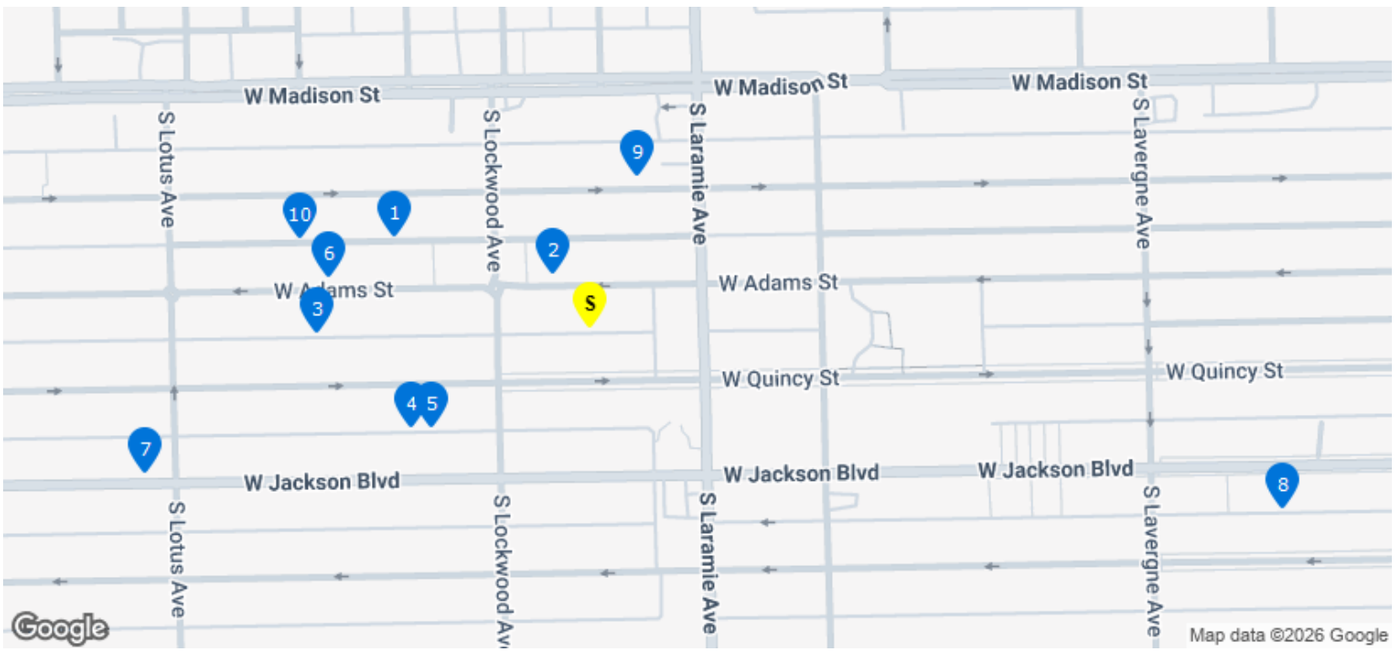
ICE SiteX Report

OrderID: 98761586

SiteX Property Information Report



Subject Property Location

5241 W ADAMS ST, CHICAGO, IL 60644-4360

County:	**COOK IL**	Census Tract:	2521.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16-16-108-008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$343,000**	FSD:	24	Common Confidence Score:	29
Value Range:	$260,680 - $425,320	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	77073
Assd Land Value:	$4,960	Market Land Value:	$49,600	Tax Year:	2024
Assd Improvement:	$22,040	Market Improvment Value:	$220,400	Total Taxable Value:	$5,425
Total Assessed Value:	$27,000	Total Assessor Market Value:	$270,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 77 Sec/Twnship/Range: SEC 16 TWN 39N RNG 13E
Abbreviated Description: DIST:77 CITY:WEST CHICAGO SEC/TWN/RNG/MER:SEC 16 TWN 39N RNG 13E
City/Muni/Twp: WEST CHICAGO

Property Characteristics

Lot Size:	3,100 SF	Bedrooms:	4	Pool:	
Building Area:	2094 SF	Baths:	2	Fireplace:	
Year Built:	1888	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	11	Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	1.5+A	Number of Cars:	2	A/C:	Central
Style:		Basement:	Full Basement	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/23/2024	Sales Price:	$238,000
Document #:	2435802103 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/20/2024	Sales Price:	$51
Document #:	2408024436 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	02/05/2024	Loan Amount:	N/A
Document #:	2403641089 BK-PG -	Loan Type:	Building or Construction Loan
Contract Date:	02/01/2024		
TD Due Date:	03/01/2054	Type Finance:	
Legal Description:			

Subdivision: WILBUR R DAVIS SUBDIVISION Map Ref: 0 Sec/Twnship/Range: S16T39NR13E 3PM

ICE SiteX Report

OrderID: 98761586

Mortgage Record

Recording Date:	05/13/2022	Loan Amount:	N/A
Document #:	2213301030 BK-PG -	Loan Type:	Building or Construction Loan
Contract Date:	05/05/2022		
TD Due Date:	06/01/2023	Type Finance:	

Legal Description:
Subdivision: WILBUR R DAVIS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM

Prior Transfer

Recording Date:	05/13/2022	Sales Price:	$80,000
Document #:	2213301029 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/05/2022		
Document Type:	Deed		

Legal Description:
Subdivision: WILBUR R DAVIS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM

Prior Transfer

Recording Date:	04/11/2022	Sales Price:	$25,000
Document #:	2210101014 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/22/2022		
Document Type:	Deed		

Legal Description:
Subdivision: WILBUR R DAVIS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM

Area Sales Analysis

Total Area Sales	$3,101,000	Median # of Bedrooms	3
Median Lot Size	3,347 SF	Median # of Baths	2
Median Living Area	1,667 SF	Median Year Built	1906
Price Range - 2 Yrs	$190,000 to $449,000	Age Range	27 years to 133 years
Median Value	$290,000	Median Age	120.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**5252 W ADAMS ST** **CHICAGO, IL 60644-4309**	08/05/2026	$380,000	$238	1596	6/3/1	1908	3,100 SF	
		APN: 16-16-105-020 Document #: 2621710074 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Subdivision: DAVIS AND SONS SUBDIVISION Sec/Twnship/Range: N2 S16T39NR13E 3PM Abbreviated Description: Lot:17 Subdivision:DAVIS AND SONS SUBDIVISION Sec/Twnship/Range:N2 S16T39NR13E 3PM								
2	.07Mi.	**5255 W MONROE ST** **CHICAGO, IL 60644-4145**	09/01/2026	$45,000			//		4,092 SF	
		APN: 16-16-105-003 Document #: 2624429179 Document Type: Warranty Deed Price Code: A Land Use: Vacant Land (General) Legal: Lot: 30 Subdivision: WILLIAM C EDGERS SUBDIVISION Sec/Twnship/Range: N2 S16T39R13E 3PM Abbreviated Description: Lot:30 Subdivision:WILLIAM C EDGERS SUBDIVISION Sec/Twnship/Range:N2 S16T39R13E 3PM								
3	.1Mi.	**5222 W MONROE ST** **CHICAGO, IL 60644-4144**	09/24/2026	$409,000	$299	1369	5/2/1	1906	4,092 SF	
		APN: 16-16-102-023 Document #: 2626710041 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13 Subdivision: WILLIAM C EDGARS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:13 Subdivision:WILLIAM C EDGARS SUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM								
4	.15Mi.	**5334 W JACKSON BLVD** **CHICAGO, IL 60644-4241**	09/11/2026	$275,000	$99	2778	9//	1913	3,720 SF	
		APN: 16-16-110-043 Document #: 2625424042 Document Type: Warranty Deed Price Code: Land Use: Apartments (generic) Legal: Lot: 14&15 Subdivision: WILBUR R DAVIS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:14&15 Subdivision:WILBUR R DAVIS SUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM								
5	.2Mi.	**336 S LARAMIE AVE** **CHICAGO, IL 60644-4806**	10/13/2026	$160,000	$71	2244	7//	1921	3,075 SF	
		APN: 16-16-116-020 Document #: 2628621016 Document Type: Warranty Deed Price Code: Land Use: Apartments (generic) Legal: Lot: 2 Subdivision: MORRISONS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:2 Subdivision:MORRISONS SUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM								
6	.22Mi.	**28 N LOCKWOOD AVE** **CHICAGO, IL 60644-3334**	10/09/2026	$390,000	$265	1472	13/5/3	1898	3,780 SF	
		APN: 16-09-322-020 Document #: 2628223048 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10&11 Subdivision: S W LAMSONS SUBDIVISION Abbreviated Description: Lot:10&11 Subdivision:S W LAMSONS SUBDIVISION Abbreviated Description:STR: E2S2E2E2W2SE4SW4 S09T39NR13E 3PM; POR LOT10								
7	.23Mi.	**5401 W MADISON ST** **CHICAGO, IL 60644-4030**	10/06/2026	$415,000	$67	6164	17//	1937	6,752 SF	
		APN: 16-16-101-061 Document #: 2627919042 Document Type: Warranty Deed Price Code: Land Use: Apartments (generic) Legal: Lot: 5&6 Subdivision: SCHOOL TRUSTEES SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Subdivision:SCHOOL TRUSTEES SUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM Abbreviated Description:PORTION LOTS5&6								
8	.28Mi.	**5500 W ADAMS ST** **CHICAGO, IL 60644-4002**	10/28/2026	$380,000	$58	6498	20//	1914	6,200 SF	
		APN: 16-16-103-043 Document #: 2630131180 Document Type: Special Warranty Deed Price Code: Land Use: Apartments (generic) Legal: Lot: 14&15 Subdivision: THOMAS CARROLLS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:14&15 Subdivision:THOMAS CARROLLS SUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM								
9	.28Mi.	**5246 W CONGRESS PKWY** **CHICAGO, IL 60644-4821**	10/22/2026	$182,000	$85	2142	6//	1903	3,968 SF	
		APN: 16-16-119-025 Document #: 2629531241								

ICE SiteX Report

OrderID: 98761586

Document Type: Warranty Deed Price Code:
Land Use: Apartments (generic)
Legal: Lot: 27 Subdivision: S HAMBERGS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:27 Subdivision:S HAMBERGS SUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM

10	.29Mi.	**5424 W VAN BUREN ST** **CHICAGO, IL 60644-4744**	10/28/2026	$108,000	$83	1299	5/3/1	1913	3,720 SF

APN: 16-16-115-021 Document #: 2630102172
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11&12 Subdivision: PAUL C EILERS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:11&12 Subdivision:PAUL C EILERS SUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM Abbreviated Description:PORTION LOT11

11	.29Mi.	**5077 W GLADYS AVE** **CHICAGO, IL 60644-4997**	10/20/2026	$56,000	$53	1049	4/2/1	1957	1,037 SF

APN: 16-16-214-131 Document #: 2629302219
Document Type: Warranty Deed Price Code:
Land Use: Row house (Residential)
Legal: Lot: 5 Subdivision: DREYFUS AND ROBBINS RESUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Subdivision:DREYFUS AND ROBBINS RESUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM Abbreviated Description:PORTION LOT5

12	.29Mi.	**5418 W VAN BUREN ST** **CHICAGO, IL 60644-4759**	10/02/2026	$325,000	$135	2402	8//	1913	4,092 SF

APN: 16-16-115-023 Document #: 2627502167
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 14&15 Subdivision: PAUL C EILEPS SUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Subdivision:PAUL C EILEPS SUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM Abbreviated Description:PORTION LOTS14&15

13	.31Mi.	**5065 W GLADYS AVE** **CHICAGO, IL 60644-4982**	10/14/2026	$156,000	$149	1049	4/2/1	1957	1,027 SF

APN: 16-16-214-141 Document #: 2628719111
Document Type: Warranty Deed Price Code: A
Land Use: Row house (Residential)
Legal: Lot: 7 Subdivision: DREYFUS AND ROBBINS RESUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Subdivision:DREYFUS AND ROBBINS RESUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM Abbreviated Description:PORTION LOT7

14	.31Mi.	**5028 W ADAMS ST** **CHICAGO, IL 60644-4342**	09/29/2026	$405,000	$156	2602	7//	1925	3,720 SF

APN: 16-16-204-029 Document #: 2627225230
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 10 Subdivision: B A PATRICKS COLUMBUS PARK ADDITION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Lot:10 Subdivision:B A PATRICKS COLUMBUS PARK ADDITION Sec/Twnship/Range:S16T39NR13E 3PM

15	.31Mi.	**5208 W WASHINGTON BLVD** **CHICAGO, IL 60644-3306**	08/27/2026	$510,000	$219	2328	12//	1907	3,000 SF

APN: 16-09-313-074 Document #: 2623923164
Document Type: Warranty Deed Price Code:
Land Use: Apartments (generic)
Legal: Lot: 18 Block: 2 Subdivision: J H WHITESIDE AND COS SUBDIVISION Sec/Twnship/Range: E2E2SE4SW4 S09T39NR13E 3PM Abbreviated Description: Lot:18 Block:2 Subdivision:J H WHITESIDE AND COS SUBDIVISION Sec/Twnship/Range:E2E2SE4SW4 S09T39NR13E 3PM

16	.32Mi.	**5028 W JACKSON BLVD** **CHICAGO, IL 60644-4438**	07/31/2026	$91,000	$84	1080	4/2/1	1955	2,477 SF

APN: 16-16-210-059 Document #: 2621223020
Document Type: Warranty Deed Price Code:
Land Use: Row house (Residential)
Legal: Lot: 7&8 Block: 10 Subdivision: COMMUNITY RESUBDIVISION Legal Unit: A MapRef: DOC 13774213 Sec/Twnship/Range: S16T39MR13E 3PM Abbreviated Description: Lot:7&8 Block:10 Subdivision:COMMUNITY RESUBDIVISION Legal Unit:A Map Ref:DOC 13774213Sec/Twnship/Range:S16T39MR13E 3PM

17	.33Mi.	**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: Warranty Deed Price Code: A
Land Use: Single Family Residential
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

18	.36Mi.	**5068 W CONGRESS PKWY** **CHICAGO, IL 60644-4861**	08/06/2026	$378,000	$346	1094	4/2/1	1915	4,898 SF

APN: 16-16-218-037 Document #: 2621811022
Document Type: Warranty Deed Price Code: A
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

19	.37Mi.	**5423 W CONGRESS PKWY** **CHICAGO, IL 60644-5005**	08/14/2026	$90,000	$81	1105	4/3/1	1919	4,653 SF

APN: 16-16-121-012 Document #: 2622623086
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 19&20 Subdivision: DAVIS AND SONS SUBDIVISION Sec/Twnship/Range: N2 S16T39NR13E 3PM Abbreviated Description: Lot:19&20 Subdivision:DAVIS AND SONS SUBDIVISION Sec/Twnship/Range:N2 S16T39NR13E 3PM Abbreviated Description:PORTION LOT20

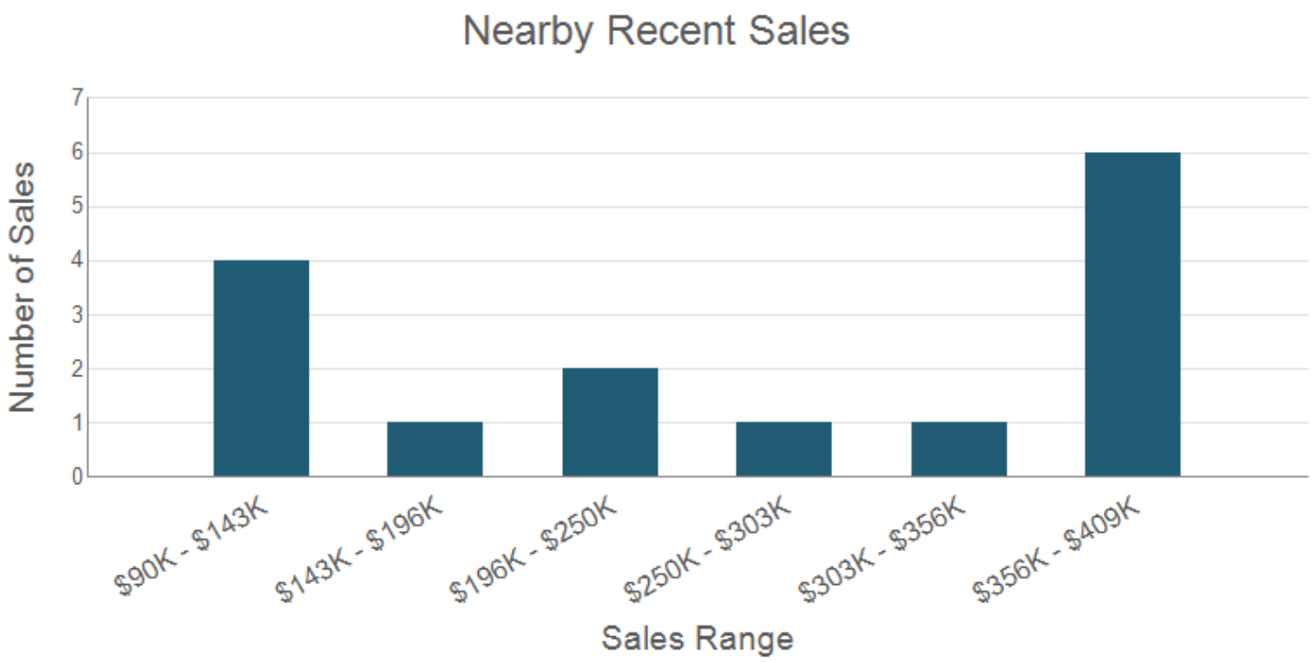
20	.4Mi.	**5013 W GLADYS AVE** **CHICAGO, IL 60644-4820**	08/06/2026	$145,000	$138	1049	4/2/1	1957	2,151 SF

APN: 16-16-214-192 Document #: 2621823191
Document Type: Special Warranty Deed Price Code: A
Land Use: Row house (Residential)
Legal: Lot: 17 Subdivision: DREYUS AND ROBBINS RESUBDIVISION Sec/Twnship/Range: S16T39NR13E 3PM Abbreviated Description: Subdivision:DREYUS AND ROBBINS RESUBDIVISION Sec/Twnship/Range:S16T39NR13E 3PM Abbreviated Description:PORTION LOT17

ICE SiteX Report

OrderID: 98761586

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.	**5241 W ADAMS ST**	**05/05/2022**	$270,000	$27,000	2,094	11/4/2	1888	3,100 SF	
.02Mi.	**5253 W ADAMS ST**	**01/22/2020**	$225,000	$22,500	1,676	9/4/2	1893	3,100 SF	
.03Mi.	**5238 W QUINCY ST**		$160,000	$16,000	1,599	5/3/1	1888	3,968 SF	
.03Mi.	**5242 W QUINCY ST**		$161,000	$16,100	1,880	7/4/1	1888	3,968 SF	
.03Mi.	**5236 W QUINCY ST**	**07/19/2024**	$160,000	$16,000	1,537	6/2/1	1888	3,968 SF	
.03Mi.	**5255 W ADAMS ST**		$137,000	$13,700	1,236	6/3/1	1906	3,100 SF	
.03Mi.	**5246 W QUINCY ST**	**03/01/2004**	$160,000	$16,000	1,538	6/4/2	1888	3,968 SF	
.03Mi.	**5232 W QUINCY ST**	**10/24/2018**	$170,000	$17,000	1,680	4/3/1	1888	3,968 SF	
.03Mi.	**5248 W QUINCY ST**	**09/08/2021**	$160,000	$16,000	1,538	5/2/1	1888	3,968 SF	
.03Mi.	**5259 W ADAMS ST**	**06/05/1981**	$220,000	$22,000	2,376	6/4/2	1903	5,580 SF	
.04Mi.	**5252 W QUINCY ST**	**10/01/1991**	$150,000	$15,000	1,500	5/3/1	1888	3,968 SF	
.04Mi.	**5234 W ADAMS ST**	**08/02/2016**	$172,000	$17,200	1,210	5/3/1	1910	3,100 SF	
.04Mi.	**5221 W ADAMS ST**	**04/10/2018**	$130,910	$13,091	726	3/2/1	1896	3,100 SF	
.04Mi.	**5232 W ADAMS ST**	**02/05/2015**	$137,000	$13,700	1,056	4/2/1	1912	3,100 SF	
.04Mi.	**5256 W QUINCY ST**	**09/01/2008**	$129,000	$12,900	1,025	4/2/1	1888	3,968 SF	
.04Mi.	**5226 W ADAMS ST**		$117,000	$11,700	756	4/2/1	1911	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
0.48Mi.	**Leland Elementary School**	F	Public	PK - 8
Number of Students: 344				
Student-Teacher Ratio: 11.47				
0.99Mi.	**Douglass Academy High School**	NA	Public	9 - 12
Number of Students: 29				
Student-Teacher Ratio: 2.37				

ICE SiteX Report

OrderID: 98761586

Flood Report

The Subject Property of **5241 W ADAMS ST, CHICAGO, IL 60644-4360** 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	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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