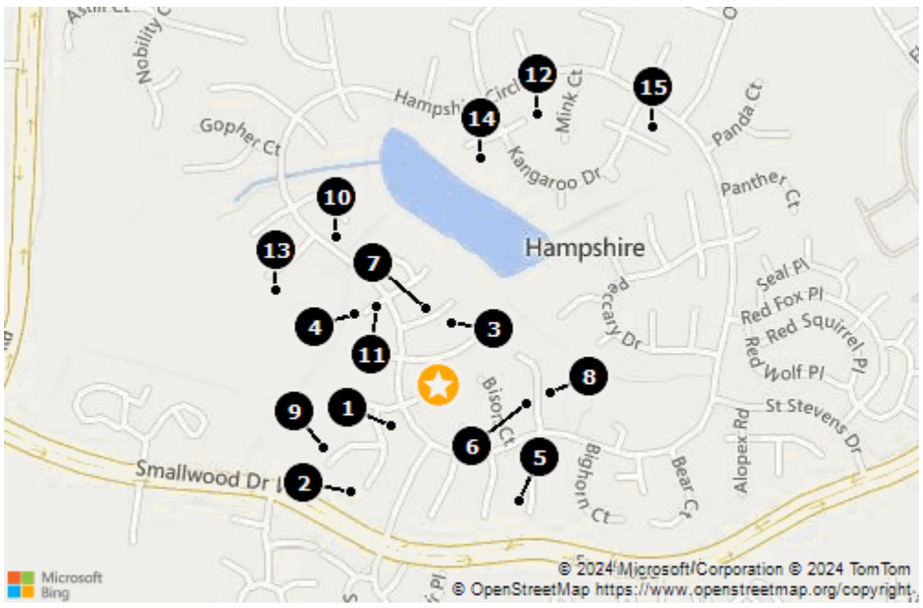
ICE SiteX Report

OrderID: 93308049

SiteX Property Information Report



Subject Property Location

6308 CHEETAH CT, WALDORF, MD 20603-4339

County:	**CHARLES MD**	Census Tract:	240178507.102002
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	06-183565	Thomas Bros Pg-Grid:	

Valuation

Value:	**$456,000**	FSD:	4
Value Range:	$437,760 - $474,240	Confidence Score:	96

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$125,100	Market Land Value:	$125,100	Tax Year:	2024
Assd Improvement:	$226,500	Market Improvment Value:	$226,500	Total Taxable Value:	$4,632
Total Assessed Value:	$351,600	Total Assessor Market Value:	$351,600	Delinquent Year:	
				Tax Account ID:	183565
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 48 District: 06 Subdivision: CHARLES SUB Map Ref: 14 4 257
Abbreviated Description: LOT 48 PARCEL E-1 HAMPSHIRE NBH - WESTLAKE ST CHARLES SUB

Property Characteristics

Lot Size:	6,246 SF	Bedrooms:		Pool:	
Building Area:	2028 SF	Baths:	2	Fireplace:	1
Year Built:	1989	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Attached	Heating:	Heat Pump
Number of Stories:	2	Number of Cars:	1	A/C:	Yes
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/23/2024	Sales Price:	N/A
Document #:	BK-PG 12600-340	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/06/2022	Sales Price:	N/A
Document #:	BK-PG 8969-373	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/17/2022	Sales Price:	$455,000
Document #:	BK-PG 12600 -332	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 48 District: 06 Subdivision: CHARLES SUB Map Ref: 14 4 257
Abbreviated Description: LOT 48 PARCEL E-1 HAMPSHIRE NBH - WESTLAKE ST CHARLES SUB

Prior Transfer

Recording Date:	06/17/2022	Sales Price:	$455,000
Document #:	BK-PG 12600-332	Type of Sale:	Full Amount on Deed
Contract Date:	06/15/2022		

ICE SiteX Report

OrderID: 93308049

Document Type: Deed
Legal Description:
Lot: 48 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref: MB DBG 38 PL 99

Mortgage Record

Recording Date:	06/18/2015	Loan Amount:	N/A
Document #:	BK-PG 8969-373	Loan Type:	FHA
TD Due Date:	06/01/2045	Type Finance:	

Legal Description:
Lot: 48 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC
City/Muni/Twp: WALDORF

Prior Transfer

Recording Date:	06/09/2015	Sales Price:	N/A
Document #:	BK-PG 7097-468	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/11/2010	Sales Price:	$295,000
Document #:	015810 BK-PG 07097-0463	Type of Sale:	Full Amount on Deed
Contract Date:	03/03/2010		
Document Type:	Deed		

Legal Description:
Lot: 48 District: 06 Map Ref: 14 4 257
Abbreviated Description: IMPS;LOT 48 PARCEL E-1 ;HAMPSHIRE NBH - WESTLAKE;ST CHARLES SUB

Prior Transfer

Recording Date:	03/11/2010	Sales Price:	$382,540
Document #:	015710 BK-PG 07097-0456	Type of Sale:	Full Amount on Deed
Contract Date:	03/03/2010		
Document Type:	Foreclosure Sale		

Legal Description:
Lot: 48 District: 06 Map Ref: 14 4 257
Abbreviated Description: IMPS;LOT 48 PARCEL E-1 ;HAMPSHIRE NBH - WESTLAKE;ST CHARLES SUB

Prior Transfer

Recording Date:	03/03/2010	Sales Price:	$295,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/03/2010	Loan Amount:	N/A
Document #:	BK-PG 7097-468	Loan Type:	FHA
TD Due Date:	03/01/2040	Type Finance:	

Legal Description:
Lot: 48 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC

Prior Transfer

Recording Date:	02/26/2010	Sales Price:	N/A
Document #:	BK-PG 5572-174	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/17/2010	Sales Price:	N/A
Document #:	BK-PG 5572-145	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/29/2005	Sales Price:	$384,900
Document #:	327505 BK-PG 05572-0138	Type of Sale:	Full Amount on Deed
Document Type:	Deed		

Legal Description:
Lot: 48 District: 06 Map Ref: 14 4 257
Abbreviated Description: IMPS;LOT 48 PARCEL E-1 ;HAMPSHIRE NBH - WESTLAKE;ST CHARLES SUB

Mortgage Record

Recording Date:	11/29/2005	Loan Amount:	N/A
Document #:	BK-PG 5572-174	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2020	Type Finance:	

Legal Description:
Lot: 48 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD

Mortgage Record

Recording Date:	11/29/2005	Loan Amount:	N/A
Document #:	BK-PG 5572-145	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	10/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 48 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD

Prior Transfer

Recording Date:	09/21/1995	Sales Price:	$158,500
Document #:	BK-PG 02135-00516	Type of Sale:	Full-Computed from Transfer Tax
Document Type:	Deed		

ICE SiteX Report

OrderID: 93308049

Legal Description:
Lot: 48 District: 06 Subdivision: HAMPSHIRE NEIGHBORHOOD Land Lot: 257 Map Ref: MAP 14

Area Sales Analysis

Total Area Sales	$6,587,000	Median # of Bedrooms	
Median Lot Size	7,991 SF	Median # of Baths	2
Median Living Area	1,964 SF	Median Year Built	1989
Price Range - 2 Yrs	$377,000 to $515,000	Age Range	33 years to 36 years
Median Value	$440,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**6823 COLOGO CT** **WALDORF, MD 20603-4314**	11/27/2024	$430,000	$244	1758	//2	1991	6,348 SF	
		APN: 06-181392 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: MB 37 PG 195 Abbreviated Description: Lot:2 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:MB 37 PG 195								
2	.17Mi.	**6840 COLOGO CT** **WALDORF, MD 20603-4314**	11/13/2024	$410,000	$184	2220	//2	1988	12,742 SF	
		APN: 06-181538 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: MB 37 FO 194-196 Abbreviated Description: Lot:14 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:MB 37 FO 194-196								
3	.08Mi.	**6609 COUGAR CT** **WALDORF, MD 20603-4337**	11/08/2024	$390,000	$183	2123	//2	1989	7,415 SF	
		APN: 06-182690 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 77 District: 6 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: MB DGB 38 PL 59 Abbreviated Description: Lot:77 District:6 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:MB DGB 38 PL 59								
4	.14Mi.	**6507 ELK CT** **WALDORF, MD 20603-4316**	11/06/2024	$450,000	$200	2240	//2	1989	5,796 SF	
		APN: 06-182038 Document #: Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: MB DGB 37 PL 194 Abbreviated Description: Lot:60 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:MB DGB 37 PL 194								
5	.18Mi.	**6117 BLUE WHALE CT** **WALDORF, MD 20603-4307**	09/13/2024	$435,000	$312	1393	//2	1989	4,912 SF	
		APN: 06-179460 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 18 District: 6 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: MB 39 FO 40 Abbreviated Description: Lot:18 District:6 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:MB 39 FO 40								
6	.11Mi.	**6006 BLACK BEAR CT** **WALDORF, MD 20603-4342**	09/11/2024	$470,000	$238	1968	//2	1989	8,849 SF	
		APN: 06-183212 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: HAMPSHIRE NEIGHBORHOOD MapRef: LB DGB 38 FO 98 Abbreviated Description: Lot:16 Subdivision:HAMPSHIRE NEIGHBORHOOD Map Ref:LB DGB 38 FO 98Abbreviated Description:SHEET 1 OF 2								
7	.1Mi.	**6606 COUGAR CT** **WALDORF, MD 20603-4337**	08/14/2024	$445,000	$239	1859	//2	1989	7,514 SF	
		APN: 06-182798 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 86 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: MB DGB 38 FO 59 Abbreviated Description: Lot:86 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:MB DGB 38 FO 59								
8	.14Mi.	**6007 BLACK BEAR CT** **WALDORF, MD 20603-4342**	08/12/2024	$440,000	$232	1892	//2	1989	7,078 SF	
		APN: 06-183085 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: MB DGB 38 FO 98 Abbreviated Description: Lot:4 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:MB DGB 38 FO 98								
9	.17Mi.	**6953 CONY CT** **WALDORF, MD 20603-4313**	06/21/2024	$460,000	$253	1816	//2	1990	7,197 SF	
		APN: 06-181651 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: MB DGB 37 FO 194-196 Abbreviated Description: Lot:26 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:MB DGB 37 FO 194-196								
10	.23Mi.	**6709 FLYING SQUIRREL CT** **WALDORF, MD 20603-4332**	06/07/2024	$450,000	$198	2264	//2	1990	12,706 SF	
		APN: 06-184693 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 138 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: MB DGB 38 FO 213 Abbreviated Description: Lot:138 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:MB DGB 38 FO 213								
11	.26Mi.	**6335 LEMUR CT** **WALDORF, MD 20603-4424**	05/20/2024	$435,000	$269	1616	//2	1988	10,234 SF	
		APN: 06-173837 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: MB DGB 37 PL 9 Abbreviated Description: Lot:22 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:MB DGB 37 PL 9								
12	.37Mi.	**6227 KODIAK BEAR CT** **WALDORF, MD 20603-4423**	05/07/2024	$515,000	$211	2432	//2	1988	12,690 SF	
		APN: 06-174051 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 93308049

Legal: Lot: 42 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: MB DGB37 FO 10 Abbreviated Description: Lot:42 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:MB DGB37 FO 10

13	.24Mi.	**6416 FISHER CT** **WALDORF, MD 20603-4317**	04/03/2024	$450,000	$211	2128	//2	1989	7,991 SF

APN: 06-184170 Document #:
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 District: 6 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: MB DGB 38 FO 214 Abbreviated Description: Lot:8 District:6 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:MB DGB 38 FO 214

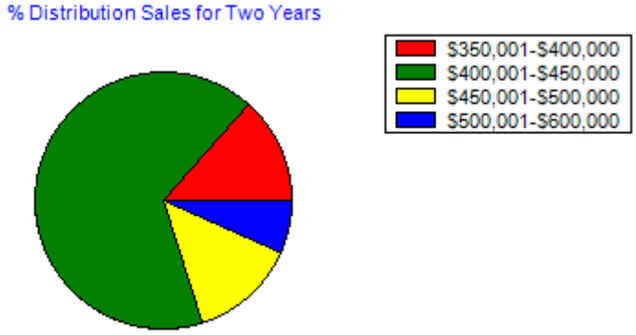
14	.29Mi.	**6106 KOALA CT** **WALDORF, MD 20603-4422**	04/01/2024	$377,000	$199	1892	//2	1988	9,721 SF

APN: 06-173950 Document #:
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32 District: 6 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: MB DGB 37 PL 10 Abbreviated Description: Lot:32 District:6 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:MB DGB 37 PL 10

15	.42Mi.	**6554 LION CT** **WALDORF, MD 20603-4449**	03/14/2024	$430,000	$218	1964	//2	1989	10,478 SF

APN: 06-173624 Document #:
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC MapRef: LB DGB 37 FO 8 Abbreviated Description: Lot:2 Subdivision:ST CHARLES COMMUNITIES HAMPSHIRE NEIGHBORHOOD PARC Map Ref:LB DGB 37 FO 8

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.	**6308 CHEETAH CT**	**06/17/2022**	$351,600	$351,600	2,028	//2	1989	6,246 SF	
.01Mi.	**6306 CHEETAH CT**	**02/21/2012**	$338,500	$338,500	1,880	//2	1989	6,412 SF	
.02Mi.	**6310 CHEETAH CT**	**03/22/2022**	$342,400	$342,400	2,404	//3	1989	9,306 SF	
.02Mi.	**6405 COPPERHEAD CT**	**02/25/2021**	$352,500	$352,500	1,892	//2	1989	6,746 SF	
.02Mi.	**6407 COPPERHEAD CT**	**01/29/1990**	$354,800	$354,800	2,028	//2	1989	6,793 SF	
.03Mi.	**6304 CHEETAH CT**	**09/13/1989**	$316,300	$316,300	1,628	//2	1989	6,602 SF	
.03Mi.	**6403 COPPERHEAD CT**	**04/04/2017**	$336,900	$336,900	1,658	//2	1989	7,753 SF	
.03Mi.	**6311 CHEETAH CT**	**09/30/2009**	$360,900	$360,900	2,088	//2	1989	8,450 SF	
.03Mi.	**6409 COPPERHEAD CT**	**01/27/2023**	$321,600	$321,600	1,616	//2	1989	7,072 SF	
.03Mi.	**6305 CHEETAH CT**	**02/18/2022**	$381,300	$381,300	2,158	//2	1989	7,692 SF	
.03Mi.	**6307 CHEETAH CT**	**12/17/2020**	$376,400	$376,400	2,136	//2	1990	6,791 SF	
.04Mi.	**6309 CHEETAH CT**	**12/17/2021**	$401,900	$401,900	2,128	//2	1989	8,980 SF	
.04Mi.	**6303 CHEETAH CT**	**02/13/1995**	$357,400	$357,400	2,124	//3	1989	8,257 SF	
.04Mi.	**6302 CHEETAH CT**	**04/09/2010**	$342,000	$342,000	1,892	//2	1989	7,104 SF	
.04Mi.	**6401 COPPERHEAD CT**	**07/10/2008**	$352,300	$352,300	2,432	//2	1988	10,044 SF	
.04Mi.	**6116 BISON CT**	**02/15/2005**	$311,400	$311,400	2,068	//2	1989	11,177 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	38.1 years old	Households:	10,973
Median Household Income:	$140,590	Households w/Family:	72%
Household Income Per Capita:	$56,626	Households w/Family Married:	52%
Most Common Education Level:	Some College	Households w/Family Children:	39%

School District

School District Zone:	Charles County Public Schools	Students:	26,768
Number of Schools:	39	Rating:	B-

ICE SiteX Report

OrderID: 93308049

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.96Mi.	**Theodore G. Davis Middle School** Number of Students: 885 Student-Teacher Ratio: 15.26	A	Public	6 - 8
0.66Mi.	**William B. Wade Elementary School** Number of Students: 619 Student-Teacher Ratio: 14.74	C	Public	PK - 5
0.48Mi.	**Westlake High School** Number of Students: 1,139 Student-Teacher Ratio: 14.99 Advanced Placement: Yes	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	122%	HIGHER
BURGLARY	57%	NOTABLY LOWER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	86%	LOWER
OVERALL	75%	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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