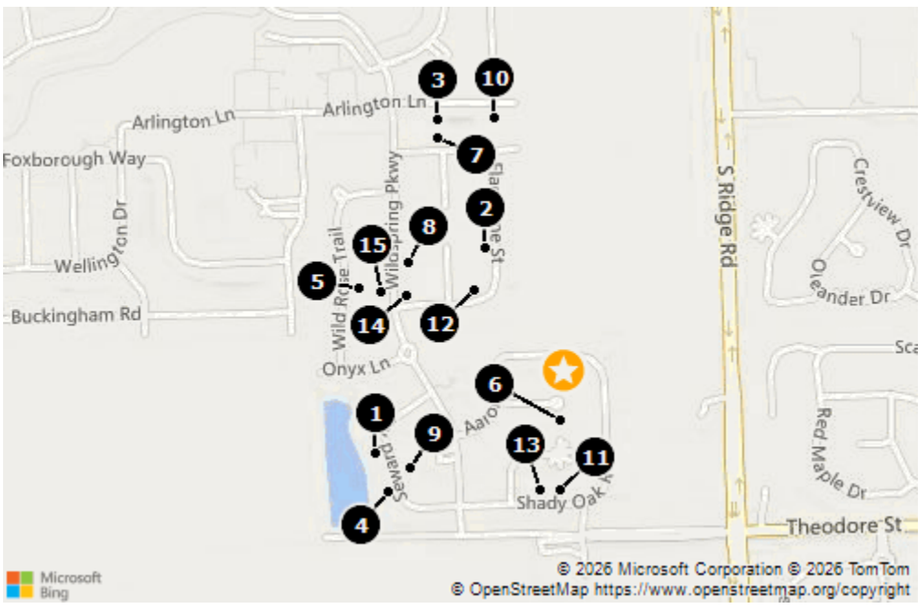
ICE SiteX Report

OrderID: 97841480

SiteX Property Information Report



Subject Property Location

8006 AARON LN, JOLIET, IL 60431-8479

County:	**KENDALL IL**	Census Tract:	170938907.023004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	06-35-477-004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$376,000**	FSD:	9	Common Confidence Score:	66
Value Range:	$342,160 - $409,840	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	NS004
Assd Land Value:	$16,001	Market Land Value:	$48,003	Tax Year:	2025
Assd Improvement:	$93,419	Market Improvment Value:	$280,257	Total Taxable Value:	$7,142
Total Assessed Value:	$109,420	Total Assessor Market Value:	$328,260	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 68
Abbreviated Description: LOT 68 D'ARCY FARM UNIT 1 CITY OF JOLIET
City/Muni/Twp: NA-AU-SAY TOWNSHIP

Property Characteristics

Lot Size:	8,046 SF	Bedrooms:	3	Pool:	
Building Area:	1808 SF	Baths:	2	Fireplace:	
Year Built:	2010	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Gas
Number of Stories:	S/L	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/29/2018	Sales Price:	$219,622
Document #:	201800009070 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/15/2017	Sales Price:	$215,000
Document #:	201700012961 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/10/2017		
Document Type:			
Legal Description:			

Lot: 68 Subdivision: DARCY FARM Map Ref: DOC200500034616 Sec/Twnship/Range: W2SE4 S35T36NR08E 3PM

Prior Transfer

Recording Date:	08/02/2017	Sales Price:	$160,047
Document #:	201700012045 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/01/2017	Sales Price:	$215,000
Document #:	201712961 BK-PG -	Type of Sale:	Qualified Sale

ICE SiteX Report

OrderID: 97841480

Document Type:
Legal Description:
Lot: 68
Abbreviated Description: LOT 68 D'ARCY FARM UNIT 1 CITY OF JOLIET
City/Muni/Twp: NA-AU-SAY TOWNSHIP

Prior Transfer

Recording Date:	04/04/2012	Sales Price:	N/A
Document #:	201200006033 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/24/2010	Sales Price:	N/A
Document #:	201000009153 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/01/2010		
Document Type:			

Legal Description:
Lot: 68 Subdivision: DARCY FARM UNIT 1 Map Ref: DOC200500034616 Sec/Twnship/Range: W2SE4 S35T36NR08E 3P
Abbreviated Description: PRIOR REF 201000008541 05/12/2010

Prior Transfer

Recording Date:	05/12/2010	Sales Price:	$163,000
Document #:	201000008541 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/01/2010		
Document Type:			

Legal Description:
Lot: 68 Subdivision: DARCY FARM UNIT 1 Map Ref: DOC200500034616 Sec/Twnship/Range: W2SE4 S35T36NR08E 3P

Prior Transfer

Recording Date:	04/01/2010	Sales Price:	$163,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/12/2010	Loan Amount:	N/A
Document #:	201000004736 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	04/01/2012	Type Finance:	VAR

Legal Description:
Lot: 68 Subdivision: DARCY FARM UNIT 1 Sec/Twnship/Range: W2SE4 S35T36NR08E 3P

Prior Transfer

Recording Date:	02/09/2010	Sales Price:	$980,000 Multiple Parcels Involved in this transaction
Document #:	201000002843 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/10/2009		
Document Type:			

Legal Description:
Lot: 68 Subdivision: DARCY FARM UNIT 1 Map Ref: DOC200500034616 Sec/Twnship/Range: W2SE4 S35T36NR08E 3P

Prior Transfer

Recording Date:	05/17/2007	Sales Price:	$7,105,000 Multiple Parcels Involved in this transaction
Document #:	200700015993 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/2007		
Document Type:			

Legal Description:
Lot: 68 Subdivision: DARCY FARM UNIT 1 Sec/Twnship/Range: PART SE4 S35T36NR08E 3P

Area Sales Analysis

Total Area Sales	$6,078,000	Median # of Bedrooms	4
Median Lot Size	8,765 SF	Median # of Baths	2
Median Living Area	2,209 SF	Median Year Built	2015
Price Range - 2 Yrs	$319,000 to $480,000	Age Range	4 years to 19 years
Median Value	$400,000	Median Age	11 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**1615 SEWARD RD** **JOLIET, IL 60431-8296**	06/11/2026	$480,000	$183	2620	/4/2	2015	8,028 SF	

APN: 06-35-469-010 Document #: 202600008364
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 137 Subdivision: DARCY FARM UNIT 2 MapRef: DOC 2006-00001515 Sec/Twnship/Range: W2SE4 S35T36NR08E 3PM Abbreviated Description: Lot:137 Subdivision:DARCY FARM UNIT 2 Map Ref:DOC 2006-00001515Sec/Twnship/Range:W2SE4 S35T36NR08E 3PM

2	.18Mi.	**1811 FLAGSTONE ST** **JOLIET, IL 60431-8489**	06/03/2026	$400,000	$172	2322	/4/2	2016	8,765 SF	

APN: 06-35-407-021 Document #: 202600007893
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 230 Subdivision: CORRECTED DARCY FARM UNIT MapRef: DOC 201400002145 Sec/Twnship/Range: W2SE4 S35T36NR08E 3PM Abbreviated Description: Lot:230 Subdivision:CORRECTED DARCY FARM UNIT Map Ref:DOC 201400002145Sec/Twnship/Range:W2SE4 S35T36NR08E 3PM

3	.34Mi.	**8122 ARLINGTON LN** **JOLIET, IL 60431-7575**	06/02/2026	$319,000	$209	1521	/2/	2020	5,668 SF	

APN: 06-35-205-014 Document #: 202600007847
Document Type: Price Code: R

ICE SiteX Report

OrderID: 97841480

Land Use: Single Family Residential
Legal: Lot: 401 Block: 3 Subdivision: GREYWALL CLUB SENSE SUBDIVISION UNIT 3 MapRef: DOC 2004-25703 Sec/Twnship/Range: NW4&W2NE4 S35T36NR08E 3PM Abbreviated Description: Lot:401 Block:3 Subdivision:GREYWALL CLUB SENSE SUBDIVISION UNIT 3 Map Ref:DOC 2004-25703Sec/Twnship/Range:NW4&W2NE4 S35T36NR08E 3PM

4	.26Mi.	**1607 SEWARD RD** **JOLIET, IL 60431-8296**	05/18/2026	$365,000	$169	2152	/4/2	2015	8,684 SF

APN: 06-35-469-014 Document #: 202600007030
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 133 Subdivision: DARCY FARM UNIT 2 MapRef: DOC 2006-00001515 Sec/Twnship/Range: W2 S35T36NR08E 3PM Abbreviated Description: Lot:133 Subdivision:DARCY FARM UNIT 2 Map Ref:DOC 2006-00001515Sec/Twnship/Range:W2 S35T36NR08E 3PM

5	.26Mi.	**1808 WILD ROSE TRL** **JOLIET, IL 60431-8868**	05/12/2026	$400,000	$158	2526	/4/2	2007	8,865 SF

APN: 06-35-402-011 Document #: 202600006705
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 188 Subdivision: ARCY FARM UNIT 3 MapRef: DOC 20060001516 Sec/Twnship/Range: S35T36NR08E 3PM Abbreviated Description: Lot:188 Subdivision:ARCY FARM UNIT 3 Map Ref:DOC 20060001516Sec/Twnship/Range:S35T36NR08E 3PM

6	.06Mi.	**8008 LIMESTONE CT** **JOLIET, IL 60431-8472**	02/04/2026	$382,000	$211	1808	/3/2	2010	9,779 SF

APN: 06-35-477-033 Document #: 202600001652
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 82 Subdivision: DARCY FARM UNIT 1 Abbreviated Description: Lot:82 Subdivision:DARCY FARM UNIT 1

7	.32Mi.	**8115 SETTLERS POND WAY** **JOLIET, IL 60431-8495**	01/30/2026	$400,000	$189	2112	/3/2	2017	7,924 SF

APN: 06-35-406-002 Document #: 202600001423
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 263 Subdivision: CORRECTED DARCY FARM UNIT 4 MapRef: DOC 201400002145 Sec/Twnship/Range: W2SE4 S35T36NR08E 3PM Abbreviated Description: Lot:263 Subdivision:CORRECTED DARCY FARM UNIT 4 Map Ref:DOC 201400002145Sec/Twnship/Range:W2SE4 S35T36NR08E 3PM

8	.22Mi.	**1810 WILDSPRING PKWY** **JOLIET, IL 60431-8860**	01/14/2026	$392,500	$185	2112	/3/2	2017	10,246 SF

APN: 06-35-404-010 Document #: 202600000608
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 250 Subdivision: DARCY FARM UNIT 3 MapRef: DOC 200600036896 Sec/Twnship/Range: W2SE4 S35T36NR08E 3PM Abbreviated Description: Lot:250 Subdivision:DARCY FARM UNIT 3 Map Ref:DOC 200600036896Sec/Twnship/Range:W2SE4 S35T36NR08E 3PM

9	.22Mi.	**1608 SEWARD RD** **JOLIET, IL 60431-8295**	12/29/2025	$372,000	$205	1808	//2	2014	7,849 SF

APN: 06-35-470-008 Document #: 202500017047
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 119 Subdivision: DARCY FARM UNIT 2 MapRef: DOC 2006-00001515 Abbreviated Description: Lot:119 Subdivision:DARCY FARM UNIT 2 Map Ref:DOC 2006-00001515City/Muni/Twp:JOLIET City/Muni/Twp: JOLIET

10	.32Mi.	**8104 ARLINGTON LN** **JOLIET, IL 60431-7575**	11/04/2025	$320,000			//		5,850 SF

APN: 06-35-205-010 Document #: 202500014496
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 397 Subdivision: GREYWALL CLUB SUBDIVISION UNIT 3 MapRef: DOC 2004-25703 Sec/Twnship/Range: NW4W2NE4 S35T36NR08E Abbreviated Description: Lot:397 Subdivision:GREYWALL CLUB SUBDIVISION UNIT 3 Map Ref:DOC 2004-25703Sec/Twnship/Range:NW4W2NE4 S35T36NR08E

11	.14Mi.	**8009 SHADY OAK RD** **JOLIET, IL 60431-8288**	09/23/2025	$418,000	$189	2209	/4/2	2010	9,148 SF

APN: 06-35-477-019 Document #: 202500012230
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: DARCY FARM UNIT 1 MapRef: DOC 200500034616 Sec/Twnship/Range: W2SE4 S35T36NR08E 3PM Abbreviated Description: Lot:53 Subdivision:DARCY FARM UNIT 1 Map Ref:DOC 200500034616Sec/Twnship/Range:W2SE4 S35T36NR08E 3PM City/Muni/Twp:JOLIET City/Muni/Twp: JOLIET

12	.14Mi.	**8105 FLAGSTONE ST** **JOLIET, IL 60431-8484**	08/06/2025	$444,500	$191	2322	/4/2	2017	11,065 SF

APN: 06-35-407-025 Document #: 202500009873
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 234 Subdivision: CORRECTED D ARCY SIGH FARM UNIT 4 MapRef: DOC 201400002145 Sec/Twnship/Range: W2SE4 S35T36NR08E 3PM Abbreviated Description: Lot:234 Subdivision:CORRECTED D ARCY SIGH FARM UNIT 4 Map Ref:DOC 201400002145Sec/Twnship/Range:W2SE4 S35T36NR08E 3PM

13	.15Mi.	**8013 SHADY OAK RD** **JOLIET, IL 60431-8288**	08/05/2025	$480,000	$134	3558	/4/4	2010	8,380 SF

APN: 06-35-477-021 Document #: 202500009695
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: DARCY FARM UNIT 1 Sec/Twnship/Range: S35T36NR08E 3PM Abbreviated Description: Lot:51 Subdivision:DARCY FARM UNIT 1 Sec/Twnship/Range:S35T36NR08E 3PM

14	.2Mi.	**1804 WILDSPRING PKWY** **JOLIET, IL 60431-8860**	07/25/2025	$470,000	$168	2796	/5/2	2022	13,147 SF

APN: 06-35-404-013 Document #: 202500009230
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 247 Subdivision: DARCY FARM UNIT 3 Sec/Twnship/Range: W2SE4 S35T36NR08E TPM Abbreviated Description: Lot:247 Subdivision:DARCY FARM UNIT 3 Sec/Twnship/Range:W2SE4 S35T36NR08E TPM

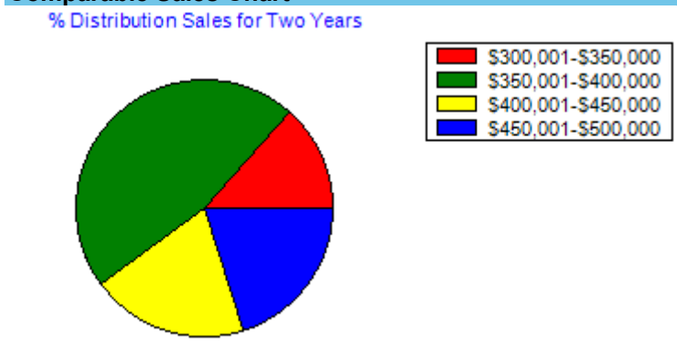
15	.24Mi.	**1809 WILDSPRING PKWY** **JOLIET, IL 60431-8861**	06/30/2025	$435,000	$173	2503	/4/2	2017	9,506 SF

APN: 06-35-402-025 Document #: 202500008011
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 202 Subdivision: DARCY FARM UNIT 3 MapRef: DOC 200600001516 Sec/Twnship/Range: SE4 S35T36NR08E 3PM Abbreviated Description: Lot:202 Subdivision:DARCY FARM UNIT 3 Map Ref:DOC 200600001516Sec/Twnship/Range:SE4 S35T36NR08E 3PM

ICE SiteX Report

OrderID: 97841480

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.	**8006 AARON LN**	**07/01/2017**	$328,260	$109,420	1,808	/3/2	2010	8,046 SF	
.01Mi.	**8008 AARON LN**	**03/01/2009**	$385,905	$128,635	2,395	/3/2	2009	8,045 SF	
.01Mi.	**8004 AARON LN**	**10/01/2011**	$345,786	$115,262	1,700	/3/2	2011	10,750 SF	
.02Mi.	**8007 LIMESTONE CT**	**12/14/2021**	$328,260	$109,420	1,808	/3/2	2011	10,662 SF	
.02Mi.	**8010 AARON LN**	**04/22/2022**	$328,260	$109,420	1,808	/3/2	2009	8,047 SF	
.03Mi.	**8009 LIMESTONE CT**	**07/01/2008**	$365,946	$121,982	2,040	/4/2	2008	8,297 SF	
.03Mi.	**8002 AARON LN**	**01/01/2013**	$399,252	$133,084	2,800	/5/3	2012	11,097 SF	
.03Mi.	**8011 LIMESTONE CT**	**10/01/2011**	$398,958	$132,986	2,828	/5/2	2011	8,069 SF	
.03Mi.	**8011 AARON LN**	**01/01/2016**	$345,486	$115,162	1,700	/3/2	2012	8,826 SF	
.04Mi.	**8013 AARON LN**	**07/01/2018**	$345,576	$115,192	1,760	/3/2	2012	8,082 SF	
.04Mi.	**8012 AARON LN**	**06/01/2015**	$388,926	$129,642	2,400	/4/2	2012	8,046 SF	
.04Mi.	**8009 AARON LN**	**09/27/2024**	$384,324	$128,108	2,040	/5/2	2012	8,732 SF	
.04Mi.	**8004 LIMESTONE CT**	**11/01/2009**	$366,240	$122,080	2,040	/4/2	2008	9,984 SF	
.04Mi.	**1709 SHADY OAK RD**	**11/01/2015**	$384,621	$128,207	2,209	/4/2	2015	9,966 SF	
.04Mi.	**8015 AARON LN**	**04/01/2013**	$400,821	$133,607	3,365	/4/2	2013	8,080 SF	
.04Mi.	**8013 LIMESTONE CT**	**12/01/2010**	$386,205	$128,735	2,395	/3/2	2009	8,068 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	37.2 years old	Households:	6,525
Median Household Income:	$97,890	Households w/Family:	72%
Household Income Per Capita:	$41,433	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Plainfield School District 202	Students:	24,556
Number of Schools:	31	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.48Mi.	**Aux Sable Middle School** Number of Students: 844 Student-Teacher Ratio: 15.07	A-	Public	6 - 8
0.78Mi.	**Plainfield South High School** Number of Students: 2,323 Student-Teacher Ratio: 17.02 Advanced Placement: Yes	B-	Public	9 - 12
0.43Mi.	**Thomas Jefferson Elementary School** Number of Students: 646 Student-Teacher Ratio: 12.99	B	Public	KG - 5

ICE SiteX Report

OrderID: 97841480

Flood Report

The Subject Property of **8006 AARON LN, JOLIET, IL 60431-8479** 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	92%	SIMILAR
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	93%	SIMILAR
OVERALL	91%	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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