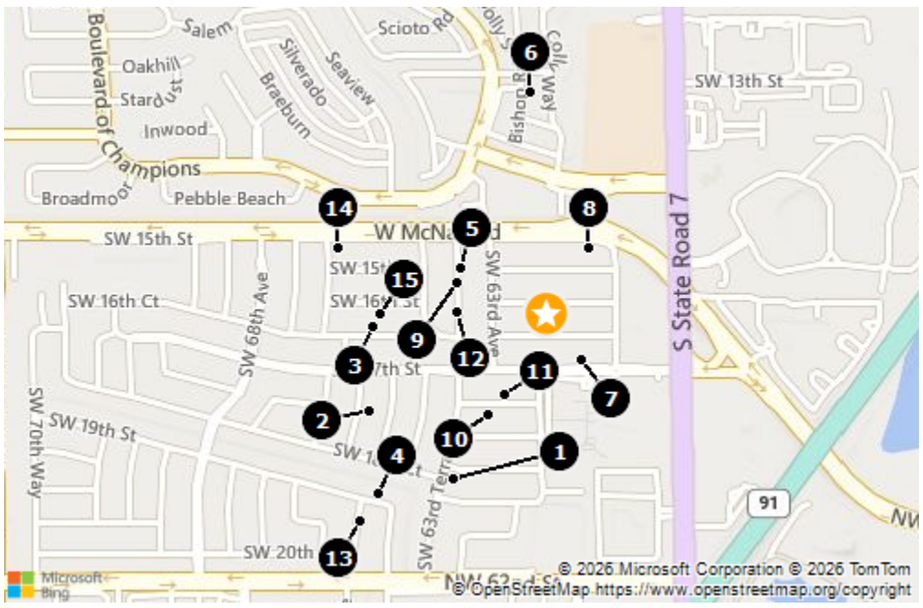
ICE SiteX Report

OrderID: 97523459

SiteX Property Information Report



Subject Property Location

6200 SW 16TH ST, NORTH LAUDERDALE, FL 33068-4506

County:	**BROWARD FL**	Census Tract:	120110204.053004
Property Use:	Single Family Residential	Zoning:	RS-5
Parcel Number:	49-41-12-02-0730	Thomas Bros Pg-Grid:	

Valuation

Value:	**$350,000**	FSD:	19	Common Confidence Score:	34
Value Range:	$283,500 - $416,500	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2912
Assd Land Value:		Market Land Value:	$26,010	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$257,870	Total Taxable Value:	$2,595
Total Assessed Value:	$119,710	Total Assessor Market Value:	$283,880	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6 Block: 4 District: 2912 Subdivision: BROADVIEW COUNTRY CLUB ESTATES Sec/Twnship/Range: SEC 12 TWN 49S RNG 41E
Abbreviated Description: BROADVIEW COUNTRY CLUB ESTATES 44-31 B LOT 6 BLK 4
City/Muni/Twp: NORTH LAUDERDALE

Property Characteristics

Lot Size:	6,502 SF	Bedrooms:		Pool:	
Building Area:	1110 SF	Baths:		Fireplace:	
Year Built:	1958	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/07/2011	Sales Price:	$261,250
Document #:	110130508 BK-PG 43489-0553	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/13/2007	Sales Price:	$175,000
Document #:	106904594 BK-PG 41862-1884	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/24/2007	Sales Price:	$261,300
Document #:	106775255 BK-PG 43489-0552	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/18/2007		
Document Type:			
Legal Description:			

Lot: 6 Block: 4 Subdivision: BROADVIEW COUNTRY CLUB ESTATES Map Ref: MB44 PG31

Prior Transfer

Recording Date:	01/18/2007	Sales Price:	$261,300
Document #:	BK-PG 43489 -552	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 97523459

Document Type:
Legal Description:
Lot: 6 Block: 4 District: 2912 Subdivision: BROADVIEW COUNTRY CLUB ESTATES Sec/Twnship/Range: SEC 12 TWN 49S RNG 41E
Abbreviated Description: BROADVIEW COUNTRY CLUB ESTATES 44-31 B LOT 6 BLK 4
City/Muni/Twp: NORTH LAUDERDALE

Prior Transfer

Recording Date:	06/30/2006	Sales Price:	$114,000
Document #:	106216447 BK-PG 35312-1934	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/20/2006	Sales Price:	$60,000
Document #:	105994740 BK-PG 33358-0839	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/20/2006	Sales Price:	$210,000
Document #:	105994738 BK-PG 41862-1883	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/24/2006		
Document Type:			

Legal Description:
Lot: 6 Block: 4 Subdivision: BROADVIEW COUNTRY CLUB ESTATES Map Ref: MB44 PG31

Prior Transfer

Recording Date:	03/24/2006	Sales Price:	$210,000
Document #:		Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/01/2006	Loan Amount:	N/A
Document #:	105831803 BK-PG 41542-0584	Loan Type:	Balloon
TD Due Date:	02/01/2007	Type Finance:	

Legal Description:
Lot: 6 Block: 4 Subdivision: BROADVIEW COUNTRY CLUB ESTATES

Mortgage Record

Recording Date:	06/21/2005	Loan Amount:	N/A
Document #:	105108628 BK-PG 39890-1705	Loan Type:	Stand Alone Second
TD Due Date:	06/10/2006	Type Finance:	UNK

Legal Description:
Lot: 6 Block: 4 Subdivision: BROADVIEW COUNTRY CLUB ESTATES
Abbreviated Description: LOT608 HEATHGATE 2ND ADD MB74 PG1

Prior Transfer

Recording Date:	06/21/2005	Sales Price:	N/A
Document #:	105108627 BK-PG 39890-1704	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/10/2005		
Document Type:			

Legal Description:
Lot: 6 Block: 4 Subdivision: BROADVIEW COUNTRY CLUB ESTATES Map Ref: MB44 PG31

Mortgage Record

Recording Date:	05/10/2005	Loan Amount:	N/A
Document #:	104982297 BK-PG 39603-0122	Loan Type:	Balloon
TD Due Date:	12/18/2005	Type Finance:	

Legal Description:
Lot: 6 Block: 4 Subdivision: BROADVIEW COUNTRY CLUB ESTATES
Abbreviated Description: LOT1 BLK11 GOLF ESTATES MB43 PG26 & LOT608 HEATHGATE 2ND ADD MB74 PG1

Prior Transfer

Recording Date:	06/30/2003	Sales Price:	N/A
Document #:	103069761 BK-PG 35491-1440	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/03/2003		
Document Type:			

Legal Description:
Lot: 6 Block: 4 Subdivision: BROADVIEW COUNTRY CLUB ESTATES Map Ref: MB44 PG31

Mortgage Record

Recording Date:	06/05/2003	Loan Amount:	N/A
Document #:	102989446 BK-PG 35312-1934	Loan Type:	Stand Alone First
TD Due Date:		Type Finance:	

Legal Description:
Lot: 6 Block: 4 Subdivision: BROADVIEW COUNTRY CLUB ESTATES

Prior Transfer

Recording Date:	10/11/2002	Sales Price:	N/A
Document #:	102327752 BK-PG 33932-1344	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/11/2002		
Document Type:			

Legal Description:
Lot: 6 Block: 4 Subdivision: BROADVIEW COUNTRY CLUB ESTATES Map Ref: MB44 PG31

ICE SiteX Report

OrderID: 97523459

Mortgage Record

Recording Date:	06/27/2002	Loan Amount:	N/A
Document #:	102023330 BK-PG 33358-0839	Loan Type:	Stand Alone First
TD Due Date:	06/03/2004	Type Finance:	

Legal Description:
Lot: 6 Block: 4 Subdivision: BROADVIEW COUNTRY CLUB ESTATES

Mortgage Record

Recording Date:	04/18/2001	Loan Amount:	N/A
Document #:	BK-PG 0000031496-0000002030	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 6 Block: 4 Subdivision: BROADVIEW COUNTRY CLUB ESTATES
Abbreviated Description: LT 6 BLK 4 PB 44/31

Prior Transfer

Recording Date:	06/21/2000	Sales Price:	$61,000
Document #:	BK-PG 30605-01710	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Abbreviated Description: 44-31 B BROADVIEW COUNTRY CLUB ESTATES

Prior Transfer

Recording Date:	06/21/2000	Sales Price:	N/A
Document #:	BK-PG 30605-01709	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:			

Legal Description:
Abbreviated Description: 44-31 B BROADVIEW COUNTRY CLUB ESTATES

Prior Transfer

Recording Date:	05/24/2000	Sales Price:	$50,201
Document #:	BK-PG 30524-01348	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Abbreviated Description: 44-31 B BROADVIEW COUNTRY CLUB ESTATES

Area Sales Analysis

Total Area Sales	$5,495,700	Median # of Bedrooms	2
Median Lot Size	6,504 SF	Median # of Baths	
Median Living Area	1,190 SF	Median Year Built	1958
Price Range - 2 Yrs	$190,000 to $500,000	Age Range	37 years to 69 years
Median Value	$390,000	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**6290 SW 18TH PL** **NORTH LAUDERDALE, FL 33068-4908**	04/16/2026	$375,000	$315	1190	/3/2	1959	8,566 SF	
		APN: 49-41-12-05-0450 Document #: 120813243 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 10 Subdivision: BROADVIEW COUNTRY CLUB ESTATES 3RD ADDITION MapRef: MB 47 PG 41 Abbreviated Description: Lot:1 Block:10 Subdivision:BROADVIEW COUNTRY CLUB ESTATES 3RD ADDITION Map Ref:MB 47 PG 41								
2	.29Mi.	**1730 SW 65TH AVE** **NORTH LAUDERDALE, FL 33068-5236**	04/09/2026	$415,000	$399	1040	/3/2	1958	7,550 SF	
		APN: 49-41-12-06-0200 Document #: 120798917 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 35 Subdivision: BROADVIEW COUNTRY CLUB ESTATES 4TH ADDITION MapRef: MB 48 PG 5 Abbreviated Description: Lot:4 Block:35 Subdivision:BROADVIEW COUNTRY CLUB ESTATES 4TH ADDITION Map Ref:MB 48 PG 5								
3	.25Mi.	**6451 SW 16TH CT** **NORTH LAUDERDALE, FL 33068-4421**	03/26/2026	$274,800	$186	1473	//	1958	7,002 SF	
		APN: 49-41-12-03-0160 Document #: 120771710 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 14 Subdivision: BROADVIEW COUNTRY CLUB ESTATES FIRST ADDITION MapRef: MB 46 PG 4 Abbreviated Description: Lot:16 Block:14 Subdivision:BROADVIEW COUNTRY CLUB ESTATES FIRST ADDITION Map Ref:MB 46 PG 4								
4	.36Mi.	**6431 SW 19TH ST** **NORTH LAUDERDALE, FL 33068-4806**	01/27/2026	$405,000	$311	1300	/4/2	1961	6,503 SF	
		APN: 49-41-12-09-0110 Document #: 120664251 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 46 Block: 38 Subdivision: BROADVIEW COUNTRY CLUB ESTATES 6TH ADDITION MapRef: MB 51 PG 49 Abbreviated Description: Lot:46 Block:38 Subdivision:BROADVIEW COUNTRY CLUB ESTATES 6TH ADDITION Map Ref:MB 51 PG 49								
5	.13Mi.	**1520 SW 63RD TER** **NORTH LAUDERDALE, FL 33068-4402**	12/31/2025	$340,000	$425	800	//	1958	6,503 SF	
		APN: 49-41-12-02-1220 Document #: 120621230 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 6 Subdivision: BROADVIEW COUNTRY CLUB ESTATES MapRef: MB 44 PG 31 Abbreviated Description: Lot:3 Block:6 Subdivision:BROADVIEW COUNTRY CLUB ESTATES Map Ref:MB 44 PG 31								
6	.32Mi.	**314 BISHOP RD** **NORTH LAUDERDALE, FL 33068-3927**	12/24/2025	$425,000	$320	1326	//	1989	3,995 SF	
		APN: 49-41-01-36-0340 Document #: 120613025 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Subdivision: HUNTER GREEN MapRef: MB 72 PG 21 Abbreviated Description: Lot:34 Subdivision:HUNTER GREEN Map Ref:MB 72 PG 21								
7	.08Mi.	**6131 BROADVIEW BLVD** **NORTH LAUDERDALE, FL 33068-4511**	12/10/2025	$260,000	$272	954	/2/	1958	7,002 SF	
		APN: 49-41-12-02-1100 Document #: 120588944 Document Type: Price Code: R								

ICE SiteX Report

OrderID: 97523459

Land Use: Single Family Residential
Legal: Lot: 17 Block: 5 Subdivision: BROADVIEW COUNTRY CLUB ESTATES MapRef: MB 44 PG 31 Abbreviated Description: Lot:17 Block:5 Subdivision:BROADVIEW COUNTRY CLUB ESTATES Map Ref:MB 44 PG 31

8	.11Mi.	**6120 SW 15TH ST** **NORTH LAUDERDALE, FL 33068-4533**	11/19/2025	$500,000	$378	1322	//	1958	6,365 SF

APN: 49-41-12-02-0260 Document #: 120554284
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 3 Subdivision: BROADVIEW COUNTRY CLUB ESTATES MapRef: MB 44 PG 31 Abbreviated Description: Lot:11 Block:3 Subdivision:BROADVIEW COUNTRY CLUB ESTATES Map Ref:MB 44 PG 31

9	.15Mi.	**1541 SW 63RD TER** **NORTH LAUDERDALE, FL 33068-4401**	10/22/2025	$404,000	$240	1680	/3/2	1958	6,504 SF

APN: 49-41-12-02-1950 Document #: 120505543
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 13 Subdivision: BROADVIEW COUNTRY CLUB ESTATES MapRef: MB 44 PG 31 Abbreviated Description: Lot:16 Block:13 Subdivision:BROADVIEW COUNTRY CLUB ESTATES Map Ref:MB 44 PG 31

10	.17Mi.	**6250 SW 18TH ST** **NORTH LAUDERDALE, FL 33068-4902**	10/10/2025	$190,000	$191	990	//	1958	6,503 SF Yes

APN: 49-41-12-05-0110 Document #: 120482981
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 8 Subdivision: BROADVIEW COUNTRY CLUB ESTATES 3RD ADDITION MapRef: MB 47 PG 41 Abbreviated Description: Lot:3 Block:8 Subdivision:BROADVIEW COUNTRY CLUB ESTATES 3RD ADDITION Map Ref:MB 47 PG 41

11	.13Mi.	**6231 SW 18TH ST** **NORTH LAUDERDALE, FL 33068-4901**	08/29/2025	$459,900	$339	1356	//	1958	6,503 SF Yes

APN: 49-41-12-05-0040 Document #: 120409059
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 7 Subdivision: BROADVIEW COUNTRY CLUB ESTATES 3RD ADDITION MapRef: MB 47 PG 41 Abbreviated Description: Lot:12 Block:7 Subdivision:BROADVIEW COUNTRY CLUB ESTATES 3RD ADDITION Map Ref:MB 47 PG 41

12	.14Mi.	**1611 SW 63RD TER** **NORTH LAUDERDALE, FL 33068-4445**	08/14/2025	$300,000	$203	1476	/3/2	1958	6,560 SF

APN: 49-41-12-02-1910 Document #: 120381475
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 13 Subdivision: BROADVIEW COUNTRY CLUB ESTATES MapRef: MB 44 PG 31 Abbreviated Description: Lot:12 Block:13 Subdivision:BROADVIEW COUNTRY CLUB ESTATES Map Ref:MB 44 PG 31

13	.4Mi.	**1920 SW 65TH TER** **NORTH LAUDERDALE, FL 33068-4854**	07/01/2025	$390,000	$373	1044	/2/	1960	6,828 SF

APN: 49-41-12-09-0500 Document #: 120301957
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Block: 39 Subdivision: BROADVIEW COUNTRY CLUB ESTATES 6TH ADDITION MapRef: MB 51 PG 49 Abbreviated Description: Lot:29 Block:39 Subdivision:BROADVIEW COUNTRY CLUB ESTATES 6TH ADDITION Map Ref:MB 51 PG 49

14	.32Mi.	**6510 SW 15TH ST** **NORTH LAUDERDALE, FL 33068-4406**	06/24/2025	$325,000	$406	800	//	1957	7,984 SF

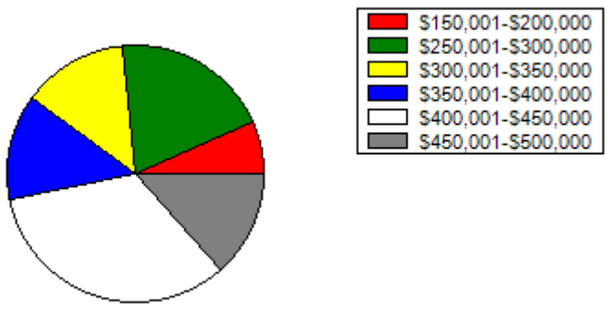
APN: 49-41-12-03-0410 Document #: 120288635
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 16 Subdivision: BROADVIEW COUNTRY CLUB ESTATES FIRST ADDITION MapRef: MB 46 PG 4 Abbreviated Description: Lot:1 Block:16 Subdivision:BROADVIEW COUNTRY CLUB ESTATES FIRST ADDITION Map Ref:MB 46 PG 4

15	.24Mi.	**6440 SW 16TH ST** **NORTH LAUDERDALE, FL 33068-4416**	05/01/2025	$432,000	$363	1190	/3/2	1958	6,502 SF Yes

APN: 49-41-12-03-0060 Document #: 120194155
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 14 Subdivision: BROADVIEW COUNTRY CLUB ESTATES MapRef: MB 46 PG 4 Abbreviated Description: Lot:6 Block:14 Subdivision:BROADVIEW COUNTRY CLUB ESTATES Map Ref:MB 46 PG 4Abbreviated Description:FIRST ADDITION

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.

ICE SiteX Report

OrderID: 97523459

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.	**6200 SW 16TH ST**	**01/18/2007**	$283,880	$119,710	1,110		1958	6,502 SF	
.01Mi.	**6160 SW 16TH ST**	**03/17/2025**	$360,510	$360,510	1,301		1958	6,502 SF	
.01Mi.	**6210 SW 16TH ST**	**04/24/2019**	$302,630	$302,630	1,000	/3/2	1958	6,502 SF	
.02Mi.	**6201 SW 16TH CT**		$349,080	$77,310	1,394		1957	6,502 SF	Yes
.02Mi.	**6161 SW 16TH CT**	**11/24/1998**	$345,920	$64,200	1,262		1958	6,502 SF	
.02Mi.	**6211 SW 16TH CT**	**09/22/2022**	$339,470	$326,950	1,382	/4/2	1958	6,502 SF	
.02Mi.	**6150 SW 16TH ST**	**08/04/2017**	$359,570	$213,500	1,442		1958	6,502 SF	
.03Mi.	**6220 SW 16TH ST**	**10/09/2023**	$315,340	$315,340	1,000	/3/2	1958	7,002 SF	
.03Mi.	**6201 SW 16TH ST**	**10/22/2002**	$335,670	$62,400	1,150		1958	6,502 SF	
.03Mi.	**6161 SW 16TH ST**	**08/18/2023**	$344,610	$344,610	990		1958	6,502 SF	
.03Mi.	**6151 SW 16TH CT**	**05/02/2016**	$248,920	$130,730	800		1958	6,502 SF	
.03Mi.	**6211 SW 16TH ST**	**08/15/2023**	$419,390	$419,390	1,528	/4/2	1958	6,502 SF	
.03Mi.	**6221 SW 16TH CT**	**07/15/1997**	$371,450	$74,650	1,420		1957	7,003 SF	
.04Mi.	**6140 SW 16TH ST**	**10/07/2023**	$299,140	$226,270	1,000		1958	6,502 SF	
.04Mi.	**6151 SW 16TH ST**	**10/15/2009**	$313,990	$313,990	1,000		1958	6,502 SF	
.04Mi.	**6230 SW 16TH ST**	**09/24/2012**	$323,810	$323,810	1,000		1958	7,002 SF	Yes

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	37.1 years old	Households:	18,088
Median Household Income:	$60,564	Households w/Family:	70%
Household Income Per Capita:	$24,610	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Broward County School District	Students:	243,553
Number of Schools:	325	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.14Mi.	**Broadview Elementary School** Number of Students: 636 Student-Teacher Ratio: 17.67	C-	Public	PK - 5
1.34Mi.	**Silver Lakes Middle School** Number of Students: 729 Student-Teacher Ratio: 22.41	C-	Public	6 - 8
3.12Mi.	**Coconut Creek High School** Number of Students: 1,972 Student-Teacher Ratio: 25.61 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **6200 SW 16TH ST, NORTH LAUDERDALE, FL 33068-4506** is in **Zone AH** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING (USUALLY AN AREA OF PONDING), FOR WHICH BFES HAVE BEEN DETERMINED; FLOOD DEPTHS RANGE FROM 1 TO 3 FEET.
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	96%	SIMILAR
BURGLARY	69%	NOTABLY LOWER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	30%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	92%	SIMILAR
MURDER	63%	NOTABLY LOWER
OVERALL	54%	NOTABLY LOWER

Disaster Alerts

10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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: 97523459

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