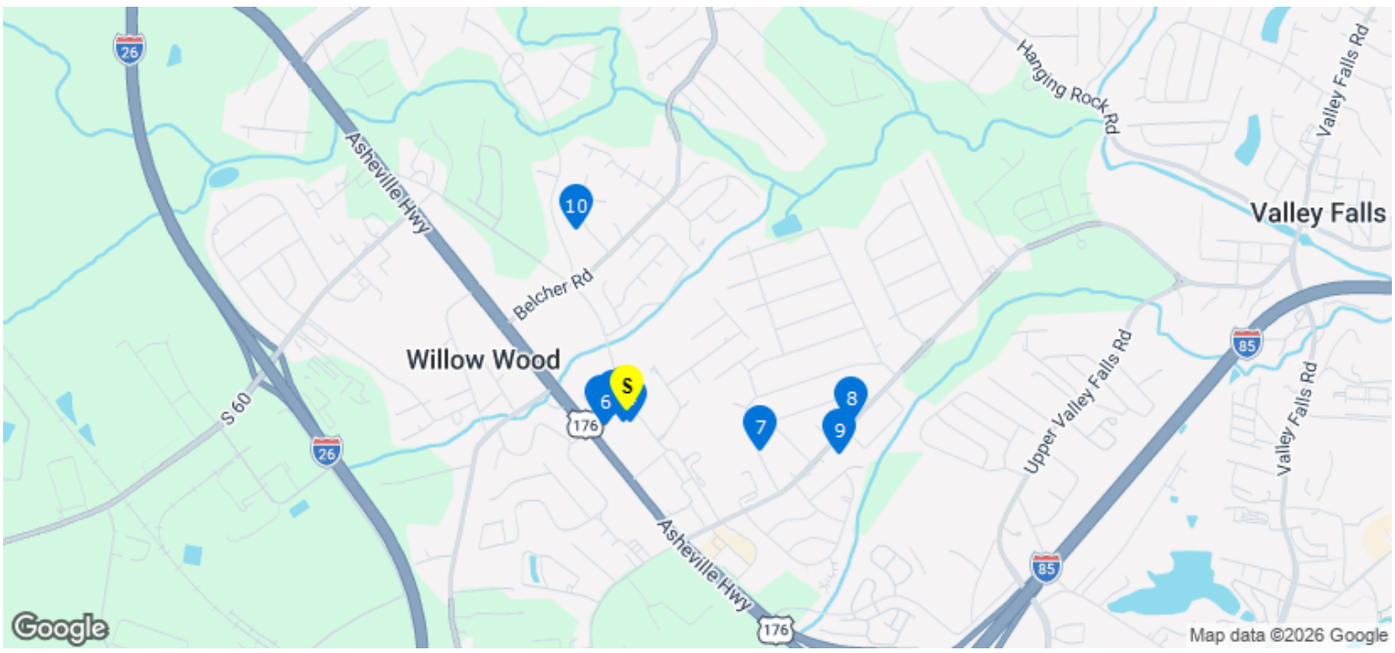
ICE SiteX Report

OrderID: 98761724

SiteX Property Information Report



Subject Property Location

601 PARKWAY VILLAGE RD, BOILING SPRINGS, SC 29316-9110

County:	**SPARTANBURG SC**	Census Tract:	0218.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2-5000-10566	Thomas Bros Pg-Grid:	

Valuation

Value:	**$219,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$201,480 - $236,520	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$1,675	Market Land Value:	$44,700	Tax Year:	2025
Assd Improvement:	$5,565	Market Improvment Value:	$148,500	Total Taxable Value:	$1,330
Total Assessed Value:	$7,240	Total Assessor Market Value:	$193,200	Delinquent Year:	
				Tax Account ID:	189215
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 41 Subdivision: NORTH VILLAGE Phase No: 2 Map Ref: 6195-76-1655.57

Abbreviated Description:	LOT 41 NORTH VILLAGE SUB PH 2 PB 176-532 PB 176-673 PB 177-285 PB 177-394
City/Muni/Twp:	BOILING SPRINGS

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	1162 SF	Baths:	2	Fireplace:	1
Year Built:	2020	Partial Baths:		Type Const:	Stone
Number of Buildings:		Number of Rooms:		Ext Walls:	Vinyl siding
Number of Units:	1	Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Raised Ranch	Basement:	No Basement	Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	01/29/2024	Loan Amount:	N/A
Document #:	2024-03248 BK-PG 6700-741	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/03/2024		
TD Due Date:	02/01/2064	Type Finance:	

Legal Description:
Phase No: 2 Map Ref: 0
City/Muni/Twp: NORTH VILLAGE

Mortgage Record

Recording Date:	08/28/2023	Loan Amount:	N/A
Document #:	2023-33384 BK-PG 6630-628	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/14/2023		
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Subdivision: NORTH VILLAGE Phase No: 2 Map Ref: 0

Mortgage Record

Recording Date:	06/20/2022	Loan Amount:	N/A
Document #:	2022-32376 BK-PG 6407-596	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/04/2022		
TD Due Date:	06/01/2052	Type Finance:	

ICE SiteX Report

OrderID: 98761724

Legal Description:
Subdivision: NORTH VILLAGE Phase No: 2 Map Ref: 0

Prior Transfer

Recording Date:	03/02/2022	Sales Price:	N/A
Document #:	2022-10865 BK-PG 5845-499	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	07/01/2020	Loan Amount:	N/A
Document #:	2020-28072 BK-PG 5845-499	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/30/2020		
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Subdivision: NORTH VILLAGE Phase No: 2 Map Ref: 0

Prior Transfer

Recording Date:	07/01/2020	Sales Price:	$157,400
Document #:	2020-28071 BK-PG 128-J-948	Type of Sale:	Arms-Length Transfer
Contract Date:	06/30/2020		
Document Type:	Deed		

Legal Description:
Subdivision: NORTH VILLAGE Phase No: 2 Map Ref: MB 177 PG 285

Prior Transfer

Recording Date:	06/30/2020	Sales Price:	$157,400
Document #:	DEE-2020-28071 BK-PG 128J-948	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: NORTH VILLAGE Phase No: 2
Abbreviated Description: LOT 41 NORTH VILLAGE SUB PH 2 PB 176-532 PB 176-673 PB 177-285 PB 177-394
City/Muni/Twp: BOILING SPRINGS

Prior Transfer

Recording Date:	11/26/2019	Sales Price:	$510,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: NORTH VILLAGE Phase No: 2
Abbreviated Description: LOT 41 NORTH VILLAGE SUB PH 2 PB 176-532 PB 176-673 PB 177-285 PB 177-394
City/Muni/Twp: BOILING SPRINGS

Area Sales Analysis

Total Area Sales	$2,391,900	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	2
Median Living Area	1,368 SF	Median Year Built	2020
Price Range - 2 Yrs	$161,000 to $269,900	Age Range	6 years to 59 years
Median Value	$244,000	Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**849 HIGHLAND VIEW RD** **BOILING SPRINGS, SC 29316-9108**	01/16/2026	$262,500	$192	1368	/3/2	2020	17,860 SF	
		APN: 2-5000-10554 Document #: 2026-02281 Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 29 Subdivision: NORTH VILLAGE PHASE 2 MapRef: MB 177 PG 394 Abbreviated Description: Lot:29 Subdivision:NORTH VILLAGE PHASE 2 Map Ref:MB 177 PG 394								
2	.05Mi.	**624 PARKWAY VILLAGE RD** **BOILING SPRINGS, SC 29316-9110**	10/13/2026	$231,999	$174	1330	/3/2	2020	5,227 SF	
		APN: 2-5000-10531 Document #: 2026-49056 Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 6 Subdivision: NORTH VILLAGE PHASE 2 MapRef: MB 176 PG 673 Abbreviated Description: Lot:6 Subdivision:NORTH VILLAGE PHASE 2 Map Ref:MB 176 PG 673City/Muni/Twp:SPARTANBURG City/Muni/Twp: SPARTANBURG								
3	.15Mi.	**157 STONEY BROOK DR** **BOILING SPRINGS, SC 29316-8345**	02/03/2026	$120,000	$94	1272	/3/1	1970	SF	
		APN: 2-5015-11800 Document #: 2026-4424 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 9 Section: 1 Subdivision: SURVEY OF STRATTON PLACE MapRef: MB 96 PG 575 Abbreviated Description: Lot:9 Section:1 Subdivision:SURVEY OF STRATTON PLACE Map Ref:MB 96 PG 575								
4	.17Mi.	**103 STONEY BROOK DR** **BOILING SPRINGS, SC 29316-8345**	12/31/2025	$40,000			//		SF	
		APN: 2-5502-00500 Document #: 2025-59051 Document Type: Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 1 Section: 1 Subdivision: STRATTON PLACE SUBDIVISION MapRef: MB 96 PG 575 Abbreviated Description: Lot:1 Section:1 Subdivision:STRATTON PLACE SUBDIVISION Map Ref:MB 96 PG 575								
5	.18Mi.	**44 WILLOWOOD DR** **SPARTANBURG, SC 29303-9416**	02/13/2026	$215,000	$146	1471	/3/2	1978	SF	
		APN: 2-5502-04100 Document #: 2026-6217 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 60 Subdivision: WILLOWOOD MapRef: MB 74 PG 550-555 Abbreviated Description: Lot:60 Subdivision:WILLOWOOD Map Ref:MB 74 PG 550-555								
6	.21Mi.	**26 WILLOWOOD DR** **SPARTANBURG, SC 29303-9416**	09/29/2026	$205,000	$114	1798	/4/2	1974	SF	

ICE SiteX Report

OrderID: 98761724

APN: 2-5502-03200 Document #: 2026-46524
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: STONE CREEK SUBDIVISION MapRef: MB 73 PG 102-109 Abbreviated Description: Lot:51 Subdivision:STONE CREEK SUBDIVISION Map Ref:MB 73 PG 102-109City/Muni/Twp:SPARTANBURG City/Muni/Twp: SPARTANBURG

7	.29Mi.	**864 W EMERALD SPRINGS DR** **BOILING SPRINGS, SC 29316-7201**	03/04/2026	$195,000	$169	1153	/2/2	2003	7,405 SF	

APN: 2-5015-16900 Document #: 2026-9592
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: WST EMERALD SPRNGS DRIVE MapRef: MB 148 PG 440 Abbreviated Description: Lot:15 Subdivision:WST EMERALD SPRNGS DRIVE Map Ref:MB 148 PG 440

8	.34Mi.	**154 HEARTHSTONE LN** **BOILING SPRINGS, SC 29316-8347**	11/26/2025	$45,100			//		SF	

APN: 2-5015-09700 Document #: 2025-54167
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 66 Section: 1 Subdivision: STRATTON PLACE MapRef: MB 124 PG 908 Abbreviated Description: Lot:66 Section:1 Subdivision:STRATTON PLACE Map Ref:MB 124 PG 908

9	.35Mi.	**124 WILLOWOOD DR** **SPARTANBURG, SC 29303-7530**	07/21/2026	$327,950	$152	2151	/3/1	1980	SF	P

APN: 2-5502-14900 Document #: 2026-34172
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 194 Subdivision: STONECREEK Phase No: II MapRef: MB 82 PG 212 Abbreviated Description: Lot:194 Subdivision:STONECREEK Phase No:II Map Ref:MB 82 PG 212

10	.35Mi.	**705 SHADOW DANCE LN** **BOILING SPRINGS, SC 29316-8394**	05/14/2026	$275,000	$127	2172	/3/2	2008	15,682 SF	

APN: 2-5000-44700 Document #: 2026-22263
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 42 Section: 3B Subdivision: EVANWOOD MapRef: MB 157 PG 38 Abbreviated Description: Lot:42 Section:3B Subdivision:EVANWOOD Map Ref:MB 157 PG 38

11	.36Mi.	**161 HEARTHSTONE LN** **BOILING SPRINGS, SC 29316-8379**	03/19/2026	$72,000			//		SF	

APN: 2-5015-13400 Document #: 2026-11988
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 26 Section: 1 Subdivision: STRATTON PLACE MapRef: MB 96 PG 575 Abbreviated Description: Lot:26 Section:1 Subdivision:STRATTON PLACE Map Ref:MB 96 PG 575

12	.37Mi.	**118 WILLOWOOD DR** **SPARTANBURG, SC 29303-7530**	10/16/2026	$224,000	$164	1365	/3/2	1980	SF	

APN: 2-5502-15100 Document #: 2026-49772
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 192 Subdivision: STONECRECK PHASE TH MapRef: MB 82 PG 212 Abbreviated Description: Lot:192 Subdivision:STONECRECK PHASE TH Map Ref:MB 82 PG 212City/Muni/Twp:SPARTANBURG City/Muni/Twp: SPARTANBURG

13	.39Mi.	**12 MELISSA CT** **SPARTANBURG, SC 29303-7573**	04/22/2026	$112,500	$49	2304	/8/4	1988	SF	

APN: 2-5502-01909 Document #: 2026-17889
Document Type: Deed Price Code: Q
Land Use: Quadruplex (4 units, any combination)
Legal: Lot: 2 Subdivision: STONECREEK APARTMENT Phase No: II MapRef: MB 89 PG 712 Abbreviated Description: Lot:2 Subdivision:STONECREEK APARTMENT Phase No:II Map Ref:MB 89 PG 712

14	.4Mi.	**2016 EVERGREEN DR** **BOILING SPRINGS, SC 29316-9316**	07/30/2026	$215,000	$149	1440	/3/1	1967	SF	P

APN: 2-5500-08100 Document #: 2026-35977
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: SPRINGFIELD NO 1 MapRef: MB 53 PG 188 Abbreviated Description: Lot:15 Subdivision:SPRINGFIELD NO 1 Map Ref:MB 53 PG 188

15	.4Mi.	**909 E EMERALD SPRINGS DR** **BOILING SPRINGS, SC 29316-7200**	04/20/2026	$207,000	$155	1338	/2/2	2003	7,405 SF	

APN: 2-5015-18100 Document #: 2026-17255
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: EMERALD SPRINGS MapRef: MB 148 PG 589 Abbreviated Description: Lot:27 Subdivision:EMERALD SPRINGS Map Ref:MB 148 PG 589

16	.42Mi.	**2031 EVERGREEN DR** **BOILING SPRINGS, SC 29316-7232**	11/21/2025	$159,900	$99	1620	/4/2	1967	SF	

APN: 2-5000-13008 Document #: 2025-53391
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: ALLIED ENTERPRISES Abbreviated Description: Lot:32 Subdivision:ALLIED ENTERPRISES City/Muni/Twp:SPARTANBURG City/Muni/Twp: SPARTANBURG

17	.42Mi.	**921 E EMERALD SPRINGS DR** **BOILING SPRINGS, SC 29316-7200**	10/29/2025	$230,000	$178	1292	/2/2	2003	7,405 SF	

APN: 2-5015-18300 Document #: 2025-49524
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: SPRINGFIELD COMMONS MapRef: MB 148 PG 589 Abbreviated Description: Lot:29 Subdivision:SPRINGFIELD COMMONS Map Ref:MB 148 PG 589

18	.43Mi.	**16 WILLOW PINES CT** **SPARTANBURG, SC 29303-9413**	12/23/2025	$255,000	$180	1418	/3/2	1980	17,860 SF	

APN: 2-5502-16000 Document #: 2025-58236
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 161 Subdivision: STONECREEK PHASE II MapRef: MB 117 PG 863 Abbreviated Description: Lot:161 Subdivision:STONECREEK PHASE II Map Ref:MB 117 PG 863

19	.44Mi.	**504 BELCHER HOME PL** **BOILING SPRINGS, SC 29316-8335**	04/29/2026	$252,000	$179	1410	/3/2	2002	8,276 SF	

APN: 2-5000-35800 Document #: 2026-19276
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 59 Section: 2 Subdivision: SURVEY OF EVANWOOD MapRef: MB 151 PG 462 Abbreviated Description: Lot:59 Section:2 Subdivision:SURVEY OF EVANWOOD Map Ref:MB 151 PG 462

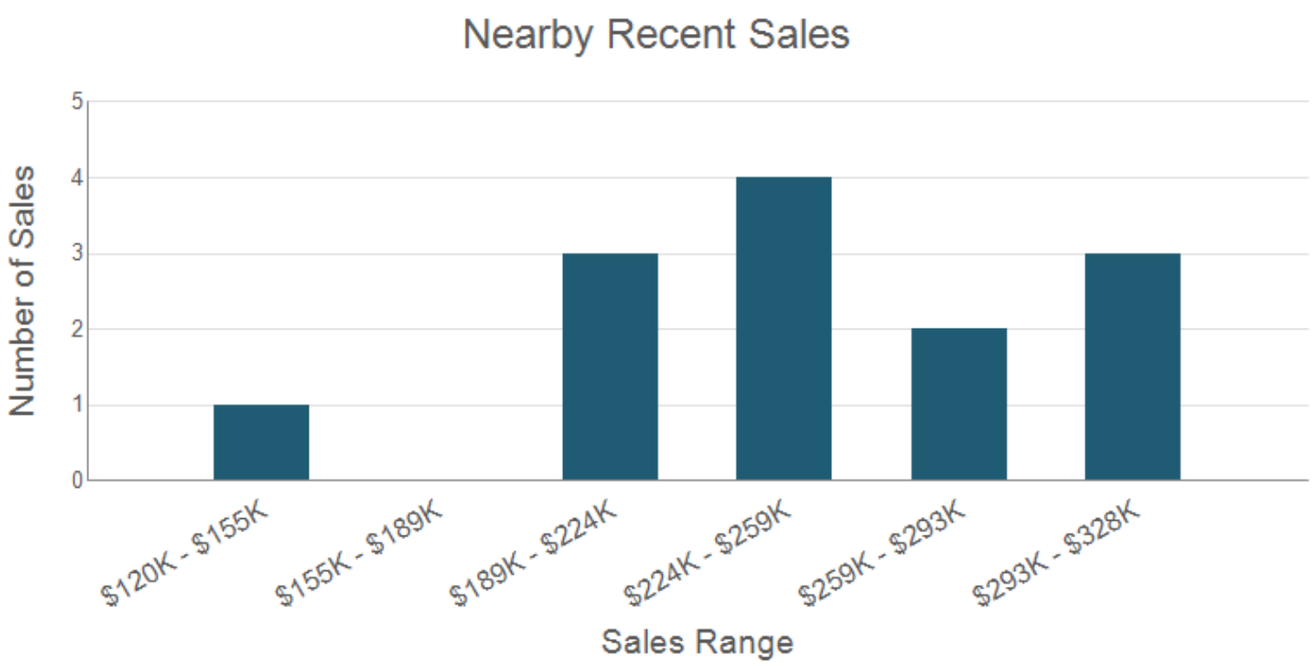
20	.48Mi.	**635 SHADOW DANCE LN**	08/31/2026	$249,999	$178	1402	/3/2	2002	8,712 SF	

ICE SiteX Report

OrderID: 98761724

BOILING SPRINGS, SC 29316-8333
APN: 2-5000-35200 Document #: 2026-41629
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 53 Section: 2 Subdivision: EVANWOOD SUBDIVISION MapRef: MB 151 PG 462 Abbreviated Description: Lot:53 Section:2
Subdivision:EVANWOOD SUBDIVISION Map Ref:MB 151 PG 462

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.	**601 PARKWAY VILLAGE RD**	**06/30/2020**	$193,200	$7,240	1,162	/3/2	2020	6,098 SF	
.01Mi.	**607 PARKWAY VILLAGE RD**	**03/28/2025**	$214,800	$8,041	1,330	/3/2	2020	6,534 SF	
.02Mi.	**472 OLD JOHN DODD RD**	**09/12/2020**	$231,100	$8,252	1,560	/3/2	2019	8,712 SF	
.02Mi.	**466 OLD JOHN DODD RD**	**05/23/2024**	$243,000	$9,720	1,408	/3/2	2019	7,841 SF	
.02Mi.	**615 PARKWAY VILLAGE RD**	**09/21/2020**	$224,000	$8,574	1,456	/3/2	2020	6,534 SF	
.03Mi.	**478 OLD JOHN DODD RD**	**05/21/2021**	$205,600	$8,165	1,230	/3/2	2019	9,148 SF	
.03Mi.	**621 PARKWAY VILLAGE RD**	**05/07/2024**	$255,000	$10,200	1,368	/3/2	2020	6,970 SF	
.03Mi.	**460 OLD JOHN DODD RD**	**04/29/2021**	$201,100	$7,590	1,230	/3/2	2019	6,970 SF	
.03Mi.	**602 PARKWAY VILLAGE RD**	**06/23/2020**	$193,200	$7,130	1,162	/3/2	2020	6,098 SF	
.03Mi.	**608 PARKWAY VILLAGE RD**	**01/15/2021**	$206,500	$8,260	1,249	/3/2	2020	5,227 SF	
.03Mi.	**849 HIGHLAND VIEW RD**	**09/14/2021**	$245,000	$9,800	1,368	/3/2	2020	17,860 SF	
.03Mi.	**843 HIGHLAND VIEW RD**	**01/09/2025**	$215,800	$7,747	1,304	/3/2	2020	14,375 SF	
.04Mi.	**484 OLD JOHN DODD RD**	**12/23/2019**	$216,000	$11,516	1,348	/3/2	2019	9,583 SF	
.04Mi.	**612 PARKWAY VILLAGE RD**	**07/24/2020**	$206,500	$7,562	1,249	/3/2	2020	7,841 SF	
.04Mi.	**625 PARKWAY VILLAGE RD**	**03/31/2025**	$214,400	$8,576	1,505	/3/2	2020	4,356 SF	
.04Mi.	**454 OLD JOHN DODD RD**	**08/20/2025**	$249,900	$9,996	1,368	/3/2	2019	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	35.6 years old	Households:	11,931
Median Household Income:	$73,481	Households w/Family:	75%
Household Income Per Capita:	$34,209	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Spartanburg School District 2	Students:	11,806
Number of Schools:	14	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

OrderID: 98761724

3.45Mi. **Boiling Springs High School** Number of Students: 2,772 Student-Teacher Ratio: 19.59 Advanced Placement: Yes		B	Public	9 - 12
0.44Mi. **James H. Hendrix Elementary School** Number of Students: 709 Student-Teacher Ratio: 14.83		NA	Public	PK - 5
3.92Mi. **Boiling Springs Middle School** Number of Students: 1,122 Student-Teacher Ratio: 16.37		A+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	94%	SIMILAR
OVERALL	73%	NOTABLY LOWER

Disaster Alerts

1/21/2026 - Severe Winter Storm

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