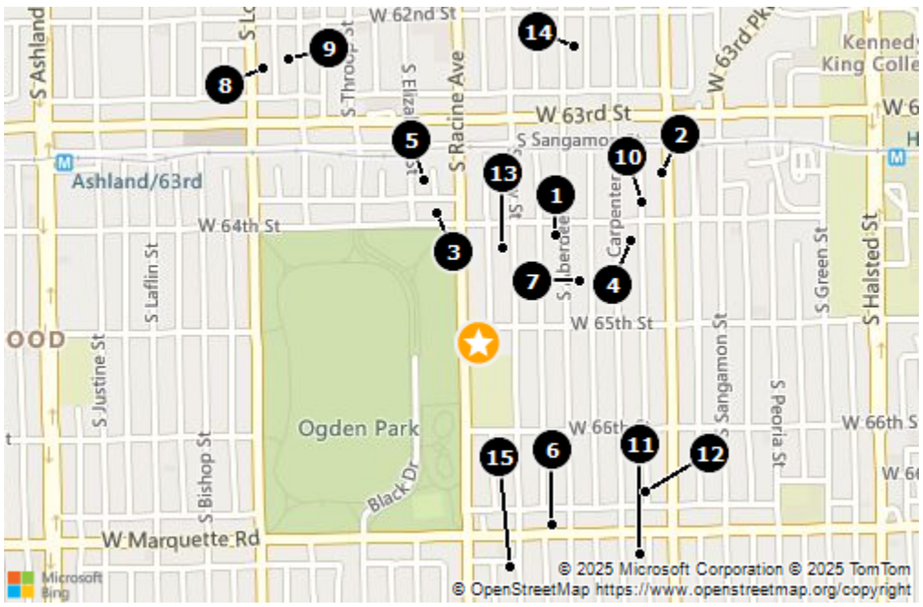
ICE SiteX Report

OrderID: 95924329

SiteX Property Information Report



Subject Property Location

6507 S RACINE AVE, CHICAGO, IL 60636-2907

County:	**COOK IL**	Census Tract:	170316810.001012
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	20-20-216-002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$216,000**	FSD:	44
Value Range:	$120,960 - $311,040	Confidence Score:	56

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	72082
Assd Land Value:	$1,562	Market Land Value:	$15,620	Tax Year:	2023
Assd Improvement:	$11,437	Market Improvment Value:	$114,370	Total Taxable Value:	$2,743
Total Assessed Value:	$12,999	Total Assessor Market Value:	$129,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 72 Subdivision: WEDDELL & COXS Sec/Twnship/Range: SEC 20 TWN 38N RNG 14E
Abbreviated Description: (WEDDELL) & (COXS) SUB OF WH NE SEC 20-38-14
City/Muni/Twp: LAKE

Property Characteristics

Lot Size:	3,125 SF	Bedrooms:		Pool:	
Building Area:	2364 SF	Baths:		Fireplace:	
Year Built:	2007	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:	2	Garage Type:		Heating:	
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/09/2025	Sales Price:	$301,439
Document #:	2519024124 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/25/2025	Sales Price:	$301,439
Document #:	2511502222 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/27/2023	Sales Price:	$301,439
Document #:	2336106121 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/22/2023	Sales Price:	$307,000
Document #:	2314245040 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/15/2023		
Document Type:	Warranty Deed		

ICE SiteX Report

OrderID: 95924329

Legal Description:
Lot: 3 Block: 12 Subdivision: WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM

Prior Transfer

Recording Date:	07/01/2022	Sales Price:	N/A
Document #:	2218206255 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/08/2021	Sales Price:	$157,102
Document #:	2118933114 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/08/2019	Sales Price:	$120,000
Document #:	1909806174 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/20/2019	Sales Price:	$160,000
Document #:	1907922037 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/08/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 12 Subdivision: WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM

Prior Transfer

Recording Date:	01/07/2014	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	1400726069 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/07/2013		
Document Type:	Agreement of Sale		

Legal Description:
Lot: 3 Block: 12 Subdivision: WEDDELL & COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM

Prior Transfer

Recording Date:	12/03/2013	Sales Price:	N/A
Document #:	1333741013 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/07/2013		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 3 Block: 12 Subdivision: WEDDELL & COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM

Mortgage Record

Recording Date:	04/11/2011	Loan Amount:	N/A
Document #:	1110147036 BK-PG -	Loan Type:	Commercial
TD Due Date:	04/04/2041	Type Finance:	

Legal Description:
Lot: 3 Block: 12 Subdivision: WEDDELL & COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3P

Prior Transfer

Recording Date:	03/22/2011	Sales Price:	N/A
Document #:	1108146073 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/20/2011		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 3 Block: 12 Subdivision: WEDDELL & COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3P

Prior Transfer

Recording Date:	12/28/2010	Sales Price:	$280,550
Document #:	1036203029 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/08/2010	Sales Price:	$60,000
Document #:	1031234019 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/19/2010		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 12 Subdivision: WEDDELL & COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3P

Prior Transfer

Recording Date:	11/24/2008	Sales Price:	$310,062
Document #:	0832903017 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/24/2008	Loan Amount:	N/A
Document #:	0829805262 BK-PG -	Loan Type:	Commercial
TD Due Date:	10/17/2013	Type Finance:	UNK

Legal Description:
Lot: 3 Block: 12 Subdivision: WEDDELL & COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3P

ICE SiteX Report

OrderID: 95924329

Mortgage Record

Recording Date:	07/09/2007	Loan Amount:	N/A
Document #:	0719015040 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 3 Block: 12 Subdivision: WEDDELL & COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3P

Prior Transfer

Recording Date:	11/30/2005	Sales Price:	$27,000
Document #:	0533433189 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/28/2005		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 12 Subdivision: WEDDELL & COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3P

Prior Transfer

Recording Date:	03/20/1997	Sales Price:	N/A
Document #:	97192941 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:	Other		

Legal Description:
Lot: 3 Block: 12 Subdivision: WEDDELL & COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3P

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	2314245040 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 72 Subdivision: WEDDELL & COXS Sec/Twnship/Range: SEC 20 TWN 38N RNG 14E
Abbreviated Description: (WEDDELL) & (COXS) SUB OF WH NE SEC 20-38-14
City/Muni/Twp: LAKE

Area Sales Analysis

Total Area Sales	$3,742,000	Median # of Bedrooms	
Median Lot Size	3,125 SF	Median # of Baths	
Median Living Area	2,172 SF	Median Year Built	1903
Price Range - 2 Yrs	$7,000 to $630,000	Age Range	18 years to 147 years
Median Value	$265,000	Median Age	122 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**6402 S ABERDEEN ST** **CHICAGO, IL 60621-1324**	10/17/2025	$7,000	$4	1680	//	1893	4,450 SF	
		APN: 20-20-209-046 Document #: 2529007101 Document Type: Special Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 47&48 Block: 6 Subdivision: WEDDELL AND COX SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM Abbreviated Description: Lot:47&48 Block:6 Subdivision:WEDDELL AND COX SUBDIVISION Sec/Twnship/Range:W2NE4 S20T38NR14E 3PM								
2	.3Mi.	**6326 S MORGAN ST** **CHICAGO, IL 60621-1306**	10/07/2025	$55,000	$39	1380	//	1903	3,125 SF	
		APN: 20-20-203-029 Document #: 2528021008 Document Type: Special Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 41 Block: 1 Subdivision: WEDDELL AND COWS SUBDIVISION Sec/Twnship/Range: W27NE4 S20T38NR14E 3PM Abbreviated Description: Lot:41 Block:1 Subdivision:WEDDELL AND COWS SUBDIVISION Sec/Twnship/Range:W27NE4 S20T38NR14E 3PM								
3	.17Mi.	**1212 W 64TH ST** **CHICAGO, IL 60636-2901**	10/02/2025	$338,000	$150	2242	//	1913	3,750 SF	
		APN: 20-20-107-024 Document #: 2527502029 Document Type: Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 78 Subdivision: CUMMINGS SUBDIVISION Sec/Twnship/Range: N2NE4NW4 S20T38NR14E 3PM Abbreviated Description: Lot:78 Subdivision:CUMMINGS SUBDIVISION Sec/Twnship/Range:N2NE4NW4 S20T38NR14E 3PM								
4	.22Mi.	**6409 S CARPENTER ST** **CHICAGO, IL 60621-1329**	09/10/2025	$63,000	$32	1932	//	1893	3,125 SF	
		APN: 20-20-211-004 Document #: 2525320430 Document Type: Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 4 Block: 8 Subdivision: WEDDELL AND COS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM Abbreviated Description: Lot:4 Block:8 Subdivision:WEDDELL AND COS SUBDIVISION Sec/Twnship/Range:W2NE4 S20T38NR14E 3PM								
5	.21Mi.	**6335 S ELIZABETH ST** **CHICAGO, IL 60636-2986**	08/01/2025	$553,000	$166	3314	//	1913	3,750 SF	
		APN: 20-20-107-010 Document #: 2521322298 Document Type: Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 70 Subdivision: EDMUND A CUMMINGS RESUBDIVISION Sec/Twnship/Range: N2NE4NW4 S20T38NR14E 3PM Abbreviated Description: Lot:70 Subdivision:EDMUND A CUMMINGS RESUBDIVISION Sec/Twnship/Range:N2NE4NW4 S20T38NR14E 3PM								
6	.23Mi.	**1110 W MARQUETTE RD** **CHICAGO, IL 60621-1256**	07/21/2025	$630,000	$190	3314	//	1929	4,375 SF	
		APN: 20-20-225-042 Document #: 2520220404 Document Type: Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 24&25 Block: 14 Subdivision: WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM Abbreviated Description: Lot:24&25 Block:14 Subdivision:WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range:W2NE4 S20T38NR14E 3PM								
7	.15Mi.	**6433 S ABERDEEN ST** **CHICAGO, IL 60621-1364**	07/08/2025	$265,000	$122	2172	//	1888	3,125 SF	
		APN: 20-20-210-011 Document #: 2518922057 Document Type: Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 14 Block: 7 Subdivision: WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM Abbreviated Description: Lot:14 Block:7 Subdivision:WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range:W2NE4 S20T38NR14E 3PM								
8	.42Mi.	**6223 S LOOMIS BLVD** **CHICAGO, IL 60636-1824**	06/18/2025	$300,000	$170	1764	//	1893	2,925 SF	

ICE SiteX Report

OrderID: 95924329

APN: 20-17-329-009 Document #: 2516902136
Document Type: Warranty Deed Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 35 Subdivision: LEE BROTHERS 63RD STREET ADDITION Sec/Twnship/Range: SE4SW4 S14T17NR14E 3PM Abbreviated Description: Lot:35 Subdivision:LEE BROTHERS 63RD STREET ADDITION Sec/Twnship/Range:SE4SW4 S14T17NR14E 3PM

9	.42Mi.	**6218 S ADA ST** **CHICAGO, IL 60636-1823**	06/04/2025	$395,000	$150	2619	//	2007	2,712 SF

APN: 20-17-329-024 Document #: 2515520178
Document Type: Warranty Deed Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 8 Subdivision: LEE BROTHERS 63RD STREET ADDITION MapRef: DOC 1482110 Sec/Twnship/Range: SE4SW4 S17T38NR14E 3PM Abbreviated Description: Lot:8 Subdivision:LEE BROTHERS 63RD STREET ADDITION Map Ref:DOC 1482110Sec/Twnship/Range:SE4SW4 S17T38NR14E 3PM

10	.26Mi.	**6345 S CARPENTER ST** **CHICAGO, IL 60621-1327**	05/27/2025	$52,000	$32	1596	//	1898	3,125 SF

APN: 20-20-203-019 Document #: 2514727032
Document Type: Special Warranty Deed Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 23 Block: 1 Subdivision: WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM Abbreviated Description: Lot:23 Block:1 Subdivision:WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range:W2NE4 S20T38NR14E 3PM

11	.32Mi.	**6709 S CARPENTER ST** **CHICAGO, IL 60621-1255**	05/23/2025	$435,000	$109	3960	//	1912	3,750 SF

APN: 20-20-403-003 Document #: 2514308026
Document Type: Warranty Deed Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 44&45 Block: 1 Subdivision: LEES SUBDIVISION Sec/Twnship/Range: W2SW4 S20T38NR14E 3PM Abbreviated Description: Block:1 Subdivision:LEES SUBDIVISION Sec/Twnship/Range:W2SW4 S20T38NR14E 3PM Abbreviated Description:PORTION LOTS44&45

12	.25Mi.	**6629 S CARPENTER ST** **CHICAGO, IL 60621-1211**	04/18/2025	$370,000	$188	1968	//	1898	3,125 SF

APN: 20-20-227-012 Document #: 2510824104
Document Type: Warranty Deed Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 12 Block: 16 Subdivision: WEDDELL AND COX SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM Abbreviated Description: Lot:12 Block:16 Subdivision:WEDDELL AND COX SUBDIVISION Sec/Twnship/Range:W2NE4 S20T38NR14E 3PM

13	.12Mi.	**6410 S MAY ST** **CHICAGO, IL 60621-1336**	04/17/2025	$80,000	$33	2424	//	1878	4,687 SF

APN: 20-20-208-028 Document #: 2510702212
Document Type: Special Warranty Deed Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 44 Block: 5 Subdivision: WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM Abbreviated Description: Lot:44 Block:5 Subdivision:WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range:W2NE4 S20T38NR14E 3PM

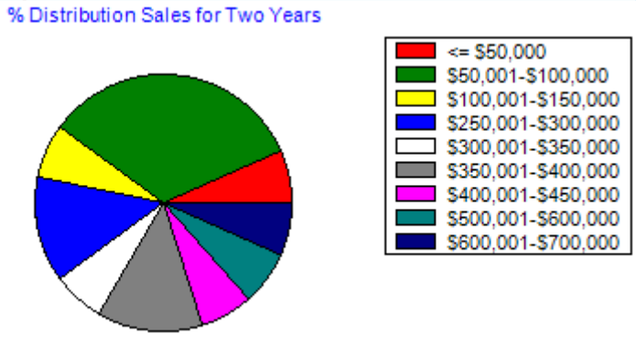
14	.38Mi.	**6215 S ABERDEEN ST** **CHICAGO, IL 60621-1319**	04/09/2025	$79,000	$38	2026	//	1913	3,562 SF

APN: 20-17-426-047 Document #: 2509920259
Document Type: Warranty Deed Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 41&42 Block: 2 Sec/Twnship/Range: SW4SE4 S17T38NR14E 3PM Abbreviated Description: Lot:41&42 Sec/Twnship/Range:SW4SE4 S17T38NR14E 3PM Abbreviated Description:PORTION LOT42

15	.27Mi.	**6716 S MAY ST** **CHICAGO, IL 60621-1224**	04/02/2025	$120,000	$40	2930	//	1916	3,000 SF

APN: 20-20-400-020 Document #: 2509230166
Document Type: Warranty Deed Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 12 Block: 4 Subdivision: HOSMERS SUBDIVISION Sec/Twnship/Range: W2SE4 S20T38NR14E 3PM Abbreviated Description: Lot:12 Block:4 Subdivision:HOSMERS SUBDIVISION Sec/Twnship/Range:W2SE4 S20T38NR14E 3PM

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.

ICE SiteX Report

OrderID: 95924329

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.	**6507 S RACINE AVE**		$129,990	$12,999	2,364		2007	3,125 SF	
0Mi.	**6509 S RACINE AVE**	**11/14/2005**	$15,620	$1,562				3,125 SF	
.01Mi.	**6501 S RACINE AVE**	**07/07/2010**	$480,000	$48,000			1928	6,250 SF	
.03Mi.	**6506 S MAY ST**	**03/04/1988**	$22,100	$2,210	960	/3/1	1888	3,125 SF	
.03Mi.	**6508 S MAY ST**	**07/18/2014**	$22,970	$2,297	540	/2/2	1888	3,125 SF	
.03Mi.	**6500 S MAY ST**	**10/04/2012**	$31,250	$3,125				6,250 SF	
.03Mi.	**6459 S RACINE AVE**		$479,640	$47,964			1909	5,862 SF	
.03Mi.	**6527 S RACINE AVE**								
.03Mi.	**1140 W 66TH ST**								
.04Mi.	**6453 S RACINE AVE**	**05/19/2014**	$15,620	$1,562				3,125 SF	
.04Mi.	**6456 S MAY ST**		$29,260	$2,926				5,852 SF	
.04Mi.	**6451 S RACINE AVE**	**11/13/2014**	$39,990	$3,999	2,000		1878	3,125 SF	
.04Mi.	**6452 S MAY ST**		$15,620	$1,562				3,125 SF	
.05Mi.	**6449 S RACINE AVE**		$15,620	$1,562				3,125 SF	
.05Mi.	**6450 S MAY ST**								
.05Mi.	**6445 S RACINE AVE**		$29,990	$2,999	1,679	/4/1	1896	3,125 SF	

Rent vs. Own

Households Occupied by Renters:	57%	Households Occupied by Owners:	19%

Demographics & Income

Median Age:	38.2 years old	Households:	11,485
Median Household Income:	$36,909	Households w/Family:	51%
Household Income Per Capita:	$18,343	Households w/Family Married:	13%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Chicago Public School District 299	Students:	341,382
Number of Schools:	649	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.04Mi.	**Robeson High School**	NA	Public	9 - 12
Number of Students: NA				
Student-Teacher Ratio: NA				
0.09Mi.	**Bass Elementary School**	B-	Public	PK - 8
Number of Students: 380				
Student-Teacher Ratio: NA				

Flood Report

The Subject Property of **6507 S RACINE AVE, CHICAGO, IL 60636-2907** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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	127%	HIGHER
BURGLARY	153%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	155%	NOTABLY HIGHER
FORCIBLE ROBBERY	64%	NOTABLY LOWER
AGGRAVATED ASSAULT	182%	NOTABLY HIGHER
FORCIBLE RAPE	125%	HIGHER
MURDER	144%	NOTABLY HIGHER
OVERALL	180%	NOTABLY HIGHER

Disaster Alerts

7/13/2024 - Severe Tornados, Flooding

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: 95924329

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Data deemed reliable, but not guaranteed.

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