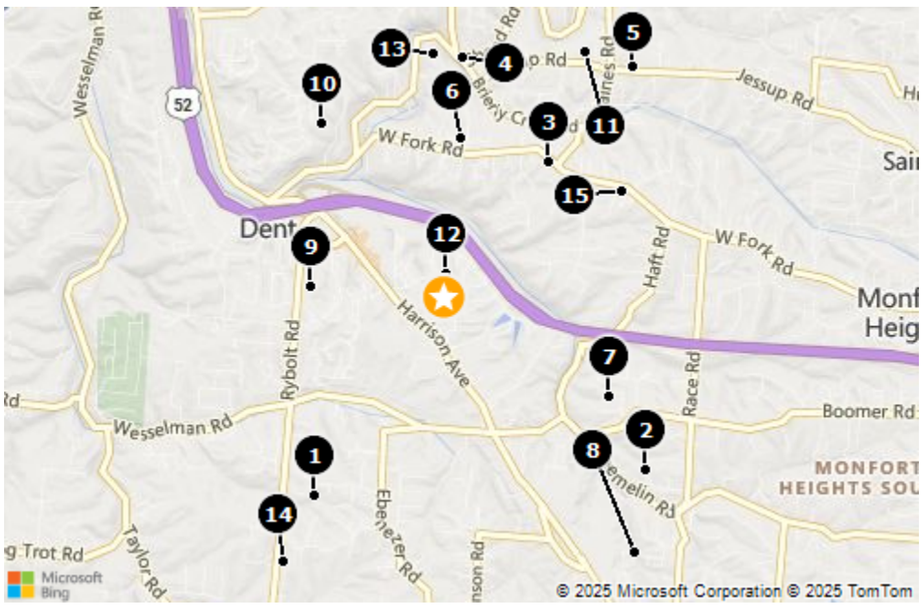
ICE SiteX Report

OrderID: 95836241

SiteX Property Information Report



Subject Property Location

5341 BELCLARE RD, CINCINNATI, OH 45247-7803

County:	**HAMILTON OH**	Census Tract:	390610206.043000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	550-0221-0058-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$229,000**	FSD:	10
Value Range:	$206,100 - $251,900	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	163
Assd Land Value:	$15,736	Market Land Value:	$44,960	Tax Year:	2024
Assd Improvement:	$35,452	Market Improvment Value:	$101,290	Total Taxable Value:	$2,477
Total Assessed Value:	$51,188	Total Assessor Market Value:	$146,250	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8
Abbreviated Description: BELCLARE RD 100 X 209.62 IRR PT LOT 8 ALFRED HARTS SUB
City/Muni/Twp: GREEN

Property Characteristics

Lot Size:	21,301 SF	Bedrooms:	4	Pool:	
Building Area:	1364 SF	Baths:	1	Fireplace:	
Year Built:	1951	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1+AB	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/12/2024	Sales Price:	N/A
Document #:	2024-0088661 BK-PG 15311-1619	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/12/2024		
Document Type:	Certificate of Transfer		

Legal Description:
Sec/Twnship/Range: S29T02R02
City/Muni/Twp: GREEN TOWNSHIP

Prior Transfer

Recording Date:	12/12/2024	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8
Abbreviated Description: BELCLARE RD 100 X 209.62 IRR PT LOT 8 ALFRED HARTS SUB
City/Muni/Twp: GREEN

Mortgage Record

Recording Date:	11/26/2013	Loan Amount:	N/A
Document #:	13-158172 BK-PG 12474-01497	Loan Type:	FHA
TD Due Date:	10/01/2043	Type Finance:	

ICE SiteX Report

OrderID: 95836241

Legal Description:
Lot: 8 Subdivision: ALFREDS HART ESTATE Sec/Twnship/Range: S29T02R02 MP
City/Muni/Twp: GREEN

Mortgage Record

Recording Date:	03/02/2012	Loan Amount:	N/A
Document #:	12-026975 BK-PG 11956-01626	Loan Type:	FHA
TD Due Date:	09/01/2041	Type Finance:	

Legal Description:
Lot: 8 Subdivision: ALFREDS HART ESTATE Sec/Twnship/Range: S29T02R02
City/Muni/Twp: GREEN

Prior Transfer

Recording Date:	06/18/2007	Sales Price:	N/A
Document #:	07-0087641 BK-PG 09829-1957	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/11/2007	Sales Price:	$105,926
Document #:	07-0084461 BK-PG 09032-0423	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/30/2007	Sales Price:	N/A
Document #:	07-077557 BK-PG 10560-00518	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/11/2007		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 8 Subdivision: ALFREDS HART ESTATE Sec/Twnship/Range: S29T02R02
City/Muni/Twp: GREEN

Mortgage Record

Recording Date:	01/11/2005	Loan Amount:	N/A
Document #:	05-006193 BK-PG 9829-01957	Loan Type:	FHA
TD Due Date:	10/01/2032	Type Finance:	

Legal Description:
Lot: 8 Subdivision: ALFRED HARTS ESTATE Sec/Twnship/Range: S29T02R02
City/Muni/Twp: GREEN

Mortgage Record

Recording Date:	09/20/2002	Loan Amount:	N/A
Document #:	02-189104 BK-PG 9032-00423	Loan Type:	FHA
TD Due Date:	10/01/2032	Type Finance:	ADJ

Legal Description:
Lot: 8 Sec/Twnship/Range: S29T02R02
Abbreviated Description: PART LOT8
City/Muni/Twp: GREEN

Mortgage Record

Recording Date:	12/12/2001	Loan Amount:	N/A
Document #:	01-226935 BK-PG 8768-02159	Loan Type:	FHA
TD Due Date:	12/01/2031	Type Finance:	

Legal Description:
Lot: 8 Subdivision: ALFRED HARTS ESTATE Sec/Twnship/Range: S29T02R02
Abbreviated Description: PART LOT8
City/Muni/Twp: GREEN

Mortgage Record

Recording Date:	10/08/1999	Loan Amount:	N/A
Document #:	99-201976 BK-PG 8090-01428	Loan Type:	Unknown
TD Due Date:	09/29/2014	Type Finance:	

Legal Description:
Lot: 8 Subdivision: ALFRED HARTS ESTATE Sec/Twnship/Range: S29T02R02
Abbreviated Description: PART LOT8
City/Muni/Twp: GREEN

Area Sales Analysis

Total Area Sales	$5,036,900	Median # of Bedrooms	3
Median Lot Size	28,358 SF	Median # of Baths	2
Median Living Area	1,338 SF	Median Year Built	1959
Price Range - 2 Yrs	$70,000 to $715,000	Age Range	17 years to 110 years
Median Value	$282,500	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.18Mi.	**4662 SUMMIT OAK LN CINCINNATI, OH 45248-1418**	09/23/2025	$715,000	$194	3680	8/4/3	2008	29,403 SF	
		APN: 550-0234-0180-00 Document #: 2025-0073536 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 75 Subdivision: WESTCHASE PARK SUBDIVISION MapRef: MB 364 PG 68-70 Abbreviated Description: Lot:75 Subdivision:WESTCHASE PARK SUBDIVISION Map Ref:MB 364 PG 68-70City/Muni/Twp:COLERAIN City/Muni/Twp: COLERAIN								
2	1.32Mi.	**5581 WINDRIDGE DR CINCINNATI, OH 45248-1732**	09/22/2025	$230,000	$211	1085	5/3/2	1959	20,299 SF	
		APN: 550-0180-0067-00 Document #: 2025-0073375								

ICE SiteX Report

OrderID: 95836241

Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: BALDWIN ACRES BLOCK D MapRef: MB 83 PG 9 Sec/Twnship/Range: S22T02R02 Abbreviated Description: Lot:45 Subdivision:BALDWIN ACRES BLOCK D Map Ref:MB 83 PG 9Sec/Twnship/Range:S22T02R02 City/Muni/Twp:GREEN City/Muni/Twp: GREEN

3	.85Mi.	**5945 W FORK RD** **CINCINNATI, OH 45247-5761**	09/17/2025	$70,000	$40	1725	7/3/2	1952	57,979 SF

APN: 550-0204-0028-00 Document #: 2025-0072191
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: LORENZ SCHAEFERS ESTATE MapRef: MB 17 PG 174 Sec/Twnship/Range: S24T02R02 Abbreviated Description: Lot:1 Subdivision:LORENZ SCHAEFERS ESTATE Map Ref:MB 17 PG 174Sec/Twnship/Range:S24T02R02 City/Muni/Twp:GREEN TOWNSHIP City/Muni/Twp: GREEN TOWNSHIP

4	1.21Mi.	**6123 SHEED RD** **CINCINNATI, OH 45247-3602**	09/16/2025	$260,000	$250	1040	6/3/1	1960	27,181 SF

APN: 550-0211-0100-00 Document #: 2025-0071710
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S30T02R02 Abbreviated Description: Sec/Twnship/Range:S30T02R02 City/Muni/Twp:GREEN TOWNSHIP City/Muni/Twp: GREEN TOWNSHIP

5	1.49Mi.	**5758 JESSUP RD** **CINCINNATI, OH 45247-5925**	09/16/2025	$440,000	$366	1202	4/2/2	1959	48,090 SF

APN: 550-0202-0007-00 Document #: 2025-0071452
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S24T02R02 Abbreviated Description: Sec/Twnship/Range:S24T02R02

6	.81Mi.	**6182 W FORK RD** **CINCINNATI, OH 45247-5766**	09/11/2025	$470,000	$249	1884	7/3/2	1983	52,403 SF

APN: 550-0210-0297-00 Document #: 2025-0070380
Document Type: Fiduciary Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: PINE LANE ESTATES MapRef: MB 228 PG 39&40 Sec/Twnship/Range: S30T02R02 Abbreviated Description: Lot:10 Subdivision:PINE LANE ESTATES Map Ref:MB 228 PG 39&40Sec/Twnship/Range:S30T02R02 City/Muni/Twp:GREEN TOWNSHIP City/Muni/Twp: GREEN TOWNSHIP

7	.97Mi.	**5149 BRECKENRIDGE DR** **CINCINNATI, OH 45247-3307**	09/03/2025	$479,900	$228	2102	8/4/2	2001	14,375 SF

APN: 550-0192-0171-00 Document #: 2025-0067531
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19A Subdivision: BRECKENRIDGE PARK SUBDIVISION MapRef: MB 351 PG 95-97 Sec/Twnship/Range: S23T02R02 Abbreviated Description: Lot:19A Subdivision:BRECKENRIDGE PARK SUBDIVISION Map Ref:MB 351 PG 95-97Sec/Twnship/Range:S23T02R02 City/Muni/Twp:GREEN TOWNSHIP City/Muni/Twp: GREEN TOWNSHIP

8	1.59Mi.	**4419 ABBY CT** **CINCINNATI, OH 45248-2306**	09/03/2025	$385,000	$203	1892	7/4/2	1996	11,195 SF

APN: 550-0181-0218-00 Document #: 2025-0067518
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: WINDMERE III SUBDIVISION MapRef: MB 290 PG 36&37 Sec/Twnship/Range: S22T02R02 Abbreviated Description: Lot:59 Subdivision:WINDMERE III SUBDIVISION Map Ref:MB 290 PG 36&37Sec/Twnship/Range:S22T02R02 City/Muni/Twp:GREEN TOWNSHIP City/Muni/Twp: GREEN TOWNSHIP

9	.66Mi.	**6668 RUSSELL HEIGHTS DR** **CINCINNATI, OH 45248-1015**	08/29/2025	$320,000	$240	1328	5/3/2	1958	21,562 SF

APN: 550-0220-0160-00 Document #: 2025-0066550
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: RUSSELL HEIGHTS SUBDIVISION MapRef: MB 86 PG 49&50 Sec/Twnship/Range: NW4 S29R02T02 Abbreviated Description: Lot:6 Subdivision:RUSSELL HEIGHTS SUBDIVISION Map Ref:MB 86 PG 49&50Sec/Twnship/Range:NW4 S29R02T02 City/Muni/Twp:GREEN City/Muni/Twp: GREEN

10	1.07Mi.	**5891 SNYDER RD** **CINCINNATI, OH 45247-5725**	08/20/2025	$282,500	$211	1338	5/3/1	1959	28,750 SF

APN: 550-0210-0171-00 Document #: 2025-0063122
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: IVYLEA ACRES SUBDIVISION MapRef: MB 85 PG 33 Sec/Twnship/Range: S30T02R02 Abbreviated Description: Lot:25 Subdivision:IVYLEA ACRES SUBDIVISION Map Ref:MB 85 PG 33Sec/Twnship/Range:S30T02R02 City/Muni/Twp:GREEN TOWNSHIP City/Muni/Twp: GREEN TOWNSHIP

11	1.44Mi.	**5878 JESSUP RD** **CINCINNATI, OH 45247-5844**	08/18/2025	$75,000	$45	1652	6//1	1969	111,209 SF

APN: 550-0201-0054-00 Document #: 2025-0062324
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: WHITE OAK ESTATES SUBDIVISION MapRef: MB 136 PG 31&32 Sec/Twnship/Range: S24T02R02 Abbreviated Description: Lot:67 Subdivision:WHITE OAK ESTATES SUBDIVISION Map Ref:MB 136 PG 31&32Sec/Twnship/Range:S24T02R02 City/Muni/Twp:GREEN TOWNSHIP City/Muni/Twp: GREEN TOWNSHIP

12	.13Mi.	**5397 BELCLARE RD** **CINCINNATI, OH 45247-7803**	08/18/2025	$239,500	$211	1134	5/3/1	1959	17,206 SF

APN: 550-0221-0070-00 Document #: 2025-0062327
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: ALFRED HARTS ESTATE MapRef: MB 6 PG 158 Sec/Twnship/Range: S29T02R02 Abbreviated Description: Lot:8 Subdivision:ALFRED HARTS ESTATE Map Ref:MB 6 PG 158Sec/Twnship/Range:S29T02R02 City/Muni/Twp:GREEN City/Muni/Twp: GREEN

13	1.22Mi.	**6040 PARRAKEET DR** **CINCINNATI, OH 45247-5715**	08/11/2025	$245,000	$283	864	5/3/1	1953	28,358 SF

APN: 550-0211-0043-00 Document #: 2025-0060070
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: B Subdivision: NULLMEIERS SUBDIVISION MapRef: MB 68 PG 29 Abbreviated Description: Lot:5 Block:B Subdivision:NULLMEIERS SUBDIVISION Map Ref:MB 68 PG 29City/Muni/Twp:GREEN City/Muni/Twp: GREEN

14	1.55Mi.	**4280 RYBOLT RD** **CINCINNATI, OH 45248-2114**	07/28/2025	$270,000	$270	1000	5//1	1956	23,043 SF

APN: 550-0233-0048-00 Document #: 2025-0056420
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: SCHLENSKERS SUBDIVISION MapRef: MB 69 PG 45 Sec/Twnship/Range: S28T02R02 Abbreviated Description: Lot:4 Subdivision:SCHLENSKERS SUBDIVISION Map Ref:MB 69 PG 45Sec/Twnship/Range:S28T02R02 City/Muni/Twp:GREEN City/Muni/Twp: GREEN

15	1.04Mi.	**5757 W FORK RD** **CINCINNATI, OH 45247-5963**	07/16/2025	$555,000	$208	2664	10/4/2	1915	29,834 SF

APN: 550-0203-0229-00 Document #: 2025-0053578

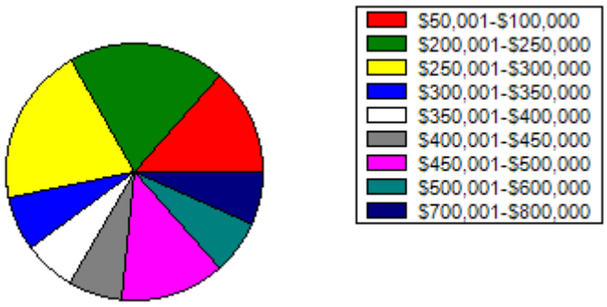
ICE SiteX Report

OrderID: 95836241

Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: FOX RIDGE ESTATES MapRef: MB 410 PG 4 Sec/Twnship/Range: S23&S24 T02R02 Abbreviated Description: Lot:1 Subdivision:FOX RIDGE ESTATES Map Ref:MB 410 PG 4Sec/Twnship/Range:S23&S24 T02R02 City/Muni/Twp:GREEN TOWNSHIP City/Muni/Twp: GREEN TOWNSHIP

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.	**5341 BELCLARE RD**	**12/12/2024**	$146,250	$51,188	1,364	8/4/1	1951	21,301 SF	
.02Mi.	**5347 BELCLARE RD**	**12/14/2020**	$185,000	$64,750	1,231	7/3/2	1948	12,720 SF	
.02Mi.	**5333 BELCLARE RD**	**02/09/1998**	$133,870	$46,855	922	5/3/1	1951	21,475 SF	
.03Mi.	**5351 BELCLARE RD**	**03/23/2021**	$149,120	$52,192	1,231	6//1	1948	12,720 SF	
.04Mi.	**5357 BELCLARE RD**	**01/01/1990**	$144,700	$50,644	1,260	6//1	1951	20,473 SF	
.05Mi.	**5336 BELCLARE RD**	**03/03/2011**	$169,260	$59,241	1,480	8/4/2	1951	20,255 SF	
.05Mi.	**5346 BELCLARE RD**	**08/13/2024**	$168,790	$59,077	1,261	8//1	1951	20,255 SF	
.05Mi.	**5326 BELCLARE RD**	**10/26/2010**	$134,030	$46,911	1,231	6/2/1	1948	15,333 SF	
.06Mi.	**5319 BELCLARE RD**	**06/15/2005**	$180,730	$63,256	1,872	7/4/1	1952	27,181 SF	
.06Mi.	**5354 BELCLARE RD**	**02/14/2018**	$149,200	$52,220	1,224	4/3/1	1951	20,691 SF	
.06Mi.	**5320 BELCLARE RD**	**07/18/2023**	$159,230	$55,731	1,231	6/4/1	1948	14,898 SF	
.06Mi.	**5367 BELCLARE RD**	**01/01/1970**	$145,050	$50,768	1,066	5//1	1951	19,907 SF	
.07Mi.	**5362 BELCLARE RD**	**03/29/2021**	$125,130	$43,796	1,000	5/3/1	1951	23,261 SF	
.08Mi.	**5295 BELCLARE RD**	**11/27/2001**	$142,020	$49,707	1,092	6/3/1	1952	17,729 SF	
.08Mi.	**5289 BELCLARE RD**	**02/17/2009**	$119,900	$41,965	884	5/2/1	1946	26,049 SF	
.08Mi.	**5370 BELCLARE RD**	**06/21/2021**	$114,650	$40,128	896	5/2/1	1951	20,386 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	45.4 years old	Households:	9,658
Median Household Income:	$94,955	Households w/Family:	72%
Household Income Per Capita:	$47,340	Households w/Family Married:	61%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Oak Hills Local School District	Students:	7,639
Number of Schools:	9	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.48Mi.	**Charles W Springmyer Elementary School** Number of Students: 489 Student-Teacher Ratio: 25.08	B	Public	KG - 5
2.99Mi.	**Oak Hills High School** Number of Students: 2,272 Student-Teacher Ratio: 23.42 Advanced Placement: Yes	B-	Public	9 - 12
2.37Mi.	**Bridgetown Middle School** Number of Students: 653 Student-Teacher Ratio: 20.41	B	Public	6 - 8

ICE SiteX Report

OrderID: 95836241

Flood Report

The Subject Property of **5341 BELCLARE RD, CINCINNATI, OH 45247-7803** 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	66%	NOTABLY LOWER
BURGLARY	69%	NOTABLY LOWER
MOTOR VEHICLE THEFT	61%	NOTABLY LOWER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	126%	HIGHER
MURDER	61%	NOTABLY LOWER
OVERALL	52%	NOTABLY 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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