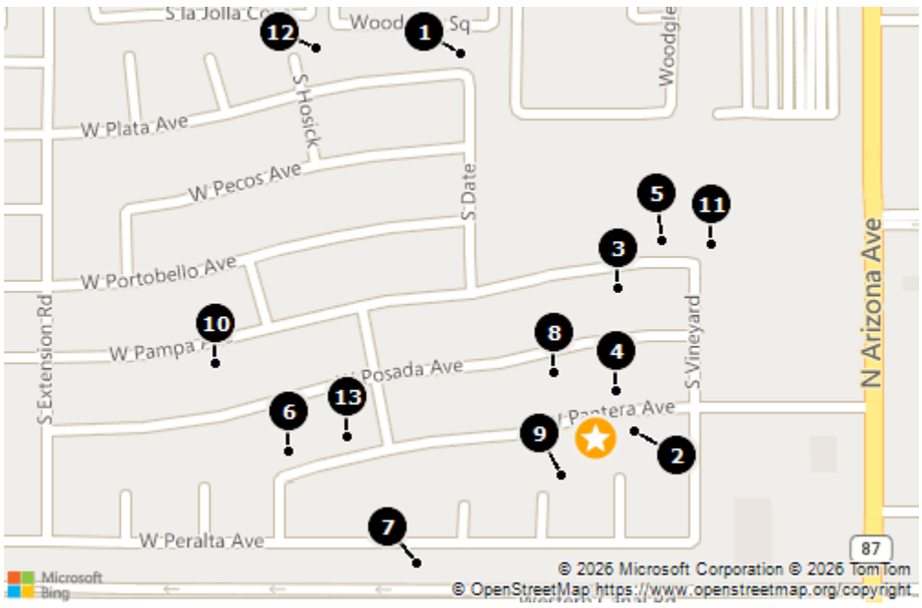
ICE SiteX Report

OrderID: 98738738

SiteX Property Information Report



Subject Property Location

535 W PANTERA AVE, MESA, AZ 85210-8318

County:	**MARICOPA AZ**	Census Tract:	040134222.171014
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	302-77-365	Thomas Bros Pg-Grid:	781-6F

Valuation

Value:	**$522,000**	FSD:	10	Common Confidence Score:	67
Value Range:	$469,800 - $574,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	041000
Assd Land Value:		Market Land Value:	$82,600	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$330,600	Total Taxable Value:	$1,740
Total Assessed Value:	$41,320	Total Assessor Market Value:	$413,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 126 Subdivision: DAVE BROWN UNIT 1 Legal Unit: 1 Map Ref: MB 19422 Sec/Twnship/Range: SEC 9 TWN 1S RNG 5E
Abbreviated Description: DAVE BROWN UNIT 1 PER MCR 194-22

Property Characteristics

Lot Size:	7,039 SF	Bedrooms:		Pool:	Yes
Building Area:	2017 SF	Baths:	2	Fireplace:	
Year Built:	1979	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Block
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/17/2026	Sales Price:	N/A
Document #:	20260363927 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/22/2025	Sales Price:	N/A
Document #:	20250035117 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 126 Subdivision: DAVE BROWN UNIT 1 Legal Unit: 1 Map Ref: MB 19422 Sec/Twnship/Range: SEC 9 TWN 1S RNG 5E
Abbreviated Description: DAVE BROWN UNIT 1 PER MCR 194-22

Prior Transfer

Recording Date:	01/22/2025	Sales Price:	N/A
Document #:	20250035117 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/17/2025		
Document Type:			

Legal Description:
Lot: 126 Subdivision: DAVE BROWN UNIT 1 Map Ref: MB 194 PG 22

Prior Transfer

Recording Date:	06/14/2023	Sales Price:	N/A

ICE SiteX Report

OrderID: 98738738

Document #:	20230310606 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/25/2023	Sales Price:	N/A
Document #:	20230273730 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/24/2023		
Document Type:			
Legal Description:			

Lot: 126 Subdivision: DAVE BROWN UNIT 1 Map Ref: MB 194 PG 22

Prior Transfer

Recording Date:	05/25/2023	Sales Price:	$495,000
Document #:	20230273729 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/20/2023		
Document Type:			
Legal Description:			

Lot: 126 Subdivision: DAVE BROWN UNIT 1 Map Ref: MB 194 PG 22

Prior Transfer

Recording Date:	01/25/2023	Sales Price:	N/A
Document #:	20230039951 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/06/2023	Loan Amount:	N/A
Document #:	20230007609 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2038	Type Finance:	
Legal Description:			

Lot: 126 Subdivision: DAVE BROWN UNIT I

Mortgage Record

Recording Date:	05/14/2019	Loan Amount:	N/A
Document #:	20190351397 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2049	Type Finance:	
Legal Description:			

Lot: 126 Subdivision: DAVE BROWN Legal Unit: 1
Abbreviated Description: PRIOR REF: 20190161286 03/08/2019

Prior Transfer

Recording Date:	03/25/2019	Sales Price:	$80,000
Document #:	2019-0202517 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/08/2019	Sales Price:	N/A
Document #:	20190161285 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/04/2019		
Document Type:			
Legal Description:			

Lot: 126 Subdivision: DAVE BROWN Legal Unit: I Map Ref: MB 194 PG 22

Prior Transfer

Recording Date:	03/08/2019	Sales Price:	$295,000
Document #:	20190161283 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/28/2019		
Document Type:			
Legal Description:			

Lot: 126 Subdivision: DAVE BROWN Legal Unit: I Map Ref: MB 194 PG 22

Prior Transfer

Recording Date:	01/25/2017	Sales Price:	$168,750
Document #:	2017-0059523 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/03/2017	Loan Amount:	N/A
Document #:	2017-0002598 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2047	Type Finance:	
Legal Description:			

Lot: 126 Subdivision: DAVE BROWN Legal Unit: 1

Prior Transfer

Recording Date:	01/08/2016	Sales Price:	$168,750
Document #:	2016-0012397 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/29/2014	Sales Price:	$151,353
Document #:	2014-0716378 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 98738738

Prior Transfer

Recording Date:	10/23/2014	Sales Price:	$149,811
Document #:	2014-0702774 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/24/2014	Sales Price:	$225,000
Document #:	2014-0631321 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/27/2014		
Document Type:			

Legal Description:
Lot: 126 Subdivision: DAVE BROWN Legal Unit: 1 Map Ref: MAP194 PG22

Mortgage Record

Recording Date:	03/05/2014	Loan Amount:	N/A
Document #:	2014-0142052 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 126 Subdivision: DAVE BROWN Legal Unit: 1
Abbreviated Description: PRIOR REF: 2014-0132798 02/28/2014

Mortgage Record

Recording Date:	03/05/2014	Loan Amount:	N/A
Document #:	2014-0142051 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 126 Subdivision: DAVE BROWN Legal Unit: 1
Abbreviated Description: PRIOR REF: 2014-0132799 02/28/2014

Mortgage Record

Recording Date:	02/28/2014	Loan Amount:	N/A
Document #:	2014-0132799 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 126 Subdivision: DAVE BROWN Legal Unit: 1

Prior Transfer

Recording Date:	02/28/2014	Sales Price:	$165,000
Document #:	2014-0132797 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/24/2014		
Document Type:			

Legal Description:
Lot: 126 Subdivision: DAVE BROWN Legal Unit: 1 Map Ref: MAP194 PG22

Prior Transfer

Recording Date:	08/12/2013	Sales Price:	$100,000
Document #:	2013-0731723 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/22/2013	Loan Amount:	N/A
Document #:	2013-0663251 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2043	Type Finance:	

Legal Description:
Lot: 126 Subdivision: DAVE BROWN Legal Unit: I

Prior Transfer

Recording Date:	07/22/2013	Sales Price:	N/A
Document #:	2013-0663250 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/11/2013		
Document Type:			

Legal Description:
Lot: 126 Subdivision: DAVE BOWN Legal Unit: 1 Map Ref: MAP194 PG22

Prior Transfer

Recording Date:	07/22/2013	Sales Price:	N/A
Document #:	2013-0663249 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/12/2013		
Document Type:			

Legal Description:
Lot: 126 Subdivision: DAVE BROWN Legal Unit: 1 Map Ref: MAP194 PG22

Prior Transfer

Recording Date:	07/26/2006	Sales Price:	$60,000
Document #:	2006-0992687 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/24/2006	Loan Amount:	N/A
Document #:	2006-0981059 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/30/2036	Type Finance:	OTH

Legal Description:
Lot: 126 Subdivision: DAVE BROWN UNIT 1

ICE SiteX Report

OrderID: 98738738

Prior Transfer

Recording Date:	11/18/2005	Sales Price:	$30,000
Document #:	2005-1750799 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/01/2005	Loan Amount:	N/A
Document #:	2005-1652735 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/12/2035	Type Finance:	OTH

Legal Description:
Lot: 126 Subdivision: DAVE BROWN UNIT I

Mortgage Record

Recording Date:	09/03/2003	Loan Amount:	N/A
Document #:	2003-1225520 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/12/2023	Type Finance:	OTH

Legal Description:
Lot: 126 Subdivision: DAVE BROWN UNIT 1

Area Sales Analysis

Total Area Sales	$6,159,500	Median # of Bedrooms	
Median Lot Size	7,591 SF	Median # of Baths	2
Median Living Area	1,857 SF	Median Year Built	1979
Price Range - 2 Yrs	$350,000 to $580,000	Age Range	47 years to 47 years
Median Value	$472,500	Median Age	47 years

Comparable Sales Data

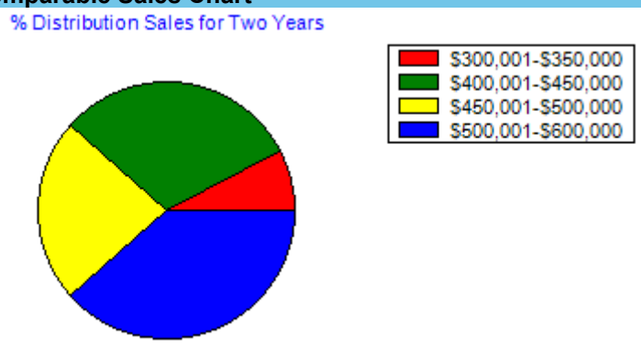
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**604 W PLATA AVE** **MESA, AZ 85210-8331**	10/02/2026	$525,000	$217	2410	7//2.67	1979	9,426 SF	Yes
		APN: 302-77-589 Document #: 20260576477 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 172 Subdivision: SUNRIDGE UNIT THREE MapRef: MB 195 PG 40 Abbreviated Description: Lot:172 Subdivision:SUNRIDGE UNIT THREE Map Ref:MB 195 PG 40								
2	.03Mi.	**519 W PANTERA AVE** **MESA, AZ 85210-8318**	07/30/2026	$350,000	$186	1877	6//2	1979	7,475 SF	Yes
		APN: 302-77-367 Document #: 20260453626 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 128 Subdivision: DAVE BROWN UNIT I MapRef: MB 194 PG 22 Abbreviated Description: Lot:128 Subdivision:DAVE BROWN UNIT I Map Ref:MB 194 PG 22								
3	.1Mi.	**523 W PAMPA AVE** **MESA, AZ 85210-8313**	05/07/2026	$425,000	$306	1385	//2	1979	7,148 SF	Yes
		APN: 302-77-559 Document #: 20260276122 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 142 Subdivision: SUNRIDGE UNIT THREE MapRef: DOC 85-479606 Abbreviated Description: Lot:142 Subdivision:SUNRIDGE UNIT THREE Map Ref:DOC 85-479606								
4	.03Mi.	**526 W PANTERA AVE** **MESA, AZ 85210-8319**	04/28/2026	$500,000	$247	2017	7//2	1979	7,471 SF	
		APN: 302-77-375 Document #: 20260252662 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 136 Subdivision: DAVE BROWN UNIT ONE MapRef: MB 194 PG 22 Abbreviated Description: Lot:136 Subdivision:DAVE BROWN UNIT ONE Map Ref:MB 194 PG 22								
5	.14Mi.	**508 W PAMPA AVE** **MESA, AZ 85210-8353**	04/17/2026	$410,000	$344	1189	//2	1979	8,037 SF	
		APN: 302-77-570 Document #: 20260230488 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 153 Subdivision: SUNRIDGE UNIT THREE MapRef: MB 195 PG 40 Abbreviated Description: Lot:153 Subdivision:SUNRIDGE UNIT THREE Map Ref:MB 195 PG 40								
6	.21Mi.	**652 W PANTERA AVE** **MESA, AZ 85210-8351**	04/16/2026	$575,000	$414	1386	6//2	1979	7,932 SF	
		APN: 302-77-263 Document #: 20260226321 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 24 Subdivision: DAVE BROWN UNIT I MapRef: MB 194 PG 22 Abbreviated Description: Lot:24 Subdivision:DAVE BROWN UNIT I Map Ref:MB 194 PG 22								
7	.15Mi.	**613 W PERALTA AVE** **MESA, AZ 85210-8356**	04/08/2026	$510,000	$264	1929	6//2	1979	7,591 SF	
		APN: 302-77-299 Document #: 20260207432 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 60 Subdivision: DAVE BROWN UNIT I MapRef: MB 194 PG 22 Abbreviated Description: Lot:60 Subdivision:DAVE BROWN UNIT I Map Ref:MB 194 PG 22								
8	.05Mi.	**537 W POSADA AVE** **MESA, AZ 85210-8333**	01/26/2026	$434,000	$322	1344	//2	1979	7,392 SF	
		APN: 302-77-395 Document #: 20260046386 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 156 Subdivision: DAVE BROWN UNIT I MapRef: MB 194 PG 22 Abbreviated Description: Lot:156 Subdivision:DAVE BROWN UNIT I Map Ref:MB 194 PG 22								
9	.04Mi.	**3139 S DATE CIR** **MESA, AZ 85210-8311**	12/03/2025	$472,500	$254	1857	7//2	1979	16,008 SF	
		APN: 302-77-334 Document #: 20250697404 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 95 Subdivision: DAVE BROWN UNIT I MapRef: DOC 1986-618755 Abbreviated Description: Lot:95 Subdivision:DAVE BROWN UNIT I Map Ref:DOC 1986-618755								

ICE SiteX Report

OrderID: 98738738

10	.26Mi.	**719 W PAMPA AVE** **MESA, AZ 85210-8316**	10/17/2025	$418,000	$351	1189	5//2	1979	7,157 SF	
		APN: 302-77-525 Document #: 20250602268 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 108 Subdivision: SUNRIDGE UNIT THREE MapRef: MB 195 MAP 40 Abbreviated Description: Lot:108 Subdivision:SUNRIDGE UNIT THREE Map Ref:MB 195 MAP 40								
11	.15Mi.	**462 W PAMPA AVE** **MESA, AZ 85210-8353**	08/29/2025	$580,000	$280	2068	7//2.67	1979	15,115 SF	Yes
		APN: 302-77-568 Document #: 20250500191 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 151 Subdivision: SUNRIDGE UNIT THREE MapRef: MB 195 PG 40 Abbreviated Description: Lot:151 Subdivision:SUNRIDGE UNIT THREE Map Ref:MB 195 PG 40								
12	.32Mi.	**654 W PLATA AVE** **MESA, AZ 85210-8331**	07/29/2025	$505,000	$271	1861	6//2	1979	11,600 SF	Yes
		APN: 302-77-440 Document #: 20250434428 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Subdivision: SUNRIDGE UNIT THREE MapRef: MB 195 PG 40 Abbreviated Description: Lot:23 Subdivision:SUNRIDGE UNIT THREE Map Ref:MB 195 PG 40								
13	.17Mi.	**638 W PANTERA AVE** **MESA, AZ 85210-8351**	05/30/2025	$455,000	$293	1549	6//2	1979	7,283 SF	
		APN: 302-77-260 Document #: 20250311392 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Subdivision: DAVE BROWN UNIT I Abbreviated Description: Lot:21 Subdivision:DAVE BROWN UNIT I								

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.	**535 W PANTERA AVE**	**01/22/2025**	$413,200	$41,320	2,017	7//2	1979	7,039 SF	Yes
.01Mi.	**527 W PANTERA AVE**	**02/17/2016**	$398,800	$39,880	1,857	7//2	1979	7,170 SF	Yes
.01Mi.	**541 W PANTERA AVE**	**11/09/2010**	$359,200	$35,920	1,586	6//2	1979	7,166 SF	
.02Mi.	**3137 S ORANGE CIR**	**01/30/2015**	$378,100	$37,810	1,386	6//2	1979	11,892 SF	Yes
.02Mi.	**3136 S ORANGE CIR**	**03/06/2018**	$383,800	$38,380	1,549	6//2	1979	12,981 SF	
.03Mi.	**519 W PANTERA AVE**	**11/26/2019**	$410,300	$41,030	1,877	6//2	1979	7,475 SF	Yes
.03Mi.	**547 W PANTERA AVE**	**04/09/2001**	$364,600	$36,460	1,643	6//2	1979	7,170 SF	
.03Mi.	**532 W PANTERA AVE**	**11/13/2009**	$336,300	$33,630	1,386	6//2	1979	7,471 SF	
.03Mi.	**538 W PANTERA AVE**	**11/13/2019**	$352,600	$35,260	1,549	6//2	1979	7,392 SF	
.03Mi.	**526 W PANTERA AVE**	**05/09/2003**	$394,600	$39,460	2,017	7//2	1979	7,471 SF	
.04Mi.	**544 W PANTERA AVE**	**10/05/2017**	$403,200	$40,320	1,857	7//2	1979	7,532 SF	Yes
.04Mi.	**3139 S DATE CIR**	**11/02/2018**	$408,800	$40,880	1,857	7//2	1979	16,008 SF	
.04Mi.	**515 W PANTERA AVE**	**10/01/2015**	$359,000	$35,900	1,386	6//2	1979	7,044 SF	Yes
.04Mi.	**553 W PANTERA AVE**	**03/05/2014**	$407,500	$40,750	2,309	9//2	1979	7,436 SF	
.04Mi.	**3141 S ORANGE CIR**	**02/20/2002**	$408,100	$40,810	1,549	6//2	1979	15,089 SF	Yes
.04Mi.	**518 W PANTERA AVE**	**12/09/2005**	$380,500	$38,050	1,857	7//2	1979	7,475 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	31.9 years old	Households:	16,149
Median Household Income:	$63,479	Households w/Family:	58%
Household Income Per Capita:	$30,701	Households w/Family Married:	33%
Most Common Education Level:	Some College	Households w/Family Children:	31%

ICE SiteX Report

OrderID: 98738738

School District

School District Zone:	Mesa Unified District	Students:	55,821
Number of Schools:	82	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.97Mi.	**Crismon Elementary School** Number of Students: 446 Student-Teacher Ratio: 15.87	B	Public	KG - 6
2.10Mi.	**Rhodes Junior High School** Number of Students: 599 Student-Teacher Ratio: 18.72	C-	Public	7 - 8
1.36Mi.	**Dobson High School** Number of Students: 2,284 Student-Teacher Ratio: 20.18 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **535 W PANTERA AVE, MESA, AZ 85210-8318** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	141%	NOTABLY HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	137%	NOTABLY HIGHER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	121%	HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	120%	HIGHER

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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