,000	$90	1380	5/3/1	1905	3,625 SF

APN: 16-16-211-010 Document #: 2607502188
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16&17 Subdivision: THE SCHOOL TRUSTEES SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:16&17 Subdivision:THE SCHOOL TRUSTEES SUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM Abbreviated Description:PORTION LOT17

13	.13Mi.	**4918 W CONGRESS PKWY** **CHICAGO, IL 60644-4935**	02/18/2026	$72,000	$58	1232	6/2/1	1888	3,100 SF

APN: 16-16-220-047 Document #: 2604902059
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: MANDELLS SUBDIVISION Sec/Twnship/Range: S16T35NR13E 3PM Abbreviated Description: Lot:30 Subdivision:MANDELLS SUBDIVISION Sec/Twnship/Range:S16T35NR13E 3PM

14	.43Mi.	**4829 W POLK ST** **CHICAGO, IL 60644-5238**	02/11/2026	$200,000	$179	1112	4/3/1	1926	3,596 SF

APN: 16-16-409-029 Document #: 2604210061
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29&30 Subdivision: HOPSONS SUBDIVISION Sec/Twnship/Range: N2 S16T39NR13E 3PM Abbreviated Description: Subdivision:HOPSONS SUBDIVISION Sec/Twnship/Range:N2 S16T39NR13E 3PM Abbreviated Description:PORTION LOTS29&30

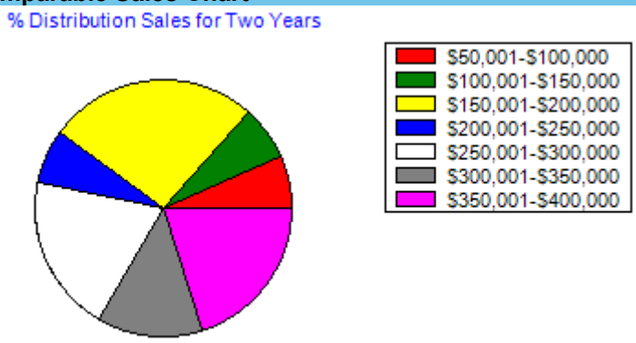
15	.39Mi.	**4846 W POLK ST** **CHICAGO, IL 60644-5237**	01/16/2026	$299,500	$198	1506	4/2/1	1942	4,464 SF

APN: 16-16-407-081 Document #: 2601618116
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: JOSEPH B FORD AND COMPANYS RESUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:20 Subdivision:JOSEPH B FORD AND COMPANYS RESUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM

ICE SiteX Report

OrderID: 98458075

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.	**4902 W GLADYS AVE**	**03/07/2022**	$159,000	$15,900	1,210	7/3/2	1898	3,100 SF	
0Mi.	**4900 W GLADYS AVE**	**08/13/2013**	$147,000	$14,700	916	4/2/1	1904	3,100 SF	
.01Mi.	**4906 W GLADYS AVE**	**07/30/2025**	$125,000	$12,500	660	5/2/1	1900	3,100 SF	
.02Mi.	**4912 W GLADYS AVE**		$159,000	$15,900	1,148	4/3/1	1908	3,100 SF	
.03Mi.	**4844 W GLADYS AVE**	**08/20/2021**	$171,000	$17,100	1,278	6/3/1	1903	3,100 SF	
.03Mi.	**4918 W GLADYS AVE**		$230,000	$23,000	2,130	8/4/3	1908	3,100 SF	
.03Mi.	**4913 W JACKSON BLVD**		$183,000	$18,300	1,700	6/3/2	1893	3,100 SF	
.03Mi.	**4920 W GLADYS AVE**	**07/12/2024**	$215,000	$21,500	1,152	6/3/1	1906	3,100 SF	
.04Mi.	**4903 W GLADYS AVE**		$159,000	$15,900	1,271	6/3/1	1906	3,100 SF	
.04Mi.	**4905 W GLADYS AVE**	**11/20/2014**	$160,000	$16,000	1,109	3/2/1	1901	3,100 SF	
.04Mi.	**4907 W GLADYS AVE**	**08/01/2001**	$136,000	$13,600	1,156	5/2/1	1901	3,100 SF	
.04Mi.	**4922 W GLADYS AVE**		$159,000	$15,900	891	5/2/1	1908	3,100 SF	
.04Mi.	**4849 W GLADYS AVE**	**01/15/2021**	$159,000	$15,900	1,044	4/2/1	1906	3,100 SF	
.05Mi.	**4928 W GLADYS AVE**		$136,000	$13,600	819	4/2/1	1908	3,100 SF	
.05Mi.	**4832 W GLADYS AVE**		$171,000	$17,100	1,286	6/3/1	1898	3,100 SF	
.05Mi.	**4930 W GLADYS AVE**	**03/16/2018**	$210,000	$21,000	1,356	7/3/1	1920	3,100 SF	

Rent vs. Own

Households Occupied by Renters:	64%	Households Occupied by Owners:	27%

Demographics & Income

Median Age:	37.3 years old	Households:	17,039
Median Household Income:	$38,946	Households w/Family:	58%
Household Income Per Capita:	$21,913	Households w/Family Married:	17%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Chicago Public School District 299	Students:	324,130
Number of Schools:	643	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.46Mi.	**Manley Career Academy High School** Number of Students: 193 Student-Teacher Ratio: 13.54	NA	Public	9 - 12
0.21Mi.	**Leland Elementary School** Number of Students: 344 Student-Teacher Ratio: 11.47	F	Public	PK - 8

Flood Report

The Subject Property of **4902 W GLADYS AVE, CHICAGO, IL 60644-4940** 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.

ICE SiteX Report

OrderID: 98458075

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	72%	NOTABLY LOWER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	93%	SIMILAR
MURDER	114%	HIGHER
OVERALL	144%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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