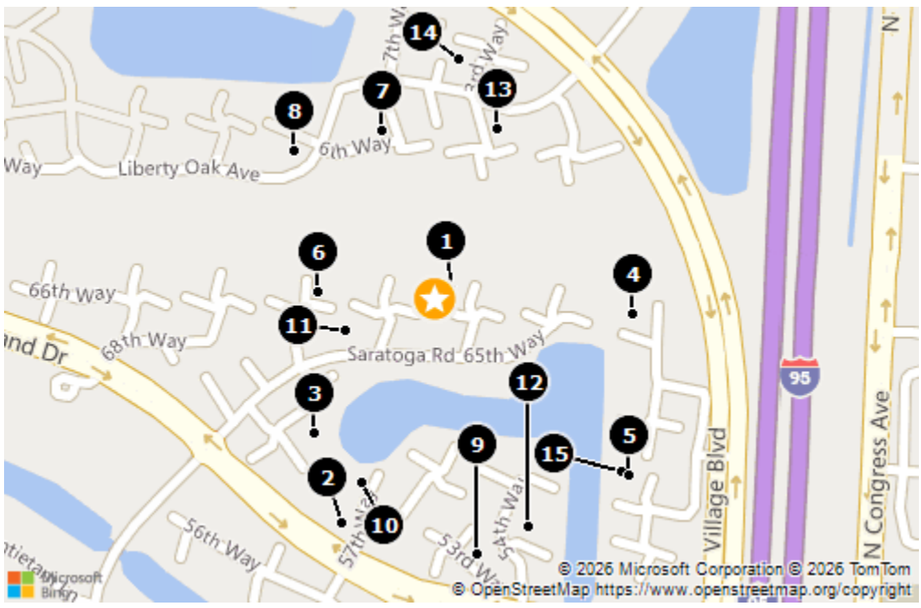
ICE SiteX Report

OrderID: 98738596

SiteX Property Information Report



Subject Property Location

6408 64TH WAY, WEST PALM BEACH, FL 33409-7127

County:	**PALM BEACH FL**	Census Tract:	120990019.182002
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	74-43-43-07-04-000-1003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$292,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$256,960 - $327,040	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	74407
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$235,675	Total Taxable Value:	$2,646
Total Assessed Value:	$148,783	Total Assessor Market Value:	$235,675	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 100C Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH Sec/Twnship/Range: SEC 07 TWN 43S RNG 43E
Abbreviated Description: VILLAGE OF SANDALWOOD LAKES SOUTH LT 100C
City/Muni/Twp: WEST PALM BEACH

Property Characteristics

Lot Size:	1,346 SF	Bedrooms:	2	Pool:	
Building Area:	1236 SF	Baths:	2	Fireplace:	
Year Built:	1986	Partial Baths:		Type Const:	Concrete
Number of Buildings:		Number of Rooms:		Ext Walls:	Combination
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/30/2025	Sales Price:	$162,993
Document #:	20250385883 BK-PG 30099-517	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/20/2025	Loan Amount:	N/A
Document #:	20250181820 BK-PG 35756-1802	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: VILLAGE OF SANALWOOD LAKES SOUTH Legal Unit: 100C
City/Muni/Twp: WEST PALM BEACH

Mortgage Record

Recording Date:	06/05/2023	Loan Amount:	N/A
Document #:	20230189534 BK-PG 34348-757	Loan Type:	FHA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 100C Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH
City/Muni/Twp: WEST PALM BEACH

ICE SiteX Report

OrderID: 98738596

Prior Transfer

Recording Date:	09/11/2018	Sales Price:	$129,500
Document #:	20180348138 BK-PG 26001-0078	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/04/2018	Sales Price:	$166,000
Document #:	20180340592 BK-PG 30099-0514	Type of Sale:	Full Amount on Deed
Contract Date:	08/31/2018		
Document Type:			

Legal Description:

Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH Legal Unit: 100C Map Ref: MB 48 PG 94-100

Prior Transfer

Recording Date:	08/30/2018	Sales Price:	$166,000
Document #:	BK-PG 30099 -514	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Lot: 100C Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH Sec/Twnship/Range: SEC 07 TWN 43S RNG 43E
Abbreviated Description: VILLAGE OF SANDALWOOD LAKES SOUTH LT 100C
City/Muni/Twp: WEST PALM BEACH

Mortgage Record

Recording Date:	05/06/2013	Loan Amount:	N/A
Document #:	20130203950 BK-PG 26001-0078	Loan Type:	New Conventional
TD Due Date:	05/01/2028	Type Finance:	

Legal Description:

Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH
City/Muni/Twp: WEST PALM BEACH

Prior Transfer

Recording Date:	04/29/2013	Sales Price:	$138,000
Document #:	20130191863 BK-PG 21678-1098	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/11/2007	Sales Price:	$102,000
Document #:	20070231582 BK-PG 20543-0333	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/30/2007	Loan Amount:	N/A
Document #:	20070208743 BK-PG 21678-1098	Loan Type:	Unknown
TD Due Date:	05/01/2037	Type Finance:	

Legal Description:

Subdivision: TOWNHOUSE 100C OF VILLAGE OF SANDALWOOD LAKES S

Prior Transfer

Recording Date:	07/17/2006	Sales Price:	$71,000
Document #:	20060413585 BK-PG 15233-0310	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/29/2006	Loan Amount:	N/A
Document #:	20060385022 BK-PG 20543-0333	Loan Type:	Unknown
TD Due Date:	07/01/2021	Type Finance:	

Legal Description:

Lot: 100C Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH

Mortgage Record

Recording Date:	05/16/2003	Loan Amount:	N/A
Document #:	20030283534 BK-PG 15233-0310	Loan Type:	Unknown
TD Due Date:	06/01/2018	Type Finance:	

Legal Description:

Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH Legal Unit: 100C

Prior Transfer

Recording Date:	06/26/2001	Sales Price:	$78,300
Document #:	BK-PG 12677-01348	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Abbreviated Description: SOUTH VILLAGE OF SANDALWOOD LAKES

Prior Transfer

Recording Date:	06/11/2001	Sales Price:	$78,250
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/28/1998	Sales Price:	$62,500
Document #:	BK-PG 10368-01577	Type of Sale:	Full Amount on Deed
Document Type:			

ICE SiteX Report

OrderID: 98738596

Legal Description:
Abbreviated Description: SOUTH VILLAGE OF SANDALWOOD LAKES

Prior Transfer

Recording Date:	04/12/1995	Sales Price:	$61,000
Document #:	BK-PG 08697-00862	Type of Sale:	Full Amount on Deed
Contract Date:	03/31/1995		
Document Type:			

Legal Description:
Lot: 100C Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH Map Ref: PB 48 94
Abbreviated Description: TH LT 100C PB 48/94

Area Sales Analysis

Total Area Sales	$3,906,500	Median # of Bedrooms	2
Median Lot Size	1,346 SF	Median # of Baths	2
Median Living Area	1,236 SF	Median Year Built	1985
Price Range - 2 Yrs	$208,000 to $322,000	Age Range	40 years to 43 years
Median Value	$255,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**6409 64TH WAY** **WEST PALM BEACH, FL 33409-7127**	09/24/2026	$316,000	$255	1236	/2/2	1986	1,346 SF	
		APN: 74-43-43-07-04-000-1011 Document #: 20260347003 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 101A Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH MapRef: MB 48 PG 94 Abbreviated Description: Lot:101A Subdivision:VILLAGE OF SANDALWOOD LAKES SOUTH Map Ref:MB 48 PG 94								
2	.18Mi.	**5701 57TH WAY** **WEST PALM BEACH, FL 33409-7119**	09/24/2026	$260,000	$210	1236	/2/2	1985	1,346 SF	
		APN: 74-43-43-07-04-000-0481 Document #: 20260346925 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 48A Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH MapRef: MB 48 PG 94-100 Abbreviated Description: Lot:48A Subdivision:VILLAGE OF SANDALWOOD LAKES SOUTH Map Ref:MB 48 PG 94-100								
3	.13Mi.	**5812 58TH WAY** **WEST PALM BEACH, FL 33409-7121**	09/14/2026	$220,000	$177	1236	/2/2	1985	1,346 SF	
		APN: 74-43-43-07-04-000-0574 Document #: 20260333295 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 57-D Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH MapRef: MB 48 PG 94 Abbreviated Description: Lot:57-D Subdivision:VILLAGE OF SANDALWOOD LAKES SOUTH Map Ref:MB 48 PG 94								
4	.14Mi.	**5130 51ST WAY** **WEST PALM BEACH, FL 33409-7143**	09/03/2026	$299,000	$241	1236	/2/2	1985	1,346 SF	
		APN: 74-43-43-07-04-000-1142 Document #: 20260324010 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 114-B Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH MapRef: MB 48 PG 94 Abbreviated Description: Lot:114-B Subdivision:VILLAGE OF SANDALWOOD LAKES SOUTH Map Ref:MB 48 PG 94								
5	.19Mi.	**5034 50TH WAY** **WEST PALM BEACH, FL 33409-7141**	08/25/2026	$247,500	$200	1236	/2/2	1985	1,346 SF	
		APN: 74-43-43-07-04-000-1233 Document #: 20260308667 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 123C Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH MapRef: MB 48 PG 94-100 Abbreviated Description: Lot:123C Subdivision:VILLAGE OF SANDALWOOD LAKES SOUTH Map Ref:MB 48 PG 94-100								
6	.08Mi.	**6216 62ND WAY** **WEST PALM BEACH, FL 33409-7131**	08/10/2026	$270,000	$218	1236	/2/2	1986	1,346 SF	
		APN: 74-43-43-07-04-000-0904 Document #: 20260291286 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 90D Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH MapRef: MB 48 PG 94-100 Abbreviated Description: Lot:90D Subdivision:VILLAGE OF SANDALWOOD LAKES SOUTH Map Ref:MB 48 PG 94-100								
7	.13Mi.	**629 6TH WAY** **WEST PALM BEACH, FL 33407-6611**	07/15/2026	$230,000	$186	1236	/2/2	1983	1,346 SF	
		APN: 74-42-43-01-07-000-0233 Document #: 20260257332 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 23C Subdivision: VILLAGE OF SANDALWOOD LAKES MapRef: MB 44 PG 152 Abbreviated Description: Lot:23C Subdivision:VILLAGE OF SANDALWOOD LAKES Map Ref:MB 44 PG 152								
8	.15Mi.	**801 8TH WAY** **WEST PALM BEACH, FL 33407-6675**	07/09/2026	$249,000	$201	1236	/2/2	1983	1,346 SF	
		APN: 74-42-43-01-07-000-0462 Document #: 20260248724 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 46B Subdivision: VILLAGE OF SANDALWOOD LAKES MapRef: MB 44 PG 152 Abbreviated Description: Lot:46B Subdivision:VILLAGE OF SANDALWOOD LAKES Map Ref:MB 44 PG 152								
9	.19Mi.	**5321 53RD WAY** **WEST PALM BEACH, FL 33409-7114**	06/24/2026	$208,000	$168	1236	/2/2	1985	1,346 SF	
		APN: 74-43-43-07-04-000-0374 Document #: 20260227229 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 37D Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH MapRef: MB 48 PG 94 Abbreviated Description: Lot:37D Subdivision:VILLAGE OF SANDALWOOD LAKES SOUTH Map Ref:MB 48 PG 94								
10	.14Mi.	**5710 57TH WAY** **WEST PALM BEACH, FL 33409-7119**	06/11/2026	$250,000	$202	1236	/2/2	1985	1,346 SF	
		APN: 74-43-43-07-04-000-0502 Document #: 20260211550 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 50B Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH MapRef: MB 48 PG 94 Abbreviated Description: Lot:50B Subdivision:VILLAGE OF SANDALWOOD LAKES SOUTH Map Ref:MB 48 PG 94								
11	.07Mi.	**6306 63RD WAY** **WEST PALM BEACH, FL 33409-7128**	06/02/2026	$260,000	$210	1236	/2/2	1986	1,346 SF	

ICE SiteX Report

OrderID: 98738596

APN: 74-43-43-07-04-000-0943 Document #: 20260197884
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 94C Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH MapRef: MB 48 PG 94 Abbreviated Description: Lot:94C Subdivision:VILLAGE OF SANDALWOOD LAKES SOUTH Map Ref:MB 48 PG 94

12	.18Mi.	**5428 54TH WAY** **WEST PALM BEACH, FL 33409-7109**	04/07/2026	$210,000	$169	1236	/2/2	1985	1,346 SF

APN: 74-43-43-07-04-000-0273 Document #: 20260122242
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 27C Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH MapRef: MB 48 PG 94-100 Abbreviated Description: Lot:27C Subdivision:VILLAGE OF SANDALWOOD LAKES SOUTH Map Ref:MB 48 PG 94-100

13	.13Mi.	**201 2ND WAY** **WEST PALM BEACH, FL 33407-6692**	03/17/2026	$322,000	$260	1236	/2/2	1983	1,346 SF

APN: 74-42-43-01-07-000-0111 Document #: 20260094006
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 11-A Subdivision: VILLAGE OF SANDALWOOD LAKES PLAT NO I MapRef: MB 44 PG 152-157 Abbreviated Description: Lot:11-A Subdivision:VILLAGE OF SANDALWOOD LAKES PLAT NO I Map Ref:MB 44 PG 152-157

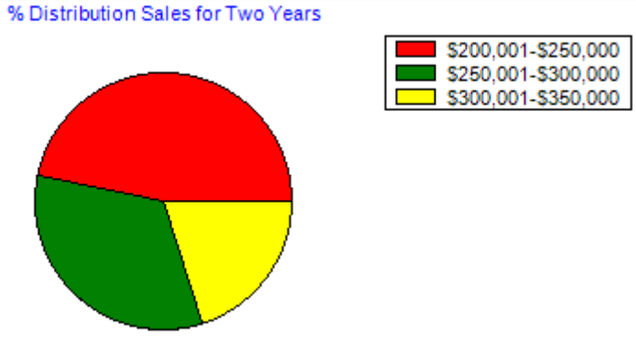
14	.17Mi.	**302 3RD WAY** **WEST PALM BEACH, FL 33407-6605**	03/10/2026	$310,000	$250	1236	/2/2	1983	1,346 SF

APN: 74-42-43-01-07-000-0292 Document #: 20260083850
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 29-B Subdivision: VILLAGE OF SANDALWOOD LAKES MapRef: MB 44 PG 152-157 Abbreviated Description: Lot:29-B Subdivision:VILLAGE OF SANDALWOOD LAKES Map Ref:MB 44 PG 152-157

15	.18Mi.	**5033 50TH WAY** **WEST PALM BEACH, FL 33409-7141**	12/23/2025	$255,000	$206	1236	/2/2	1985	1,346 SF

APN: 74-43-43-07-04-000-1234 Document #: 20250451200
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 123 Subdivision: VILLAGE OF SANDALWOOD LAKES SOUTH MapRef: MB 48 PG 94-100 Abbreviated Description: Lot:123 Subdivision:VILLAGE OF SANDALWOOD LAKES SOUTH Map Ref:MB 48 PG 94-100

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.	**6408 64TH WAY**	**08/30/2018**	$235,675	$148,783	1,236	/2/2	1986	1,346 SF	
.01Mi.	**6407 64TH WAY**	**02/01/2016**	$253,352	$253,352	1,236	/2/2	1986	1,346 SF	
.01Mi.	**6318 63RD WAY**	**03/16/2017**	$235,675	$148,706	1,236	/2/2	1986	1,346 SF	
.01Mi.	**6412 64TH WAY**	**07/07/2017**	$235,675	$235,675	1,236	/2/2	1986	1,346 SF	
.01Mi.	**6317 63RD WAY**	**08/29/2014**	$250,675	$126,879	1,236	/2/2	1986	1,346 SF	
.01Mi.	**6409 64TH WAY**	**11/07/2024**	$256,466	$256,466	1,236	/2/2	1986	1,346 SF	
.02Mi.	**6411 64TH WAY**	**05/08/2024**	$235,675	$235,675	1,236	/2/2	1986	1,346 SF	
.02Mi.	**6314 63RD WAY**	**11/04/2016**	$250,675	$250,675	1,236	/2/2	1986	1,346 SF	
.02Mi.	**6315 63RD WAY**	**08/22/2008**	$240,221	$81,633	1,236	/2/2	1986	1,346 SF	
.02Mi.	**6410 64TH WAY**	**12/31/2024**	$275,675	$275,675	1,236	/2/2	1986	1,346 SF	
.02Mi.	**6313 63RD WAY**	**04/04/2013**	$250,675	$250,675	1,236	/2/2	1986	1,346 SF	
.02Mi.	**6316 63RD WAY**	**10/29/2007**	$235,675	$235,675	1,236	/2/2	1986	1,346 SF	
.02Mi.	**6319 63RD WAY**		$235,675	$74,523	1,236	/2/2	1986	1,346 SF	
.03Mi.	**6405 64TH WAY**	**06/04/2009**	$235,675	$74,523	1,236	/2/2	1986	1,346 SF	
.03Mi.	**6401 64TH WAY**	**11/08/2021**	$235,675	$235,675	1,236	/2/2	1986	1,346 SF	
.03Mi.	**6322 63RD WAY**	**03/21/2011**	$235,675	$235,675	1,236	/2/2	1986	1,346 SF	

Rent vs. Own

Households Occupied by Renters:	53%	Households Occupied by Owners:	40%

ICE SiteX Report

OrderID: 98738596

Demographics & Income

Median Age:	33.7 years old	Households:	13,550
Median Household Income:	$59,348	Households w/Family:	59%
Household Income Per Capita:	$32,438	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Palm Beach County School District	Students:	189,634
Number of Schools:	234	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.55Mi.	**Seminole Trails Elementary School** Number of Students: 683 Student-Teacher Ratio: 14.92	C	Public	PK - 5
36.56Mi.	**Glade View Elementary School** Number of Students: 313 Student-Teacher Ratio: 14.23	D+	Public	EE - 5
13.45Mi.	**Rolling Green Elementary School** Number of Students: 673 Student-Teacher Ratio: 13.85	F	Public	EE - 5
33.91Mi.	**K. E. Cunningham/Canal Point Elementary School** Number of Students: 283 Student-Teacher Ratio: 13.8	D	Public	PK - 5
34.99Mi.	**Pahokee Middle-Senior High School** Number of Students: 868 Student-Teacher Ratio: 15.36 Advanced Placement: Yes	C	Public	6 - 12
35.19Mi.	**Pahokee Elementary School** Number of Students: 328 Student-Teacher Ratio: 13.67	C	Public	PK - 5
20.93Mi.	**Pine Grove Elementary School** Number of Students: 372 Student-Teacher Ratio: 13.53	C	Public	EE - 5
0.87Mi.	**Palm Beach Lakes Community High School** Number of Students: 2,809 Student-Teacher Ratio: 21.78 Advanced Placement: Yes	D-	Public	9 - 12
1.99Mi.	**West Riviera Elementary School** Number of Students: 524 Student-Teacher Ratio: 17.18	F	Public	EE - 5
1.34Mi.	**Bear Lakes Middle School** Number of Students: 841 Student-Teacher Ratio: 16.99	D	Public	6 - 8
20.40Mi.	**Village Academy On The Art & Sara Jo Kobacker Campus** Number of Students: 648 Student-Teacher Ratio: 15.07 Advanced Placement: Yes	D	Public	PK - 12
36.29Mi.	**Pioneer Park Elementary School** Number of Students: 408 Student-Teacher Ratio: 14.57	D	Public	EE - 5
15.19Mi.	**Galaxy E3 Elementary School** Number of Students: 595 Student-Teacher Ratio: 14.69	D-	Public	EE - 5
1.97Mi.	**Dr. Mary McLeod Bethune Elementary School** Number of Students: 529 Student-Teacher Ratio: 15.56	F	Public	PK - 5
8.96Mi.	**Highland Elementary School** Number of Students: 976 Student-Teacher Ratio: 14.35	D-	Public	EE - 5
3.36Mi.	**West Gate Elementary School** Number of Students: 767 Student-Teacher Ratio: 13.82	D-	Public	EE - 5

Flood Report

The Subject Property of **6408 64TH WAY, WEST PALM BEACH, FL 33409-7127** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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.

ICE SiteX Report

OrderID: 98738596

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	128%	HIGHER
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	133%	NOTABLY HIGHER
OVERALL	118%	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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Data deemed reliable, but not guaranteed.
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