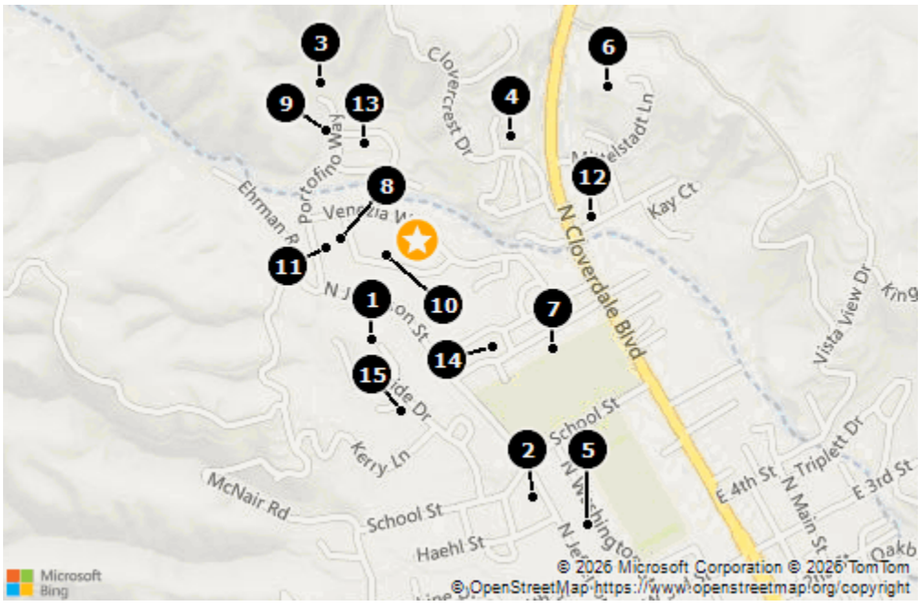
ICE SiteX Report

OrderID: 98387988

SiteX Property Information Report



Subject Property Location

515 VENEZIA WAY, CLOVERDALE, CA 95425-3280

County:	**SONOMA CA**	Census Tract:	060971542.021033
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	116-450-024-000	Thomas Bros Pg-Grid:	241-2A

Valuation

Value:	**$892,000**	FSD:	10	Common Confidence Score:	68
Value Range:	$802,800 - $981,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	1-007
Assd Land Value:	$278,876	Market Land Value:		Tax Year:	2025
Assd Improvement:	$390,429	Market Improvment Value:		Total Taxable Value:	$8,396
Total Assessed Value:	$669,305	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 24 Subdivision: JEFFERSON SPRINGS PHASE 3
Abbreviated Description: 98 FM 116-020-012 JEFFERSON SPRINGS PHASE 3 LOT 24

Property Characteristics

Lot Size:	7,084 SF	Bedrooms:	5	Pool:	Yes
Building Area:	2628 SF	Baths:	3	Fireplace:	Yes
Year Built:	1999	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	10	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/31/2023	Sales Price:	$78,347
Document #:	2023004339 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/24/2018	Sales Price:	N/A
Document #:	2018087129 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/05/2018		
Document Type:			

Legal Description:
Lot: 24 Subdivision: JEFFERSON SPRINGS Phase No: 3 Map Ref: MB 565 PG 36-41
City/Muni/Twp: LOVERDALE

Prior Transfer

Recording Date:	12/24/2018	Sales Price:	N/A
Document #:	2018087128 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/04/2018		
Document Type:			

Legal Description:
Lot: 24 Subdivision: JEFFFERSON SPRINGS Phase No: 3 Map Ref: MB 565 PG 36-41
City/Muni/Twp: CLOVERDALE

ICE SiteX Report

OrderID: 98387988

Prior Transfer

Recording Date:	04/07/2015	Sales Price:	N/A
Document #:	2015029030 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/25/2015	Sales Price:	N/A
Document #:	2015024449 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/06/2015	Sales Price:	$500,000
Document #:	2015017876 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/02/2015		
Document Type:			

Legal Description:

Lot: 24 Subdivision: JEFFERSON SPRINGS PHASE 3 Map Ref: MAP565 PG36-41
City/Muni/Twp: CLOVERDALE

Prior Transfer

Recording Date:	10/28/2009	Sales Price:	N/A
Document #:	2009103045 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/06/2009		
Document Type:			

Legal Description:

Lot: 24 Subdivision: JEFFERSON SPRINGS PHASE 3 Map Ref: MAP565 PG36-41
City/Muni/Twp: CLOVERDALE

Mortgage Record

Recording Date:	02/24/2005	Loan Amount:	N/A
Document #:	2005024114 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:

Lot: 24 Subdivision: JEFFERSON SPRINGS PHASE 3
City/Muni/Twp: CLOVERDALE

Prior Transfer

Recording Date:	02/15/2005	Sales Price:	N/A
Document #:	2005019297 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/14/2005	Sales Price:	N/A
Document #:	20050006063 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/10/2005		
Document Type:			

Legal Description:

Lot: 24 Subdivision: JEFFERSON SPRINGS PHASE 3 Map Ref: MAP565 PG36-41
City/Muni/Twp: CLOVERDALE

Prior Transfer

Recording Date:	07/18/2003	Sales Price:	N/A
Document #:	20030147970 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/07/2003		
Document Type:			

Legal Description:

Lot: 24 Subdivision: JEFFERSON SPRINGS Phase No: 3 Map Ref: MAP565 PG36-41
City/Muni/Twp: CLOVERDALE

Prior Transfer

Recording Date:	09/27/2002	Sales Price:	N/A
Document #:	20020147408 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/18/2002		
Document Type:			

Legal Description:

Lot: 24 Subdivision: JEFFERSON SPRINGS Phase No: 3 Map Ref: MAP565 PG36-41
City/Muni/Twp: CLOVERDALE

Prior Transfer

Recording Date:	09/27/2002	Sales Price:	$406,727
Document #:	20020147407 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/18/2002		
Document Type:			

Legal Description:

Lot: 24 Subdivision: JEFFERSON SPRINGS Phase No: 3 Map Ref: MAP565 PG36-41
City/Muni/Twp: CLOVERDALE

Mortgage Record

Recording Date:	05/14/2002	Loan Amount:	N/A
Document #:	2002074986 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:

Lot: 24 Subdivision: JEFFERSON SPRINGS Phase No: 3

ICE SiteX Report

OrderID: 98387988

Prior Transfer

Recording Date:	04/30/1999	Sales Price:	$270,000
Document #:	19990056314 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/1999		
Document Type:			

Legal Description:
Lot: 24 Subdivision: JEFFERSON SPRINGS PHASE 3 Map Ref: MAP565 PG36-41
City/Muni/Twp: CLOVERDALE

Prior Transfer

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

Legal Description:
Lot: 24 Subdivision: JEFFERSON SPRINGS PHASE 3
Abbreviated Description: 98 FM 116-020-012 JEFFERSON SPRINGS PHASE 3 LOT 24

Area Sales Analysis

Total Area Sales	$10,236,500	Median # of Bedrooms	3
Median Lot Size	7,200 SF	Median # of Baths	2
Median Living Area	1,519 SF	Median Year Built	1978
Price Range - 2 Yrs	$489,000 to $1,372,500	Age Range	26 years to 146 years
Median Value	$630,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**11 HILLSIDE CT** **CLOVERDALE, CA 95425-3168**	08/25/2026	$1,372,500	$465	2950	8/4/3	2000	12,699 SF	
		APN: 116-430-026-000 Document #: 2026043501 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24,25&27 Subdivision: AS SHOWN ON THE MAP OF WILLIAM VICTORIA SUBDIVISIO MapRef: MB 540 PG 37 Abbreviated Description: Lot:24,25&27 Subdivision:AS SHOWN ON THE MAP OF WILLIAM VICTORIA SUBDIVISIO Map Ref:MB 540 PG 37City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE								
2	.35Mi.	**441 N JEFFERSON ST** **CLOVERDALE, CA 95425-3239**	08/14/2026	$558,000	$640	871	4/2/1	1948	5,250 SF	
		APN: 001-035-003-000 Document #: 2026041696 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 52 Subdivision: CARL HAEHL ADDITIONS MapRef: MB 57 PG 20&21 Abbreviated Description: Lot:52 Subdivision:CARL HAEHL ADDITIONS Map Ref:MB 57 PG 20&21City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE								
3	.24Mi.	**323 PORTOFINO WAY** **CLOVERDALE, CA 95425-3253**	08/10/2026	$815,000	$301	2704	9/5/3	1999	8,344 SF	
		APN: 116-490-010-000 Document #: 2026040549 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: JEFFERSON SPRINGS PHASE 4 MapRef: MB 583 PG 42-48 Abbreviated Description: Lot:10 Subdivision:JEFFERSON SPRINGS PHASE 4 Map Ref:MB 583 PG 42-48City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE								
4	.18Mi.	**110 CLOVERCREST DR** **CLOVERDALE, CA 95425-3003**	07/29/2026	$725,000	$338	2141	7/5/3	1952	23,958 SF	
		APN: 116-030-015-000 Document #: 2026038620 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: RANCHO MUSALACON NORTH OF CLOVERDALE Abbreviated Description: Subdivision:RANCHO MUSALACON NORTH OF CLOVERDALE City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.42Mi.	**419 N WASHINGTON ST** **CLOVERDALE, CA 95425-3236**	07/23/2026	$590,000	$521	1131	5/2/2	1947	5,670 SF	
		APN: 001-032-008-000 Document #: 2026037832 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Subdivision: CARL HAEHL ADDITION MapRef: MB 57 PG 20&21 Abbreviated Description: Lot:22 Subdivision:CARL HAEHL ADDITION Map Ref:MB 57 PG 20&21City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE								
6	.3Mi.	**894 N CLOVERDALE BLVD** **CLOVERDALE, CA 95425-3011**	06/29/2026	$762,000	$278	2732	8/3/2	1966	69,696 SF	
		APN: 116-060-068-000 Document #: 2026032339 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE								
7	.21Mi.	**133 CHAMPLAIN AVE** **CLOVERDALE, CA 95425-3208**	05/26/2026	$515,000	$459	1120	6/3/2	1915	4,905 SF	
		APN: 001-021-016-000 Document #: 2026025740 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 76 MapRef: MB 29 PG 14 Abbreviated Description: Lot:3 Block:76 Map Ref:MB 29 PG 14City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE								
8	.1Mi.	**577 MONACO CIR** **CLOVERDALE, CA 95425-3274**	05/18/2026	$630,000	$414	1519	6/3/2	1990	5,006 SF	
		APN: 116-410-020-000 Document #: 2026024697 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Subdivision: JEFFERSON SPRINGS SUBDIVISION PHASE 2 MapRef: MB 457 PG 44-48 Abbreviated Description: Lot:20 Subdivision:JEFFERSON SPRINGS SUBDIVISION PHASE 2 Map Ref:MB 457 PG 44-48City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE								
9	.18Mi.	**313 PORTOFINO WAY** **CLOVERDALE, CA 95425-3253**	05/13/2026	$622,500	$485	1283	5/3/2	1999	7,200 SF	
		APN: 116-490-007-000 Document #: 2026023644 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: JEFFERSON SPRINGS PHASE 4 MapRef: MB 583 PG 42-48 Abbreviated Description: Lot:7 Subdivision:JEFFERSON SPRINGS PHASE 4 Map Ref:MB 583 PG 42-48City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE								
10	.04Mi.	**558 MONACO CIR** **CLOVERDALE, CA 95425-3271**	02/11/2026	$675,000	$444	1519	6/3/3	1990	5,804 SF	
		APN: 116-410-029-000 Document #: 2026006609								

ICE SiteX Report

OrderID: 98387988

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: JEFFERSON SPRINGS SUBDIVISIONPHASE 2 MapRef: MB 457 PG 44-48 Abbreviated Description: Lot:29 Subdivision:JEFFERSON SPRINGS SUBDIVISIONPHASE 2 Map Ref:MB 457 PG 44-48City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE

11	.11Mi.	**210 PORTOFINO WAY** **CLOVERDALE, CA 95425-3267**	12/15/2025	$655,000	$512	1278	6/3/2	1990	7,950 SF

APN: 116-390-016-000 Document #: 2025063529
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: JEFFERSON SPRINGS SUBDIVISION PHASE 1 MapRef: MB 440 PG 16-19 Abbreviated Description: Lot:16 Subdivision:JEFFERSON SPRINGS SUBDIVISION PHASE 1 Map Ref:MB 440 PG 16-19City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE

12	.23Mi.	**110 SHAHAN DR** **CLOVERDALE, CA 95425-3017**	11/06/2025	$585,000	$341	1712	6/4/3	1880	18,000 SF

APN: 116-040-036-000 Document #: 2025056922
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: MapRef: MB 1376 PG 411 Abbreviated Description: Map Ref:MB 1376 PG 411City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE

13	.14Mi.	**315 TOSCANA CIR** **CLOVERDALE, CA 95425-3240**	09/05/2025	$650,000	$450	1443	7/3/2	1999	5,002 SF

APN: 116-490-029-000 Document #: 2025042633
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: JEFFERSON SPRINGS PHASE 4 MapRef: MB 583 PG 42-48 Abbreviated Description: Lot:29 Subdivision:JEFFERSON SPRINGS PHASE 4 Map Ref:MB 583 PG 42-48City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE

14	.17Mi.	**206 CHAMPLAIN AVE** **CLOVERDALE, CA 95425-3211**	08/26/2025	$489,000	$427	1144	4/3/1	1953	6,365 SF

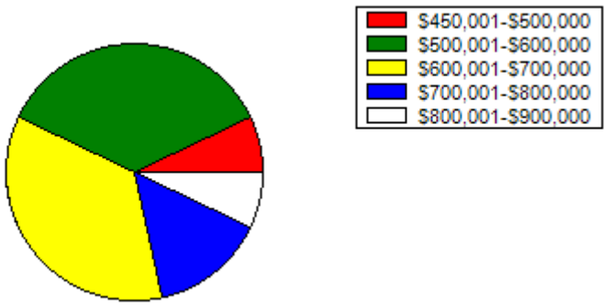
APN: 001-021-006-000 Document #: 2025040748
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: SUBDIVISION NO 1 SCHOOL PARK MapRef: MB 66 PG 20 Abbreviated Description: Lot:3 Subdivision:SUBDIVISION NO 1 SCHOOL PARK Map Ref:MB 66 PG 20City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE

15	.22Mi.	**549 HILLSIDE DR** **CLOVERDALE, CA 95425-3123**	08/22/2025	$592,500	$385	1536	4/2/2	1978	11,900 SF

APN: 116-090-049-000 Document #: 2025039893
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: THE HILLSIDE PLACE NO 1 MapRef: MB 184 PG 7&8 Abbreviated Description: Lot:4 Subdivision:THE HILLSIDE PLACE NO 1 Map Ref:MB 184 PG 7&8City/Muni/Twp:CLOVERDALE City/Muni/Twp: CLOVERDALE

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**515 VENEZIA WAY**			$669,305	2,628	10/5/3	1999	7,084 SF	Yes
.01Mi.	**517 VENEZIA WAY**			$326,852	1,288	7/3/2	1998	6,327 SF	
.01Mi.	**513 VENEZIA WAY**			$602,374	1,508	7/3/2	1999	5,938 SF	
.02Mi.	**511 VENEZIA WAY**			$501,978	1,962	7/3/3	1991	5,470 SF	
.02Mi.	**552 MONACO CIR**			$411,364	1,519	6/3/2	1990	5,626 SF	
.02Mi.	**550 MONACO CIR**	**03/28/2000**		$390,346	1,962	7/3/3	1990	6,122 SF	
.03Mi.	**509 VENEZIA WAY**			$480,566	1,711	7/3/2	1993	5,008 SF	
.03Mi.	**554 MONACO CIR**			$482,377	1,278	6/3/2	1990	5,753 SF	
.03Mi.	**521 VENEZIA WAY**			$792,000	2,628	10/5/3	1999	6,573 SF	
.03Mi.	**548 MONACO CIR**	**03/04/2005**		$732,207	1,519	5/3/2	1993	5,288 SF	
.03Mi.	**556 MONACO CIR**	**07/01/2002**		$471,249	1,278	6/3/2	1990	5,932 SF	
.04Mi.	**522 VENEZIA WAY**			$471,537	2,628	10/5/2	1999	6,073 SF	
.04Mi.	**524 VENEZIA WAY**			$712,638	2,628	10/5/2	1998	5,815 SF	
.04Mi.	**507 VENEZIA WAY**			$282,602	1,278	6/3/2	1990	6,541 SF	
.04Mi.	**514 VENEZIA WAY**	**05/24/1999**		$369,851	2,080	8/4/2	1999	5,337 SF	
.04Mi.	**523 VENEZIA WAY**	**09/13/2011**		$331,682	1,288	7/3/2	1998	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	65%

ICE SiteX Report

OrderID: 98387988

Demographics & Income

Median Age:	42.1 years old	Households:	4,359
Median Household Income:	$90,043	Households w/Family:	66%
Household Income Per Capita:	$53,226	Households w/Family Married:	53%
Most Common Education Level:	Some College	Households w/Family Children:	24%

School District

School District Zone:	Cloverdale Unified School District	Students:	1,303
Number of Schools:	6	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.29Mi.	**Cloverdale High School** Number of Students: 393 Student-Teacher Ratio: 17.12 Advanced Placement: Yes	C	Public	9 - 12
0.90Mi.	**Washington** Number of Students: 393 Student-Teacher Ratio: 18.21	D-	Public	5 - 8
0.12Mi.	**Jefferson Elementary School** Number of Students: 487 Student-Teacher Ratio: 22.14	D-	Public	KG - 4

Flood Report

The Subject Property of **515 VENEZIA WAY, CLOVERDALE, CA 95425-3280** 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	97%	SIMILAR
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	105%	SIMILAR
MURDER	113%	HIGHER
OVERALL	96%	SIMILAR

Disaster Alerts

No alerts noted

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