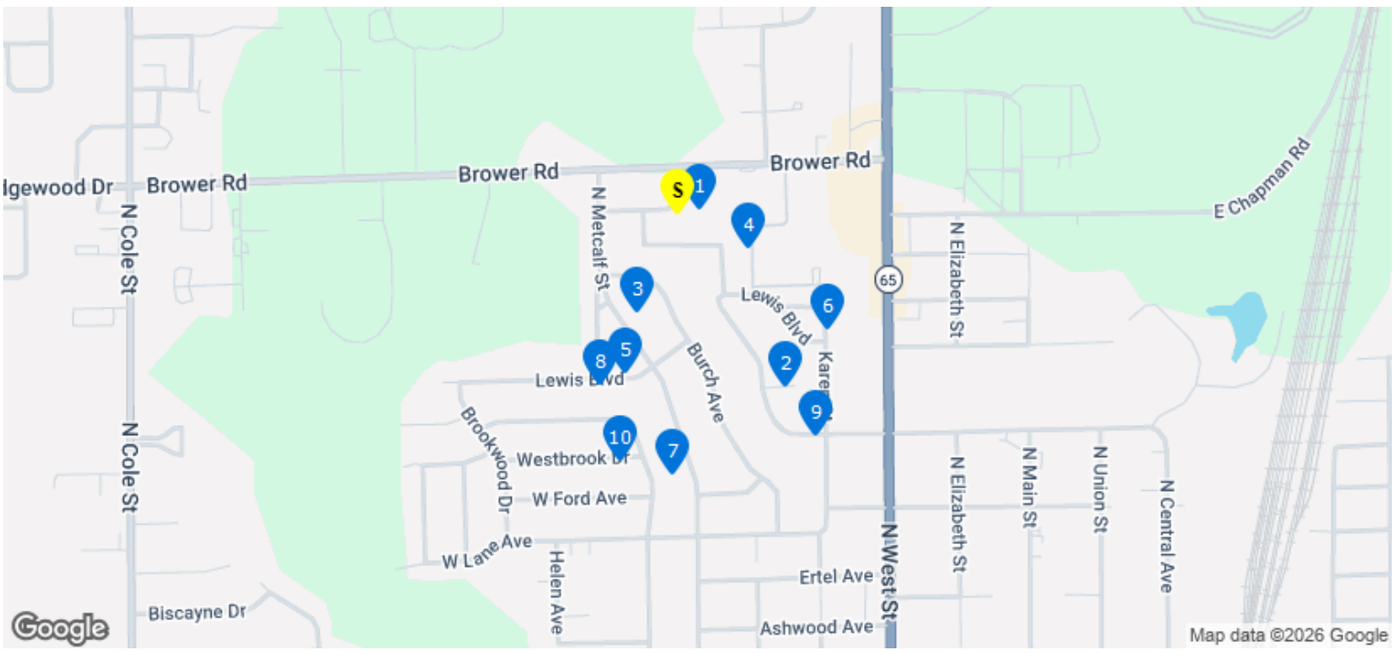
ICE SiteX Report

OrderID: 98775408

SiteX Property Information Report



Subject Property Location

805 W NORTHERN AVE, LIMA, OH 45801-2511

County:	**ALLEN OH**	Census Tract:	0122.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	36-2408-02-013.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$158,000**	FSD:	16	Common Confidence Score:	46
Value Range:	$132,720 - $183,280	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	205
Assd Land Value:	$5,320	Market Land Value:	$15,200	Tax Year:	2025
Assd Improvement:	$36,330	Market Improvment Value:	$103,800	Total Taxable Value:	$1,570
Total Assessed Value:	$41,650	Total Assessor Market Value:	$119,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 22955 District: M37 Subdivision: NORTHLAND SUBDIVISION NO 4 Map Ref: PM36-24-08

Abbreviated Description:	NORTHLAND SUBDIVISION NO 4 LOT 22955 FF 83.33
City/Muni/Twp:	LIMA CORPORATION

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	3	Pool:	
Building Area:	1148 SF	Baths:	1	Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Conventional	Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/10/2026	Sales Price:	$123,717
Document #:	202602100001295 BK-PG V2026-1295	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	04/14/2022	Loan Amount:	N/A
Document #:	202204140004334 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/14/2022		
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:

Subdivision: NORTHLAND SUBDIVISION NO 4 Map Ref: MB 9 PG 176
City/Muni/Twp: LIMA

Prior Transfer

Recording Date:	04/14/2022	Sales Price:	$126,000
Document #:	202204140004333 BK-PG 2022-4333	Type of Sale:	Arms-Length Transfer
Contract Date:	04/14/2022		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98775408

Legal Description:
Subdivision: NORTHLAND SUBDIVISION NO 4 Map Ref: MB 9 PG 176
City/Muni/Twp: LIMA

Mortgage Record

Recording Date:	07/22/2020	Loan Amount:	N/A
Document #:	202007220008258 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	07/15/2020		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: NINE NORTHLAND SUBDIVISION NO 4 Map Ref: MB 9 PG 176
City/Muni/Twp: LIMA

Prior Transfer

Recording Date:	07/22/2020	Sales Price:	$69,900
Document #:	202007220008257 BK-PG 2020-8257	Type of Sale:	Arms-Length Transfer
Contract Date:	07/15/2020		
Document Type:	Deed		

Legal Description:
Subdivision: NINE NORTHLAND SUBDIVISION NO 4 Map Ref: MB 9 PG 176
City/Muni/Twp: LIMA

Prior Transfer

Recording Date:	01/27/2012	Sales Price:	N/A
Document #:	201201270001033 BK-PG 2012-01033	Type of Sale:	This sale only conveys a partial interest
Contract Date:	01/20/2012		
Document Type:	Deed		

Legal Description:
Subdivision: NORTHLAND SUBDIVISION #4
City/Muni/Twp: LIMA

Area Sales Analysis

Total Area Sales	$1,433,600	Median # of Bedrooms	3
Median Lot Size	8,146 SF	Median # of Baths	1
Median Living Area	1,243 SF	Median Year Built	1960
Price Range - 2 Yrs	$90,000 to $215,000	Age Range	63 years to 72 years
Median Value	$140,000	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**2224 N METCALF ST** **LIMA, OH 45801-2522**	04/09/2026	$225,000	$147	1532	5/3/2	1960	14,680 SF	P
		APN: 36-2408-03-017.000 Document #: 202604090003451 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 22933 Subdivision: NORTHLAND SUBDIVISION NO 4 MapRef: MB 9 PG 176-177 Abbreviated Description: Lot:22933 Subdivision:NORTHLAND SUBDIVISION NO 4 Map Ref:MB 9 PG 176-177Abbreviated Description:LOT:22934 City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
2	.14Mi.	**2126 N METCALF ST** **LIMA, OH 45801-2667**	04/21/2026	$179,900	$148	1218	6/2/1	1960	7,754 SF	
		APN: 36-2408-04-002.000 Document #: 202604210003873 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 22911 Subdivision: NORTHLAND SUBDIVISION NO 4 MapRef: MB 9 PG 176-177 Abbreviated Description: Lot:22911 Subdivision:NORTHLAND SUBDIVISION NO 4 Map Ref:MB 9 PG 176-177City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
3	.2Mi.	**429 LEWIS BLVD** **LIMA, OH 45801-2616**	06/15/2026	$174,000	$141	1232	6/3/1	1973	9,583 SF	
		APN: 36-2409-04-008.000 Document #: 202606150006223 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21271 Subdivision: NORTHLAND 1 MapRef: MB 9 PG 7-8 Abbreviated Description: Lot:21271 Subdivision:NORTHLAND 1 Map Ref:MB 9 PG 7-8City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
4	.24Mi.	**417 LEWIS BLVD** **LIMA, OH 45801-2616**	10/26/2026	$159,000	$158	1008	5/3/1	1957	9,583 SF	
		APN: 36-2409-04-005.000 Document #: 202610260011180 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21268 Subdivision: NORTHLAND 1 SUBDIVISION MapRef: MB 9 PG 7-8 Abbreviated Description: Lot:21268 Subdivision:NORTHLAND 1 SUBDIVISION Map Ref:MB 9 PG 7-8City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
5	.25Mi.	**1705 KAREN AVE** **LIMA, OH 45801-2614**	07/29/2026	$95,000	$76	1254	5/3/1	1954	9,757 SF	
		APN: 36-2409-03-001.000 Document #: 202607290007904 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21226 Subdivision: NORTHLAND 1 SUBDIVISION MapRef: PB 9 PG 7 & 8 Abbreviated Description: Lot:21226 Subdivision:NORTHLAND 1 SUBDIVISION Map Ref:PB 9 PG 7 & 8City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
6	.26Mi.	**409 LEWIS BLVD** **LIMA, OH 45801-2616**	09/22/2026	$105,000	$104	1008	5/3/1	1957	11,979 SF	
		APN: 36-2409-04-003.000 Document #: 202609220009994 Document Type: Fiduciary Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21266 Subdivision: NORTHLAND 1 MapRef: MB 9 PG 7 & 8 Abbreviated Description: Lot:21266 Subdivision:NORTHLAND 1 Map Ref:MB 9 PG 7 & 8City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
7	.27Mi.	**524 SANDPIPER ST** **LIMA, OH 45801-1930**	06/10/2026	$232,000	$173	1340	6/3/2	1979	4,487 SF	
		APN: 36-2405-02-020.000 Document #: 202606100006031 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 26159 Section: 1 Subdivision: MEADOWLARK PARK MapRef: MB 12 PG 171-173 Abbreviated Description: Lot:26159 Section:1 Subdivision:MEADOWLARK PARK Map Ref:MB 12 PG 171-173City/Muni/Twp:AMERICAN TOWNSHIP City/Muni/Twp: AMERICAN TOWNSHIP								
8	.28Mi.	**451 SANDPIPER ST**	09/10/2026	$141,500	$134	1053	5/3/1	1977	5,924 SF	

ICE SiteX Report

OrderID: 98775408

LIMA, OH 45801-1927
APN: 36-2405-05-004.000 Document #: 202609100009480
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 26139 Section: 1 Subdivision: MEADOWLARK PARK Abbreviated Description: Lot:26139 Section:1 Subdivision:MEADOWLARK PARK City/Muni/Twp:TOWNSHIP OF AMERICAN City/Muni/Twp: TOWNSHIP OF AMERICAN

9	.29Mi.	**719 LEWIS BLVD**	10/13/2026	$200,000	$138	1448	5/3/1	1961	8,059 SF

LIMA, OH 45801-2646
APN: 36-2409-08-010.000 Document #: 202610130010762
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23329 Subdivision: NORTHLAND SUBDIVISION NO 5 MapRef: MB 9 PG 228-229 Abbreviated Description: Lot:23329 Subdivision:NORTHLAND SUBDIVISION NO 5 Map Ref:MB 9 PG 228-229City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

10	.31Mi.	**2045 N METCALF ST**	09/09/2026	$90,000	$88	1026	5/3/1	1959	7,797 SF

LIMA, OH 45801-2654
APN: 36-2409-08-063.000 Document #: 202609090009424
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 22445 Subdivision: NORTHLAND SUBDIVISION NO 3 MapRef: PB 9 PG 134-135 Abbreviated Description: Lot:22445 Subdivision:NORTHLAND SUBDIVISION NO 3 Map Ref:PB 9 PG 134-135City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

11	.34Mi.	**1609 KAREN AVE**	06/23/2026	$195,000	$169	1152	5/3/2	1958	7,187 SF

LIMA, OH 45801-2612
APN: 36-2409-04-030.000 Document #: 202606230006607
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 21236 Subdivision: NORTHLAND 1 SUBDIVISION MapRef: PB 9 PG 7-8 Abbreviated Description: Lot:21236 Subdivision:NORTHLAND 1 SUBDIVISION Map Ref:PB 9 PG 7-8City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

12	.34Mi.	**614 WESTBROOK DR**	03/27/2026	$100,000	$79	1260	5/3/1	1962	7,362 SF

LIMA, OH 45801-2661
APN: 36-2409-09-026.000 Document #: 202603270002889
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 23387 Subdivision: NORTHLAND SUBDIVISION NO 5 MapRef: MB 9 PG 228-229 Abbreviated Description: Lot:23387 Subdivision:NORTHLAND SUBDIVISION NO 5 Map Ref:MB 9 PG 228-229City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

13	.35Mi.	**1740 VIRGINIA AVE**	09/29/2026	$188,500	$150	1260	5/3/1	1963	7,754 SF

LIMA, OH 45801-2659
APN: 36-2409-08-043.000 Document #: 202609290010252
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 23355 Subdivision: NORTHLAND SUBDIVISION NO5 Abbreviated Description: Lot:23355 Subdivision:NORTHLAND SUBDIVISION NO5 City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

14	.35Mi.	**404 W NORTHERN AVE**	06/18/2026	$90,000	$63	1428	6/3/1	1954	9,845 SF

LIMA, OH 45801-2623
APN: 36-2409-04-027.000 Document #: 202606180006404
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 21287 Subdivision: NORTHLAND 1 SUBDIVISION Sec/Twnship/Range: SE4S24T38R6E Abbreviated Description: Subdivision:NORTHLAND 1 SUBDIVISION Sec/Twnship/Range:SE4S24T38R6E Abbreviated Description:LOT: PART OF LOT #21287; LOT:21288 City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

15	.36Mi.	**611 SAINT CLAIR AVE**	09/03/2026	$90,000	$76	1190	5/3/1	1942	42,994 SF

LIMA, OH 45801-1937
APN: 36-1304-08-023.000 Document #: 202609030009296
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10495 Subdivision: NORTH OAK FARMS MapRef: MB 6 PG 54 Abbreviated Description: Lot:10495 Subdivision:NORTH OAK FARMS Map Ref:MB 6 PG 54Abbreviated Description:LOT: FIFTEEN (15) FEET OFF OF THE ENTIRE WEST SIDE OF INLOT NUMBER TEN THOUSAND FOUR HUNDRED NINETY; City/Muni/Twp:AMERICAN TOWNSHIP City/Muni/Twp: AMERICAN TOWNSHIP

16	.36Mi.	**2355 BURDEN DR**	06/24/2026	$142,533	$137	1044	7/3/1	1955	7,928 SF

LIMA, OH 45801-2520
APN: 36-2406-01-009.000 Document #: 202606240006659
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: BURDEN SUBDIVISION Land Lot: 24818 MapRef: MB 10 PG 198 Abbreviated Description: Subdivision:BURDEN SUBDIVISION Land Lot:24818 Map Ref:MB 10 PG 198City/Muni/Twp:TOWNSHIP OF AMERICAN City/Muni/Twp: TOWNSHIP OF AMERICAN

17	.38Mi.	**666 WESTBROOK DR**	07/16/2026	$174,500	$118	1476	6/3/1	1963	7,362 SF

LIMA, OH 45801-2661
APN: 36-2409-09-017.000 Document #: 202607160007480
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23,378 Subdivision: NORTHLAND SUBDIVISION NO 5 MapRef: MB 9 PG 228-229 Abbreviated Description: Lot:23,378 Subdivision:NORTHLAND SUBDIVISION NO 5 Map Ref:MB 9 PG 228-229City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

18	.39Mi.	**218 PLAZA WAY**	10/28/2026	$21,000	$22	948	6/2/1	1946	8,102 SF

LIMA, OH 45801-2843
APN: 37-1907-07-009.002 Document #: 202610280011295
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 10285 Subdivision: STATE PARK VIEW ALLOTMENT MapRef: MB 6 PG 50 Abbreviated Description: Lot:10285 Subdivision:STATE PARK VIEW ALLOTMENT Map Ref:MB 6 PG 50Abbreviated Description:LOT:10286 City/Muni/Twp:TOWNSHIP OF BATH City/Muni/Twp: TOWNSHIP OF BATH

19	.4Mi.	**207 WATT AVE**	10/01/2026	$185,000	$69	2700	//	1990	19,297 SF

LIMA, OH 45801-2854
APN: 37-1907-07-004.000 Document #: 202610010010373
Document Type: Warranty Deed Price Code:
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Lot: 10292-1029 Subdivision: STATE PARK VIEW ALLOTMENT MapRef: MB 6 PG 50 Abbreviated Description: Lot:10292-1029 Subdivision:STATE PARK VIEW ALLOTMENT Map Ref:MB 6 PG 50City/Muni/Twp:TOWNSHIP OF BATH City/Muni/Twp: TOWNSHIP OF BATH

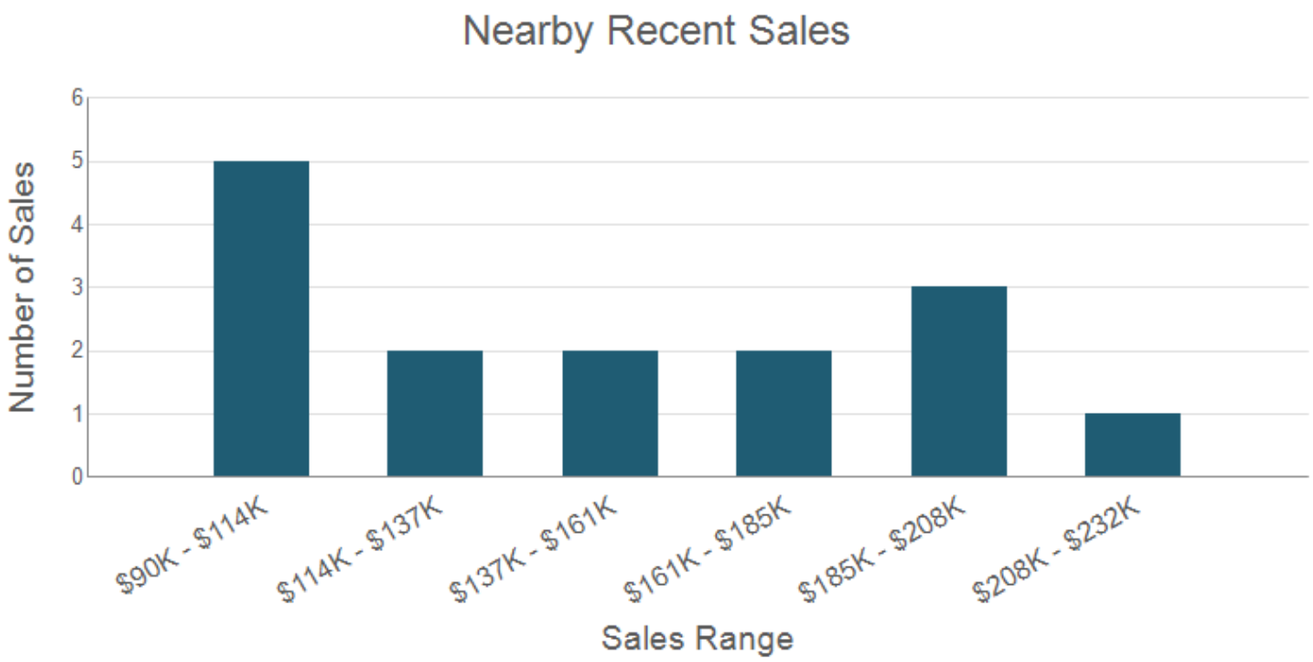
20	.4Mi.	**391 W NORTHERN AVE**	08/26/2026	$135,000	$141	959	5/3/1	1958	9,583 SF

LIMA, OH 45801-2620
APN: 36-2409-02-003.000 Document #: 202608260008984
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 21212 Subdivision: NORTHLAND 1 SUBDIVISION MapRef: MB 9 PG 7-8 Abbreviated Description: Lot:21212 Subdivision:NORTHLAND 1 SUBDIVISION Map Ref:MB 9 PG 7-8City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

ICE SiteX Report

OrderID: 98775408

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.	**805 W NORTHERN AVE**	**04/14/2022**	$119,000	$41,650	1,148	6/3/1	1961	8,712 SF	
.01Mi.	**811 W NORTHERN AVE**	**06/28/2018**	$127,100	$44,490	1,476	6/3/1	1961	7,667 SF	
.02Mi.	**606 CHAPMAN AVE**	**01/14/2026**	$109,000	$38,150	1,148	5/3/1	1961	7,449 SF	
.03Mi.	**601 CHAPMAN AVE**	**08/03/2020**	$134,300	$47,010	1,176	5/2/2	1960	8,146 SF	
.03Mi.	**610 CHAPMAN AVE**	**06/02/1998**	$99,900	$34,970	1,026	5/3/1	1961	7,449 SF	
.03Mi.	**601 BROWER RD**	**09/27/2018**	$110,000	$38,500	1,476	6/3/1	1961	8,712 SF	
.03Mi.	**605 CHAPMAN AVE**	**06/22/2020**	$146,000	$51,100	1,292	5/3/1	1961	10,716 SF	
.03Mi.	**605 BROWER RD**	**08/28/2019**	$130,500	$45,680	1,026	5/3/1	1962	7,318 SF	
.03Mi.	**808 W NORTHERN AVE**	**07/24/2025**	$99,800	$34,930	1,064	5/3/1	1960	7,449 SF	
.03Mi.	**804 W NORTHERN AVE**	**06/14/2001**	$138,500	$48,480	1,730	6/3/1	1961	7,449 SF	
.04Mi.	**812 W NORTHERN AVE**	**08/17/2007**	$97,700	$34,200	1,148	5/3/1	1961	7,449 SF	
.04Mi.	**800 W NORTHERN AVE**	**06/06/2024**	$118,800	$41,580	1,400	5/3/1	1960	9,104 SF	
.04Mi.	**609 BROWER RD**	**11/09/2022**	$105,100	$36,790	1,026	5/3/1	1961	7,318 SF	
.04Mi.	**614 CHAPMAN AVE**	**04/03/2017**	$106,500	$37,280	1,064	5/3/1	1961	7,797 SF	
.04Mi.	**595 BROWER RD**	**10/17/2007**	$116,000	$40,610	1,260	5/3/1	1961	9,365 SF	
.04Mi.	**650 W NORTHERN AVE**	**07/18/2022**	$144,700	$50,650	1,476	6/3/1	1961	7,710 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	39.0 years old	Households:	8,160
Median Household Income:	$53,142	Households w/Family:	48%
Household Income Per Capita:	$24,986	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Elida Local School District	Students:	2,016
Number of Schools:	3	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.45Mi.	**Elida High School** Number of Students: 546 Student-Teacher Ratio: 16.06 Advanced Placement: Yes	B	Public	9 - 12
3.97Mi.	**Elida Elementary School** Number of Students: 1,003	B-	Public	KG - 5

ICE SiteX Report

OrderID: 98775408

Student-Teacher Ratio: 19.29

4.07Mi. **Elida Middle School** B Public 6 - 8
Number of Students: 467
Student-Teacher Ratio: 15.06

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	107%	SIMILAR
MURDER	113%	HIGHER
OVERALL	114%	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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