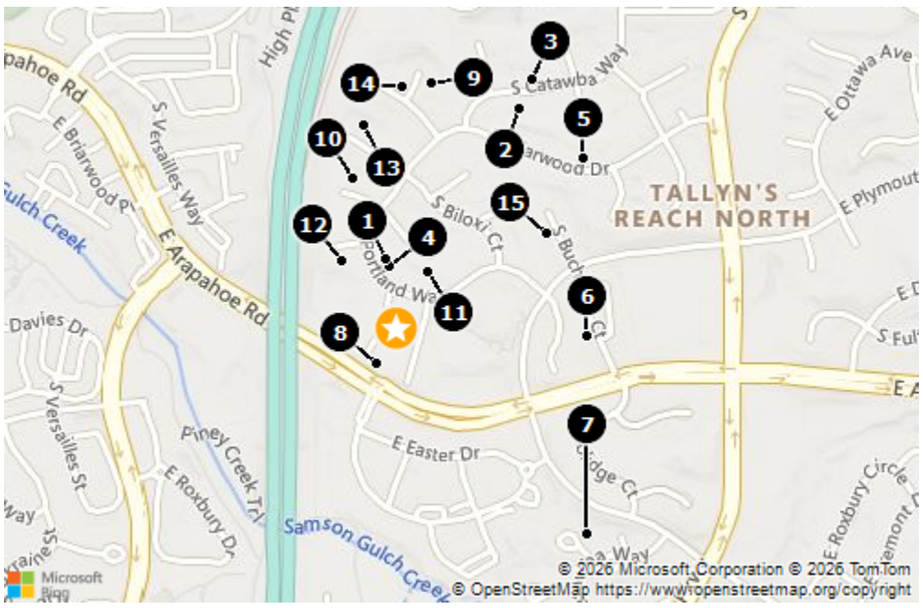
ICE SiteX Report

OrderID: 97935117

SiteX Property Information Report



Subject Property Location

6986 S GUN CLUB CT, AURORA, CO 80016-7187

County:	**ARAPAHOE CO**	Census Tract:	080050866.002000
Property Use:	Single Family Residential	Zoning:	RE470
Parcel Number:	2071-30-2-10-034	Thomas Bros Pg-Grid:	

Valuation

Value:	**$616,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$560,560 - $671,440	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$160,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$512,800	Total Taxable Value:	$4,989
Total Assessed Value:	$42,050	Total Assessor Market Value:	$672,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 34 Block: 3 Subdivision: TALLYNS REACH NORTH SUB 5TH FLG Sec/Twnship/Range: SEC 30 QTR 2 TWN 5S RNG 65W
Abbreviated Description: SUBDIVISIONCD 061690 SUBDIVISIONNAME TALLYNS REACH NORTH SUB 5TH FLG BLOCK 003 LOT 034 LOT 34 BLK 3 TALLYNS REACH NORTH SUB 5

Property Characteristics

Lot Size:	5,837 SF	Bedrooms:	4	Pool:	
Building Area:	2754 SF	Baths:	3	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Concrete
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	04/14/2025	Loan Amount:	N/A
Document #:	E5024945 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 34 Block: 3 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 5

Mortgage Record

Recording Date:	08/09/2024	Loan Amount:	N/A
Document #:	E4051084 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 34 Block: 3 Subdivision: TALLYNS REACH NORTH SUB 5TH FLG

Mortgage Record

Recording Date:	05/22/2024	Loan Amount:	N/A
Document #:	E4031921 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Lot: 34 Block: 3 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 5

Mortgage Record

Recording Date:	09/29/2023	Loan Amount:	N/A

ICE SiteX Report

OrderID: 97935117

Document #:	E3067628 BK-PG -	Loan Type:	Commercial
TD Due Date:	09/01/2026	Type Finance:	

Legal Description:
Lot: 34 Block: 3 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 5

Mortgage Record

Recording Date:	06/12/2023	Loan Amount:	N/A
Document #:	E3039372 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Lot: 34 Block: 3 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 5

Prior Transfer

Recording Date:	03/06/2023	Sales Price:	N/A
Document #:	E3014206 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/12/2020	Sales Price:	$278,795
Document #:	E0018142 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/22/2020	Loan Amount:	N/A
Document #:	E0009518 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Lot: 34 Block: 3 Subdivision: TALLYN S REACH NORTH SUBDIVISION FILING NO 5

Prior Transfer

Recording Date:	01/22/2020	Sales Price:	$478,000
Document #:	E0009516 BK-PG E000 -9516	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 34 Block: 3 Subdivision: TALLYNS REACH NORTH SUB 5TH FLG Sec/Twnship/Range: SEC 30 QTR 2 TWN 5S RNG 65W
Abbreviated Description: SUBDIVISIONCD 061690 SUBDIVISIONNAME TALLYNS REACH NORTH SUB 5TH FLG BLOCK 003 LOT 034 LOT 34 BLK 3 TALLYNS REACH NORTH SUB 5

Prior Transfer

Recording Date:	01/22/2020	Sales Price:	$483,000
Document #:	E0009516 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/22/2020		
Document Type:			

Legal Description:
Lot: 34 Block: 3 Subdivision: TALLYN S REACH NORTH SUBDIVISION FILING NO 5

Prior Transfer

Recording Date:	09/15/2017	Sales Price:	$250,305
Document #:	D7105235 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/07/2017	Sales Price:	$15,000
Document #:	D7089588 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/27/2017	Loan Amount:	N/A
Document #:	D7085069 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2047	Type Finance:	

Legal Description:
Lot: 34 Block: 3 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 5

Mortgage Record

Recording Date:	09/25/2012	Loan Amount:	N/A
Document #:	D2108486 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 34 Block: 3 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING #5

Prior Transfer

Recording Date:	10/05/2010	Sales Price:	$250,305
Document #:	D0100219 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/21/2009	Sales Price:	$250,296
Document #:	B9136895 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 97935117

Prior Transfer

Recording Date:	11/25/2009	Sales Price:	$346,000
Document #:	B9128837 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/20/2009		
Document Type:			

Legal Description:
Lot: 34 Block: 3 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING #5

Prior Transfer

Recording Date:	11/17/2009	Sales Price:	N/A
Document #:	B9125602 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/17/2009		
Document Type:			

Legal Description:
Lot: 34 Block: 3 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING #5

Prior Transfer

Recording Date:	10/13/2005	Sales Price:	$357,600
Document #:	B5154226 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/07/2005		
Document Type:			

Legal Description:
Lot: 34 Block: 3 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING #5

Area Sales Analysis

Total Area Sales	$10,574,400	Median # of Bedrooms	3
Median Lot Size	7,793 SF	Median # of Baths	3
Median Living Area	2,131 SF	Median Year Built	2006
Price Range - 2 Yrs	$530,000 to $1,162,000	Age Range	10 years to 23 years
Median Value	$625,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**23421 E PORTLAND WAY** **AURORA, CO 80016-2411**	07/06/2026	$535,000	$267	1998	/4/3	2005	5,859 SF	
		APN: 2071-30-2-09-026 Document #: E6046186 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Block: 2 Subdivision: TALLYNS REACH NORTH SUBDIVISION Abbreviated Description: Lot:26 Block:2 Subdivision:TALLYNS REACH NORTH SUBDIVISION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
2	.31Mi.	**6744 S CATAWBA WAY** **AURORA, CO 80016-5943**	06/11/2026	$869,900	$373	2330	/3/3	2014	11,935 SF	
		APN: 2071-30-2-17-003 Document #: E6040348 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 11 Abbreviated Description: Lot:3 Block:1 Subdivision:TALLYNS REACH NORTH SUBDIVISION FILING NO 11								
3	.36Mi.	**6735 S CATAWBA WAY** **AURORA, CO 80016-5943**	05/22/2026	$1,162,000	$339	3420	/5/5	2014	13,678 SF	
		APN: 2071-30-2-18-012 Document #: E6035158 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: TALLYNS REACH NORTH SUBDIVISION Abbreviated Description: Lot:12 Block:2 Subdivision:TALLYNS REACH NORTH SUBDIVISION								
4	.08Mi.	**23431 E PORTLAND WAY** **AURORA, CO 80016-2411**	04/16/2026	$605,000	$449	1347	/2/3	2005	7,793 SF	
		APN: 2071-30-2-09-025 Document #: E6025298 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 2 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 5 Abbreviated Description: Lot:25 Block:2 Subdivision:TALLYNS REACH NORTH SUBDIVISION FILING NO 5								
5	.32Mi.	**23753 E BRIARWOOD DR** **AURORA, CO 80016-2794**	04/02/2026	$875,000	$271	3219	/4/5	2012	15,791 SF	
		APN: 2071-30-2-13-021 Document #: E6021712 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 3 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 6 Abbreviated Description: Lot:21 Block:3 Subdivision:TALLYNS REACH NORTH SUBDIVISION FILING NO 6								
6	.24Mi.	**6995 S BUCHANAN CT** **AURORA, CO 80016-5959**	01/21/2026	$865,000	$356	2428	/3/4	2016	5,776 SF	
		APN: 2071-30-2-20-017 Document #: E6003870 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 1 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 12 Abbreviated Description: Lot:17 Block:1 Subdivision:TALLYNS REACH NORTH SUBDIVISION FILING NO 12 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
7	.35Mi.	**23785 E GLASGOW PL** **AURORA, CO 80016-5217**	01/16/2026	$643,000	$347	1852	/1/3	2003	5,663 SF	
		APN: 2071-30-3-01-009 Document #: E6003004 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Subdivision: TALLYNS REACH SUBDIVISION FILING NO 5 Abbreviated Description: Lot:9 Block:1 Subdivision:TALLYNS REACH SUBDIVISION FILING NO 5								
8	.05Mi.	**7036 S GUN CLUB CT** **AURORA, CO 80016-5222**	01/05/2026	$600,000	$247	2421	/4/3	2005	7,475 SF	
		APN: 2071-30-2-10-039 Document #: E6000217 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Block: 3 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 5 Abbreviated Description: Lot:39 Block:3 Subdivision:TALLYNS REACH NORTH SUBDIVISION FILING NO 5								
9	.31Mi.	**23464 E ONTARIO PL** **AURORA, CO 80016-5388**	12/31/2025	$625,000	$293	2131	/3/3	2010	13,534 SF	
		APN: 2071-30-2-12-025 Document #: E5093652								

ICE SiteX Report

OrderID: 97935117

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32 Block: 1 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 6 Abbreviated Description: Lot:32 Block:1 Subdivision:TALLYNS REACH NORTH SUBDIVISION FILING NO 6

10	.2Mi.	**6842 S ALGONQUIAN CT** **AURORA, CO 80016-1366**	12/31/2025	$545,000	$272	1998	/4/3	2005	5,606 SF

APN: 2071-30-2-10-056 Document #: E5093894
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 67 Block: 3 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 5 Abbreviated Description: Lot:67 Block:3 Subdivision:TALLYNS REACH NORTH SUBDIVISION FILING NO 5

11	.08Mi.	**6911 S ALGONQUIAN CT** **AURORA, CO 80016-1368**	12/30/2025	$554,000	$411	1347	/2/3	2005	7,275 SF

APN: 2071-30-2-09-037 Document #: E5093276
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Block: 2 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 5 Abbreviated Description: Lot:37 Block:2 Subdivision:TALLYNS REACH NORTH SUBDIVISION FILING NO 5

12	.11Mi.	**23262 E COSTILLA PL** **AURORA, CO 80016-7105**	12/08/2025	$530,000	$363	1457	/3/5	2005	5,541 SF

APN: 2073-25-1-58-001 Document #: E5088224
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53 Block: 3 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 5 Abbreviated Description: Lot:53 Block:3 Subdivision:TALLYNS REACH NORTH SUBDIVISION FILING NO 5

13	.26Mi.	**23327 E OTTAWA DR** **AURORA, CO 80016-5906**	10/27/2025	$730,000	$337	2164	/3/3	2008	12,323 SF

APN: 2071-30-2-12-002 Document #: E5077213
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 6 Abbreviated Description: Lot:9 Block:1 Subdivision:TALLYNS REACH NORTH SUBDIVISION FILING NO 6 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

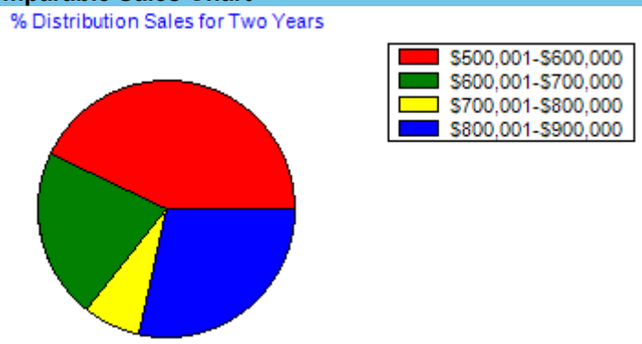
14	.3Mi.	**23403 E ONTARIO PL** **AURORA, CO 80016-5388**	10/24/2025	$600,000	$281	2131	/3/4	2010	9,034 SF

APN: 2071-30-2-12-020 Document #: E5076815
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Block: 1 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 6 Abbreviated Description: Lot:27 Block:1 Subdivision:TALLYNS REACH NORTH SUBDIVISION FILING NO 6

15	.22Mi.	**6885 S BUCHANAN CT** **AURORA, CO 80016-5904**	10/24/2025	$835,500	$384	2174	/3/4	2006	9,583 SF

APN: 2071-30-2-14-005 Document #: E5076680
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 4 Subdivision: TALLYNS REACH NORTH SUBDIVISION FILING NO 6 Abbreviated Description: Lot:5 Block:4 Subdivision:TALLYNS REACH NORTH SUBDIVISION FILING NO 6

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: 97935117

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.	**6986 S GUN CLUB CT**	**01/22/2020**	$672,800	$42,050	2,754	/4/3	2005	5,837 SF	
.01Mi.	**6976 S GUN CLUB CT**	**05/04/2023**	$683,000	$42,688	3,072	/4/3	2005	5,441 SF	
.01Mi.	**6996 S GUN CLUB CT**	**04/30/2021**	$629,500	$39,344	2,421	/4/3	2005	5,493 SF	
.02Mi.	**6985 S ADDISON CT**	**05/07/2012**	$646,800	$40,425	2,421	/4/3	2005	5,419 SF	
.02Mi.	**6966 S GUN CLUB CT**	**10/26/2011**	$641,300	$40,081	2,350	/5/4	2007	5,458 SF	
.02Mi.	**7006 S GUN CLUB CT**	**10/26/2005**	$598,300	$37,394	2,350	/5/3	2005	5,828 SF	
.02Mi.	**6995 S ADDISON CT**	**02/02/2016**	$610,600	$38,163	2,236	/3/3	2005	5,467 SF	
.02Mi.	**6975 S ADDISON CT**	**05/29/2020**	$687,800	$42,988	2,716	/4/4	2005	6,120 SF	
.03Mi.	**7005 S ADDISON CT**	**10/31/2023**	$676,100	$42,256	2,350	/4/4	2006	5,702 SF	
.03Mi.	**6965 S ADDISON CT**	**04/10/2019**	$656,000	$41,000	2,143	/4/4	2007	5,645 SF	
.03Mi.	**7016 S GUN CLUB CT**	**12/07/2021**	$677,400	$42,338	2,644	/4/3	2005	5,837 SF	
.03Mi.	**6956 S GUN CLUB CT**	**09/07/2023**	$618,400	$38,650	2,371	/4/3	2005	6,991 SF	
.03Mi.	**6987 S GUN CLUB CT**	**09/13/2024**	$638,500	$39,906	2,350	/5/4	2005	6,669 SF	
.03Mi.	**6977 S GUN CLUB CT**	**11/18/2016**	$681,500	$42,594	2,616	/4/3	2007	5,358 SF	
.03Mi.	**7015 S ADDISON CT**	**03/11/2022**	$761,200	$47,575	2,754	/4/4	2006	5,937 SF	
.04Mi.	**6955 S ADDISON CT**	**04/28/2017**	$632,700	$39,544	2,350	/5/3	2005	6,512 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	39.5 years old	Households:	23,580
Median Household Income:	$143,011	Households w/Family:	78%
Household Income Per Capita:	$63,508	Households w/Family Married:	67%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	40%

School District

School District Zone:	Cherry Creek School District 5	Students:	51,980
Number of Schools:	69	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.57Mi.	**Cherokee Trail High School**	A-	Public	9 - 12
Number of Students: 3,089 Student-Teacher Ratio: 20.2 Advanced Placement: Yes				
0.72Mi.	**Coyote Hills Elementary School**	B+	Public	KG - 5
Number of Students: 478 Student-Teacher Ratio: 14.48				
1.88Mi.	**Fox Ridge Middle School**	B	Public	6 - 8
Number of Students: 966 Student-Teacher Ratio: 17.37				

Flood Report

The Subject Property of **6986 S GUN CLUB CT, AURORA, CO 80016-7187** 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	34%	SIGNIFICANTLY LOWER
BURGLARY	41%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	32%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	24%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	62%	NOTABLY LOWER
MURDER	33%	SIGNIFICANTLY LOWER
OVERALL	32%	SIGNIFICANTLY 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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ICE SiteX Report

OrderID: 97935117

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