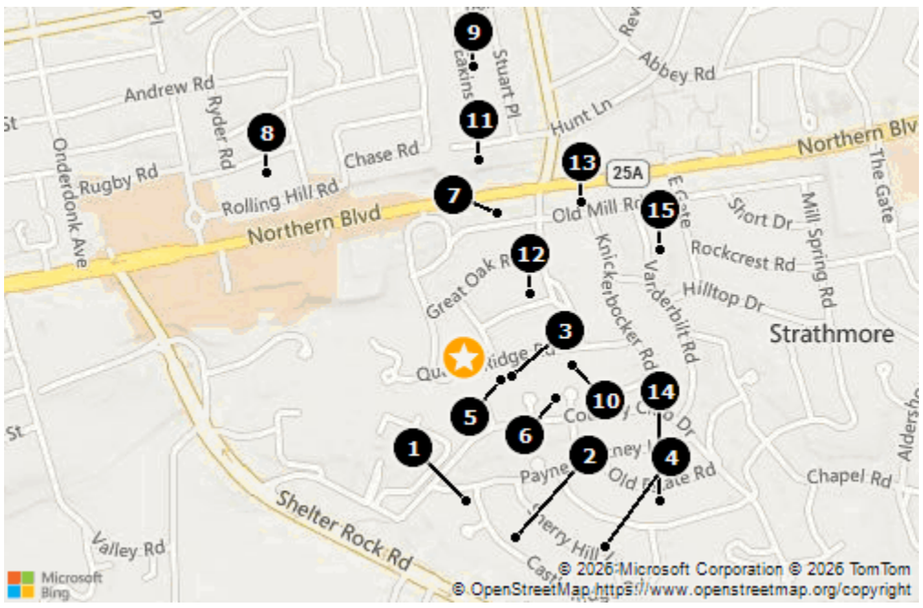
ICE SiteX Report

OrderID: 98605687

SiteX Property Information Report



Subject Property Location

73 QUAKER RIDGE RD, MANHASSET, NY 11030-3321

County:	**NASSAU NY**	Census Tract:	360593019.003017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03-062-00-0054	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,793,000**	FSD:	22	Common Confidence Score:	34
Value Range:	$1,398,540 - $2,187,460	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	747
Assd Land Value:	$808	Market Land Value:		Tax Year:	2026
Assd Improvement:	$388	Market Improvment Value:		Total Taxable Value:	$19,474
Total Assessed Value:	$1,196	Total Assessor Market Value:	$1,196,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 54 Block: 62 Section: 3 District: 282289
Abbreviated Description: TOWN #2 SCH DIST 006
City/Muni/Twp: NORTH HEMPSTEAD UNINCORPORATED

Property Characteristics

Lot Size:	8,640 SF	Bedrooms:		Pool:	
Building Area:	1281 SF	Baths:	1	Fireplace:	1
Year Built:	1937	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Colonial	Basement:	Full	Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/09/2008	Sales Price:	$950,000
Document #:	2008100900767 BK-PG D12443-0246	Type of Sale:	Full Amount on Deed
Contract Date:	09/15/2008		
Document Type:			

Legal Description:
Lot: 54 Block: 62 Section: 3 Subdivision: SUBDIVISION OF SECTION A OF FIRST ADDITION Map Ref: MAP 574 CASE 577
City/Muni/Twp: NORTH HEMPSTEAD

Prior Transfer

Recording Date:	10/09/2008	Sales Price:	$950,000
Document #:	BK-PG 0000012443-0000000246	Type of Sale:	Full Amount on Deed
Contract Date:	09/15/2008		
Document Type:			

Legal Description:
District: 282289
City/Muni/Twp: NORTH HEMPSTEAD

Prior Transfer

Recording Date:	09/15/2008	Sales Price:	$950,000
Document #:	BK-PG 12443 -246	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98605687

Legal Description:
Lot: 54 Block: 62 Section: 3 District: 282289
Abbreviated Description: TOWN #2 SCH DIST 006
City/Muni/Twp: NORTH HEMPSTEAD UNINCORPORATED

Prior Transfer

Recording Date:	07/17/2002	Sales Price:	$780,000
Document #:	BK-PG 0000011501-0000000101	Type of Sale:	Full Amount on Deed
Contract Date:	06/26/2002		
Document Type:			

Legal Description:
District: 282289
City/Muni/Twp: NORTH HEMPSTEAD

Prior Transfer

Recording Date:	06/26/2002	Sales Price:	$780,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/16/1998	Sales Price:	$380,000
Document #:	BK-PG 10932- 938	Type of Sale:	Full Amount on Deed
Contract Date:	06/17/1998		
Document Type:			

Legal Description:
District: 282289
Abbreviated Description: CREATION DATE: 980929; UPDATE DATE: 981015
City/Muni/Twp: NORTH HEMPSTEAD UNINCORPORATED

Area Sales Analysis

Total Area Sales	$28,772,782	Median # of Bedrooms	
Median Lot Size	8,050 SF	Median # of Baths	2
Median Living Area	1,860 SF	Median Year Built	1937
Price Range - 2 Yrs	$1,200,000 to $2,480,000	Age Range	86 years to 97 years
Median Value	$1,950,000	Median Age	89 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**138 PAYNE WHITNEY LN** **MANHASSET, NY 11030-3224**	08/26/2026	$2,450,000	$829	2955	9//3	1940	12,859 SF	
		APN: 03-204-00-0050 Document #: 2026-57859 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 144&145 Subdivision: SUBDIVISION MAP OF PROPERTY SECTION B STRATHMORE-V MapRef: MAP 3965 Abbreviated Description: Subdivision:SUBDIVISION MAP OF PROPERTY SECTION B STRATHMORE-V Map Ref:MAP 3965Abbreviated Description:PORTION LOTS144&145 City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD								
2	.23Mi.	**143 CASTLE RIDGE RD** **MANHASSET, NY 11030-3203**	08/24/2026	$2,350,000	$922	2547	8//3	1940	10,764 SF	
		APN: 03-161-00-0152 Document #: 2026-57224 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 152 Subdivision: SUBDIVISION MAP OF PROPERTY SECTION B SARTHMORE-VA MapRef: MAP 3965 Abbreviated Description: Subdivision:SUBDIVISION MAP OF PROPERTY SECTION B SARTHMORE-VA Map Ref:MAP 3965Abbreviated Description:PORTION LOT152 City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD								
3	.06Mi.	**102 QUAKER RIDGE RD** **MANHASSET, NY 11030-3300**	07/23/2026	$2,000,000	$1,077	1856	7//2	1937	8,050 SF	
		APN: 03-145-00-0099 Document #: 2026-48994 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 93 Subdivision: SUBDIVISION OF SECTION A OF FIRST ADDITION TO STRA MapRef: MAP 574 Abbreviated Description: Lot:93 Subdivision:SUBDIVISION OF SECTION A OF FIRST ADDITION TO STRA Map Ref:MAP 574City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD								
4	.29Mi.	**35 SHERRY HILL LN** **MANHASSET, NY 11030-3220**	07/21/2026	$2,168,000	$1,078	2010	7//2	1938	7,980 SF	
		APN: 03-160-00-0181 Document #: 2026-47949 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SUBDIVISION MAP OF PROPERTY SECTION B SLATHMORE MapRef: MAP 3965 Abbreviated Description: Subdivision:SUBDIVISION MAP OF PROPERTY SECTION B SLATHMORE Map Ref:MAP 3965City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD								
5	.05Mi.	**96 QUAKER RIDGE RD** **MANHASSET, NY 11030-3316**	06/01/2026	$1,950,000	$1,115	1748	6//2	1937	8,050 SF	
		APN: 03-145-00-0098 Document #: 2026-35317 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 98 Subdivision: SUBDIVISION OF SECTION A OF FIRST ADDITION TO STRA MapRef: MAP 574 Abbreviated Description: Subdivision:SUBDIVISION OF SECTION A OF FIRST ADDITION TO STRA Map Ref:MAP 574Abbreviated Description:PORTION LOT98 City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD								
6	.13Mi.	**41 FAIRWAY LN** **MANHASSET, NY 11030-3228**	05/15/2026	$1,724,782	$603	2857	7//2	1938	7,676 SF	
		APN: 03-145-00-0161 Document #: 2026-31974 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Subdivision: SUBDIVISION MAP OF PROPERTY SECTION A STRATHMORE-V MapRef: MAP 3924 Abbreviated Description: Subdivision:SUBDIVISION MAP OF PROPERTY SECTION A STRATHMORE-V Map Ref:MAP 3924Abbreviated Description:PORTION LOT61 City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD								
7	.18Mi.	**65 OLD MILL RD** **MANHASSET, NY 11030-3311**	04/13/2026	$1,375,000	$882	1558	6//2	1937	8,400 SF	
		APN: 03-035-00-0023 Document #: 2026-23828 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98605687

Legal: Lot: 23 Subdivision: SUBDIVISION OF SECTION A OF FIRST ADDITION TO STRA MapRef: MAP 574 Abbreviated
Description: Subdivision:SUBDIVISION OF SECTION A OF FIRST ADDITION TO STRA Map Ref:MAP 574Abbreviated Description:PORTION LOT23 City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD

8	.33Mi.	**44 OLD OX RD** **MANHASSET, NY 11030-2507**	04/09/2026	$2,000,000	$1,083	1846	7//2	1934	8,241 SF

APN: 03-056-00-0181 Document #: 2026-23044
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 80-82 Subdivision: SUBDIVISION OF SECTION A STRATHMORE AT MANHASSET P MapRef: MAP 826 Abbreviated
Description: Subdivision:SUBDIVISION OF SECTION A STRATHMORE AT MANHASSET P Map Ref:MAP 826Abbreviated Description:PORTION LOTS80-82 City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD

9	.36Mi.	**50 EAKINS RD** **MANHASSET, NY 11030-2631**	03/09/2026	$2,450,000	$898	2726	8//2	1929	8,000 SF

APN: 03-109-00-0016 Document #: 2026-15363
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 1440-21 Subdivision: SUB-DIVISION OF SECTION C OF MUNSEY PARK PROPERTY MapRef: FILE 663 CASE 799 Abbreviated
Description: Lot:16 Block:1440-21 Subdivision:SUB-DIVISION OF SECTION C OF MUNSEY PARK PROPERTY Map Ref:FILE 663 CASE 799City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD

10	.13Mi.	**146 QUAKER RIDGE RD** **MANHASSET, NY 11030-3300**	03/06/2026	$1,750,000	$1,113	1572	7//1	1938	9,248 SF

APN: 03-145-00-0105 Document #: 2026-15037
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 105 Subdivision: SUB-DIVISION OF SECTION A OF FIRST ADDITION TO STR MapRef: FILE 574 Abbreviated Description: Subdivision:SUB-DIVISION OF SECTION A OF FIRST ADDITION TO STR Map Ref:FILE 574Abbreviated Description:PORTION LOT105 City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD

11	.24Mi.	**4 HUNT LN** **MANHASSET, NY 11030-**	02/26/2026	$1,200,000	$645	1860	7//2	1935	7,500 SF

APN: 03-119-00-0029 Document #: 2026-12621
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Block: 1440-22 Subdivision: SUBDIVISION OF SECTION C OF MUNSEY PARK PROPERTY O MapRef: FILE 668 Abbreviated
Description: Lot:29 Block:1440-22 Subdivision:SUBDIVISION OF SECTION C OF MUNSEY PARK PROPERTY O Map Ref:FILE 668City/Muni/Twp:MUNSEY PARK City/Muni/Twp: MUNSEY PARK

12	.11Mi.	**35 MARLBORO RD** **MANHASSET, NY 11030-3307**	02/17/2026	$1,325,000	$1,087	1218	5//1	1937	7,995 SF

APN: 03-039-00-0074 Document #: 2026-10621
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 74 Subdivision: SUBDIVISION OF SECTION A OF FIRST ADDITION TO STRA MapRef: MAP 574 CASE 577 Abbreviated Description: Lot:74 Subdivision:SUBDIVISION OF SECTION A OF FIRST ADDITION TO STRA Map Ref:MAP 574 CASE 577City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD

13	.24Mi.	**119 OLD MILL RD** **MANHASSET, NY 11030-3435**	10/01/2025	$1,650,000	$964	1710	6//1	1937	9,450 SF

APN: 03-049-00-0164 Document #: 2025-62987
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 164 Subdivision: SUBDIVISION OF SECTION B OF FIRST ADDITION TO STRA MapRef: MAP 574 Abbreviated
Description: Subdivision:SUBDIVISION OF SECTION B OF FIRST ADDITION TO STRA Map Ref:MAP 574Abbreviated Description:PORTION LOT164 City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD

14	.3Mi.	**46 OLD ESTATE RD** **MANHASSET, NY 11030-3613**	09/30/2025	$2,480,000	$911	2722	8//3	1940	7,700 SF

APN: 03-153-00-0210 Document #: 2025-62468
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 210 Subdivision: SUBDIVISION MAP OF PROPERTY SECTION B STRATHMORE V MapRef: MAP 3965 Abbreviated
Description: Subdivision:SUBDIVISION MAP OF PROPERTY SECTION B STRATHMORE V Map Ref:MAP 3965Abbreviated Description:PORTION LOT210 City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD

15	.28Mi.	**26 VANDERBILT RD** **MANHASSET, NY 11030-3408**	09/25/2025	$1,900,000	$873	2176	6//2	1938	8,190 SF

APN: 03-084-00-0176 Document #: 2025-61346
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 176 Subdivision: SUBDIVISION OF SECTION B OF FIRST ADDITION TO PROP MapRef: MAP 574 Abbreviated
Description: Subdivision:SUBDIVISION OF SECTION B OF FIRST ADDITION TO PROP Map Ref:MAP 574Abbreviated Description:PORTION LOT176 City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD

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: 98605687

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.	**73 QUAKER RIDGE RD**	**09/15/2008**	$1,196,000	$1,196	1,281	6//1	1937	8,640 SF	
.01Mi.	**67 QUAKER RIDGE RD**	**07/10/2015**	$1,579,000	$1,579	3,321	//3	2013	8,568 SF	
.01Mi.	**81 QUAKER RIDGE RD**	**07/15/1993**	$1,030,000	$1,030	1,603	6//2	1936	8,288 SF	
.02Mi.	**29 CROWNTOP RD**		$1,172,000	$1,172	2,105	5//1	1937	8,241 SF	
.02Mi.	**98 DEEPDALE DR**		$1,046,000	$1,046	1,948	7//2	1935	9,112 SF	
.02Mi.	**86 DEEPDALE DR**	**11/20/2020**	$1,091,000	$1,091	2,046	7//2	1937	9,216 SF	
.03Mi.	**39 CROWNTOP RD**	**03/05/2002**	$1,518,000	$1,518	2,171	9//3	1937	8,772 SF	
.03Mi.	**72 QUAKER RIDGE RD**	**08/24/2010**	$1,014,000	$1,014	1,854	7//3	1937	9,152 SF	
.03Mi.	**23 CROWNTOP RD**	**06/13/2000**	$1,564,000	$1,564	2,486	6//3	1937	8,107 SF	
.03Mi.	**80 QUAKER RIDGE RD**	**07/05/2013**	$1,188,000	$1,188	2,567	6//2	1937	7,980 SF	
.04Mi.	**80 DEEPDALE DR**	**03/12/2020**	$1,188,000	$1,188	2,065	7//3	1937	7,810 SF	
.04Mi.	**66 QUAKER RIDGE RD**		$992,000	$992	1,944	6//2	1937	8,100 SF	
.04Mi.	**15 CROWNTOP RD**	**06/18/2018**	$1,089,000	$1,089	2,381	8//3	1937	8,030 SF	
.04Mi.	**88 QUAKER RIDGE RD**	**06/08/2012**	$1,304,000	$1,304	3,000	7//3	1937	8,468 SF	
.05Mi.	**30 CROWNTOP RD**	**05/23/2022**	$1,185,000	$1,185	2,495	7//3	1937	8,436 SF	
.05Mi.	**101 QUAKER RIDGE RD**	**09/28/2016**	$1,123,000	$1,123	2,170	7//3	1937	7,416 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	45.7 years old	Households:	6,414
Median Household Income:	$216,079	Households w/Family:	84%
Household Income Per Capita:	$109,474	Households w/Family Married:	74%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	39%

School District

School District Zone:	Manhasset Union Free School District	Students:	3,027
Number of Schools:	4	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.96Mi.	**Manhasset Secondary School** Number of Students: 1,031 Student-Teacher Ratio: 11.83 Advanced Placement: Yes	A+	Public	9 - 12
0.96Mi.	**Manhasset Middle School** Number of Students: 541 Student-Teacher Ratio: 10.96	A+	Public	7 - 8
0.39Mi.	**Munsey Park Elementary School** Number of Students: 803 Student-Teacher Ratio: 14.07	A+	Public	KG - 6

Flood Report

The Subject Property of **73 QUAKER RIDGE RD, MANHASSET, NY 11030-3321** 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	49%	SIGNIFICANTLY LOWER
BURGLARY	66%	NOTABLY LOWER
MOTOR VEHICLE THEFT	44%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	35%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	38%	SIGNIFICANTLY LOWER
MURDER	40%	SIGNIFICANTLY LOWER
OVERALL	64%	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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ICE SiteX Report

OrderID: 98605687

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