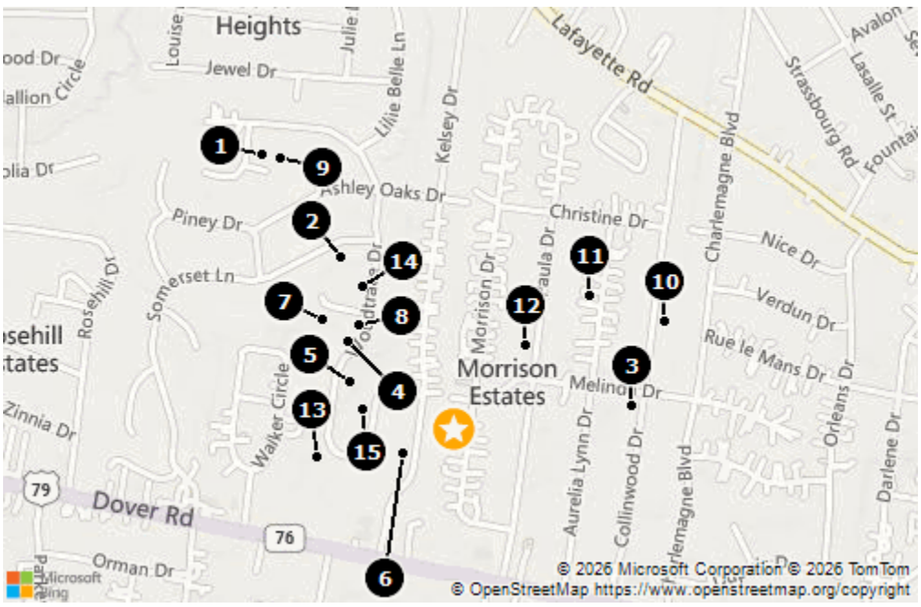
ICE SiteX Report

OrderID: 97702072

SiteX Property Information Report



Subject Property Location

516 MORRISON DR, CLARKSVILLE, TN 37042-6127

County:	**MONTGOMERY TN**	Census Tract:	471251011.024000
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	054G A 01500 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$289,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$262,990 - $315,010	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$48,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$225,200	Total Taxable Value:	$2,062
Total Assessed Value:	$68,300	Total Assessor Market Value:	$273,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 144 Block: C District: 135 Subdivision: MORRISON ESTATES Map Ref: MB 9; PP 33

Abbreviated Description: SUBDIVISION: MORRISON ESTATES BLOCK: C LOT: 144 PLAT BOOK 9 PAGE 33 C170-153 REC MAIL ADD CHG FR TRUSTEE T-12;

City/Muni/Twp: CLARKSVILLE

Property Characteristics

Lot Size:	16,117 SF	Bedrooms:		Pool:	
Building Area:	1816 SF	Baths:	2	Fireplace:	1
Year Built:	1973	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	K
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/18/2025	Sales Price:	N/A
Document #:	1493383 BK-PG 2265-1411	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/20/2024	Sales Price:	$10,433
Document #:	1461063 BK-PG 2331-1464	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/20/2023	Loan Amount:	N/A
Document #:	1440503 BK-PG 2331-1464	Loan Type:	FHA
TD Due Date:	12/01/2052	Type Finance:	
Legal Description:			

Lot: 144 Subdivision: MORRISON ESTATES SUBDIVISION

Prior Transfer

Recording Date:	11/29/2022	Sales Price:	N/A
Document #:	1405754 BK-PG 2076-2603	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 97702072

Document Type:
Legal Description:

Prior Transfer

Recording Date:	11/18/2022	Sales Price:	$276,000
Document #:	1404955 BK-PG 2265-1408	Type of Sale:	Full Amount on Deed
Contract Date:	11/15/2022		

Document Type:
Legal Description:
Lot: 144 Section: C Subdivision: MORRISON ESTATES SUBDIVISION Map Ref: MB 9 PG 33 PL 33

Prior Transfer

Recording Date:	11/15/2022	Sales Price:	$276,000
Document #:	1404955 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 144 Block: C District: 135 Subdivision: MORRISON ESTATES Map Ref: MB 9; PP 33
Abbreviated Description: SUBDIVISION: MORRISON ESTATES BLOCK: C LOT: 144 PLAT BOOK 9 PAGE 33 C170-153 REC MAIL ADD CHG FR TRUSTEE T-12;
City/Muni/Twp: CLARKSVILLE

Prior Transfer

Recording Date:	04/09/2021	Sales Price:	N/A
Document #:	1310097 BK-PG 1742-2144	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	03/30/2021	Sales Price:	N/A
Document #:	1308327 BK-PG 2076-2660	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/26/2021		

Document Type:
Legal Description:
District: 2

Prior Transfer

Recording Date:	03/30/2021	Sales Price:	$205,000
Document #:	1308317 BK-PG 2076-2601	Type of Sale:	Full Amount on Deed
Contract Date:	03/03/2021		

Document Type:
Legal Description:
Lot: 144 Section: C Subdivision: MORRISON ESTATES Map Ref: MB 9 PG 33

Mortgage Record

Recording Date:	05/22/2017	Loan Amount:	N/A
Document #:	1122753 BK-PG 1742-2144	Loan Type:	VA
TD Due Date:	06/01/2047	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/22/2017	Sales Price:	$160,000
Document #:	1122752 BK-PG 1742-2142	Type of Sale:	Full Amount on Deed
Contract Date:	05/17/2017		

Document Type:
Legal Description:
Lot: 144 Block: C Subdivision: MORRISON ESTATES
Abbreviated Description: SUBDIVISION: MORRISON ESTATES BLOCK: C LOT: 144

Prior Transfer

Recording Date:	01/24/2017	Sales Price:	$60,517
Document #:	1109617 BK-PG 1721-1195	Type of Sale:	Full Amount on Deed
Contract Date:	01/20/2017		

Document Type:
Legal Description:
Lot: 144 Block: C Subdivision: MORRISON ESTATES
Abbreviated Description: SUBDIVISION: MORRISON ESTATES BLOCK: C LOT: 144

Prior Transfer

Recording Date:	08/04/2014	Sales Price:	$9,992
Document #:	1017823 BK-PG 1162-1255	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	06/06/2012	Sales Price:	$86,137
Document #:	932042 BK-PG 1055-2384	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	02/24/2012	Sales Price:	N/A
Document #:	919757 BK-PG 1162-1255	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	05/11/2007	Loan Amount:	N/A

ICE SiteX Report

OrderID: 97702072

Document #:	BK-PG 1170-1417	Loan Type:	
TD Due Date:	04/25/2022	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	04/10/2007	Sales Price:	$9,992
Document #:	740474 BK-PG 1162-1255	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/03/2007	Loan Amount:	N/A
Document #:	BK-PG 1162-1255	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	08/17/2005	Loan Amount:	N/A
Document #:	BK-PG 1055-2384	Loan Type:	VA
TD Due Date:	08/01/2035	Type Finance:	
Legal Description:			

Abbreviated Description: Original BkPg/Doc V711-2303

Prior Transfer

Recording Date:	07/15/1999	Sales Price:	$83,500
Document #:	BK-PG 711-2303	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Lot: 144 Block: C Subdivision: MORRISON EST

Prior Transfer

Recording Date:	09/06/1994	Sales Price:	N/A
Document #:	BK-PG 544- 2212	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Subdivision: MORRISON EST

Area Sales Analysis

Total Area Sales	$4,227,202	Median # of Bedrooms	
Median Lot Size	13,068 SF	Median # of Baths	
Median Living Area	1,742 SF	Median Year Built	2018
Price Range - 2 Yrs	$82,000 to $348,000	Age Range	6 years to 61 years
Median Value	$299,900	Median Age	8 years

Comparable Sales Data

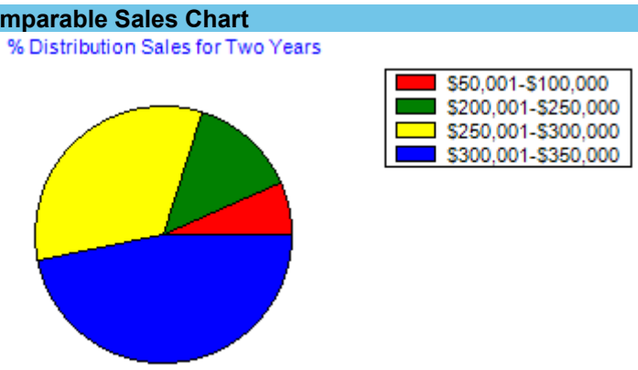
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**349 CHESTNUT GROVE CT** **CLARKSVILLE, TN 37042-6190**	05/26/2026	$325,000	$164	1975	7/3/	2013	13,939 SF	
		APN: 043O H 04200 000 Document #: 1545148 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 103 Section: 2 District: 7 Subdivision: CHESTNUT GROVE SUBDIVISION MapRef: MB F PG 225 Abbreviated Description: Lot:103 Section:2 District:7 Subdivision:CHESTNUT GROVE SUBDIVISION Map Ref:MB F PG 225								
2	.27Mi.	**520 SOMERSET LN** **CLARKSVILLE, TN 37042-6080**	05/11/2026	$299,900	$178	1683	4//	2019	7,841 SF	
		APN: 054B M 01900 00007054 Document #: 1543310 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Section: 1 Subdivision: CHESTNUT HILL MapRef: MB 1 PG 268 Abbreviated Description: Lot:46 Section:1 Subdivision:CHESTNUT HILL Map Ref:MB 1 PG 268								
3	.23Mi.	**400 MELINDA DR** **CLARKSVILLE, TN 37042-6101**	05/07/2026	$269,900	$234	1151	//2.25	2006	15,682 SF	
		APN: 054G D 00200 000 Document #: 1542980 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: COLLIER ESTATES MapRef: MB 7 PG 19 PL 19 Abbreviated Description: Lot:45 Subdivision:COLLIER ESTATES Map Ref:MB 7 PG 19 PL 19								
4	.18Mi.	**456 WOODTRACE DR** **CLARKSVILLE, TN 37042-6124**	05/05/2026	$315,000	$181	1739	//	2020	12,632 SF	
		APN: 054G H 00100 00007054G Document #: 1542711 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 106 Section: 2 Subdivision: CHESTNUT HILL MapRef: MB J PG 382 Abbreviated Description: Lot:106 Section:2 Subdivision:CHESTNUT HILL Map Ref:MB J PG 382								
5	.15Mi.	**473 WOODTRACE DR** **CLARKSVILLE, TN 37042-6142**	04/24/2026	$295,000	$188	1568	//	2020	7,841 SF	
		APN: 054G I 00500 00007054G Document #: 1541338 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 64 Section: 2 Subdivision: CHESTNUT HILL MapRef: MB J PG 382 Abbreviated Description: Lot:64 Section:2 Subdivision:CHESTNUT HILL Map Ref:MB J PG 382								
6	.07Mi.	**436 KELSEY DR** **CLARKSVILLE, TN 37042-6167**	04/09/2026	$224,402	$196	1144	//2.25	2000	13,068 SF	
		APN: 054G G 00500 000 Document #: 1539421 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 76 Section: B Subdivision: NORTHWEST ESTATES MapRef: MB 13 PG 158 PL 158 Abbreviated Description: Lot:76 Section:B Subdivision:NORTHWEST ESTATES Map Ref:MB 13 PG 158 PL 158								
7	.22Mi.	**116 WOODTRACE CT**	03/23/2026	$348,000	$186	1862	3//	2019	10,019 SF	

ICE SiteX Report

OrderID: 97702072

		CLARKSVILLE, TN 37042-6145							
	APN: 054B M 00500 00007054 Document #: 1537154 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Section: 1 Subdivision: CHESTNUT HILL MapRef: PL I PL 268 Abbreviated Description: Lot:32 Section:1 Subdivision:CHESTNUT HILL Map Ref:PL I PL 268								
8	.18Mi.	**450 WOODTRACE DR** **CLARKSVILLE, TN 37042-6124**	03/11/2026	$325,000	$154	2107	4//	2019	11,326 SF
	APN: 054B M 00100 00007054 Document #: 1535745 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Section: 1 Subdivision: CHESTNUT HILL MapRef: MB I PG 268 Abbreviated Description: Lot:28 Section:1 Subdivision:CHESTNUT HILL Map Ref:MB I PG 268								
9	.42Mi.	**353 CHESTNUT GROVE CT** **CLARKSVILLE, TN 37042-6190**	02/23/2026	$288,500	$147	1950	7/3/	2013	18,731 SF
	APN: 043O H 04100 000 Document #: 1533535 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 102 Section: 2 Subdivision: CHESTNUT GROVE MapRef: PL F PG 225 Abbreviated Description: Lot:102 Section:2 Subdivision:CHESTNUT GROVE Map Ref:PL F PG 225								
10	.31Mi.	**5033 COLLINWOOD DR** **CLARKSVILLE, TN 37042-6147**	02/06/2026	$82,000	$61	1326	//1	1965	15,682 SF
	APN: 054B F 01700 000 Document #: 1531654 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: COLLIER ESTATES SUBDIVISION MapRef: MB 7 PG 19 PL 19 Abbreviated Description: Lot:16 Subdivision:COLLIER ESTATES SUBDIVISION Map Ref:MB 7 PG 19 PL 19								
11	.24Mi.	**536 AURELIA LYNN DR** **CLARKSVILLE, TN 37042-6100**	01/23/2026	$241,000	$135	1773	//1.5	1965	17,424 SF
	APN: 054B D 00700 000 Document #: 1530411 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Section: A District: 7 Subdivision: MORRISON ESTATES MapRef: MB 7 PG 96-97 Abbreviated Description: Lot:25 Section:A District:7 Subdivision:MORRISON ESTATES Map Ref:MB 7 PG 96-97								
12	.14Mi.	**526 PAULA DR** **CLARKSVILLE, TN 37042-6148**	12/05/2025	$254,500	$146	1742	//1.5	1966	16,117 SF
	APN: 054B C 01100 000 Document #: 1525125 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 93 Section: B District: 7 Subdivision: MORRISON ESTATES SUBDIVISION MapRef: MB 8 PG 49 PL 49 Abbreviated Description: Lot:93 Section:B District:7 Subdivision:MORRISON ESTATES SUBDIVISION Map Ref:MB 8 PG 49 PL 49								
13	.18Mi.	**508 WOODTRACE DR** **CLARKSVILLE, TN 37042-6181**	11/07/2025	$341,500	$174	1960	3//	2020	16,117 SF
	APN: 054G H 01400 00007054G Document #: 1521830 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 93 Section: 2 Subdivision: CHESTNUT HILL MapRef: MB J PG 382 Abbreviated Description: Lot:93 Section:2 Subdivision:CHESTNUT HILL Map Ref:MB J PG 382								
14	.22Mi.	**430 WOODTRACE DR** **CLARKSVILLE, TN 37042-6124**	11/04/2025	$315,000	$185	1698	3//	2018	7,405 SF
	APN: 054B M 01300 00007054 Document #: 1521273 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Section: 1 Subdivision: CHESTNUT HILL MapRef: MB I PG 268 Abbreviated Description: Lot:40 Section:1 Subdivision:CHESTNUT HILL Map Ref:MB I PG 268								
15	.12Mi.	**547 WOODTRACE DR** **CLARKSVILLE, TN 37042-6185**	10/23/2025	$302,500	$163	1847	3//	2020	6,970 SF
	APN: 054G I 01700 00007054G Document #: 1520008 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 76 Section: 2 District: 7 Subdivision: CHESTNUT HILL MapRef: MB J PG 382 Abbreviated Description: Lot:76 Section:2 District:7 Subdivision:CHESTNUT HILL Map Ref:MB J PG 382								

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.

ICE SiteX Report

OrderID: 97702072

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.	**516 MORRISON DR**	**11/15/2022**	$273,200	$68,300	1,816	//2	1973	16,117 SF	
.02Mi.	**514 MORRISON DR**	**06/13/1997**	$260,800	$65,200	1,924	//2	1973	14,810 SF	
.02Mi.	**518 MORRISON DR**	**09/28/2023**	$289,100	$72,275	1,850	//1.5	1973	21,344 SF	Yes
.03Mi.	**433 KELSEY DR**	**03/03/2021**	$226,500	$56,625	1,177	//2	1994	13,068 SF	
.03Mi.	**431 KELSEY DR**	**06/28/2023**	$248,100	$62,025	1,231	3//2	1993	13,068 SF	
.03Mi.	**435 KELSEY DR**	**06/30/2023**	$207,000	$51,750	1,308	//2	1994	12,632 SF	
.03Mi.	**512 MORRISON DR**	**03/30/2022**	$247,600	$61,900	1,207	//1.5	1973	15,682 SF	
.04Mi.	**519 MORRISON DR**	**02/06/2009**	$238,200	$59,550	1,450	//1.5	1977	15,246 SF	Yes
.04Mi.	**517 MORRISON DR**	**11/08/2023**	$267,000	$66,750	1,425	//1.5	1977	15,246 SF	
.05Mi.	**429 KELSEY DR**	**07/08/2019**	$274,000	$68,500	1,212	//2.5	1994	12,632 SF	
.05Mi.	**437 KELSEY DR**	**06/30/1997**	$274,700	$68,675	1,452	//2	1996	13,068 SF	
.05Mi.	**521 MORRISON DR**	**10/17/2014**	$226,300	$56,575	1,775	//1.5	1973	23,522 SF	
.05Mi.	**510 MORRISON DR**	**05/09/2018**	$223,300	$55,825	1,529	//1.5	1971	15,682 SF	
.05Mi.	**515 MORRISON DR**	**02/16/1994**	$241,300	$60,325	1,764	//1.5	1977	15,246 SF	
.05Mi.	**520 MORRISON DR**	**05/31/2016**	$261,200	$65,300	2,203	//2.25	1975	19,166 SF	
.06Mi.	**427 KELSEY DR**	**05/15/2019**	$268,800	$67,200	1,294	//2	1995	13,068 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	30.5 years old	Households:	35,448
Median Household Income:	$65,290	Households w/Family:	70%
Household Income Per Capita:	$28,323	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Montgomery County School District	Students:	39,385
Number of Schools:	44	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.34Mi.	**New Providence Middle School** Number of Students: 1,012 Student-Teacher Ratio: NA	B	Public	6 - 8
1.84Mi.	**Byrns L. Darden Elementary School** Number of Students: 547 Student-Teacher Ratio: NA	C	Public	PK - 5
1.82Mi.	**Northwest High School** Number of Students: 1,441 Student-Teacher Ratio: NA Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **516 MORRISON DR, CLARKSVILLE, TN 37042-6127** 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	123%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	92%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

OrderID: 97702072

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