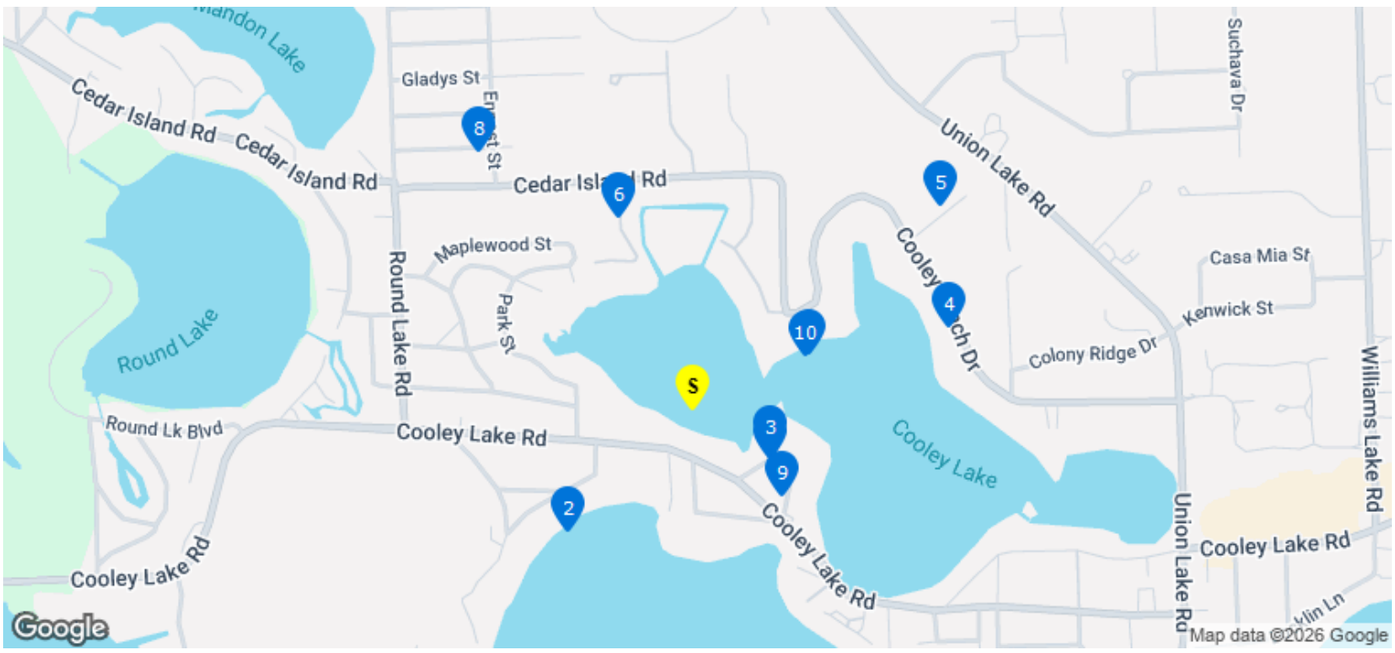
ICE SiteX Report

OrderID: 98779427

SiteX Property Information Report



Subject Property Location

8940 COOLEY LAKE RD, WHITE LAKE, MI 48386-4027

County:	**OAKLAND MI**	Census Tract:	1307.00
Property Use:	Single Family Residential	Zoning:	R1D
Parcel Number:	Y -12-36-351-009	Thomas Bros Pg-Grid:	

Valuation

Value:	**$517,000**	FSD:	30	Common Confidence Score:	24
Value Range:	$361,900 - $672,100	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$4,662
Total Assessed Value:	$237,270	Total Assessor Market Value:	$474,540	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: Y Sec/Twnship/Range: SEC 36 TWN 03N RNG 08E

Abbreviated Description:	T3N, R8E, SEC 36 PART OF SW 1/4 BEG AT PT DIST N 00-30-00 E 1445.70 FT & S 89-56-00 E 494 FT FROM SW SEC COR, TH S 89-56-00 E
City/Muni/Twp:	WHITE LAKE TWP

Property Characteristics

Lot Size:	13,809 SF	Bedrooms:	3	Pool:	
Building Area:	1324 SF	Baths:	1	Fireplace:	1
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:	Ranch\Rambler	Basement:	Basement (not specified)	Roof Cover:	
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/20/2024	Sales Price:	N/A
Document #:	143937 BK-PG 59886-216	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/21/2024		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: SW4 S36T03NR08E
City/Muni/Twp: WHITE LAKE

Mortgage Record

Recording Date:	04/04/2017	Loan Amount:	N/A
Document #:	060400 BK-PG 50527-00403	Loan Type:	Credit Line (Revolving)
Contract Date:	02/03/2017		
TD Due Date:		Type Finance:	VAR

Legal Description:
Map Ref: 0 Sec/Twnship/Range: SW4 S36T03NR08E

Prior Transfer

Recording Date:	02/28/2017	Sales Price:	N/A
Document #:	36966 BK-PG 39394-00568	Type of Sale:	
Document Type:	Release		

ICE SiteX Report

OrderID: 98779427

Legal Description:

Prior Transfer

Recording Date:	02/28/2017	Sales Price:	N/A
Document #:	036966 BK-PG 39394-00568	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/25/2007	Loan Amount:	N/A
Document #:	BK-PG 39394-568	Loan Type:	Credit Line (Revolving)
Contract Date:	06/29/2007		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: PART SW4 S36T03NR08E

Area Sales Analysis

Total Area Sales	$4,161,500	Median # of Bedrooms	3
Median Lot Size	8,255 SF	Median # of Baths	1
Median Living Area	1,276 SF	Median Year Built	1970
Price Range - 2 Yrs	$310,000 to $650,000	Age Range	7 years to 96 years
Median Value	$381,000	Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**8965 VAN GORDON ST** **WHITE LAKE, MI 48386-4081**	03/16/2026	$235,000	$177	1325	2/3/2	1968	11,282 SF	
		APN: Y -12-36-354-010 Document #: 20260031707 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S36T03NR08E Abbreviated Description: Sec/Twnship/Range:SW4 S36T03NR08E City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE								
2	.16Mi.	**1337 PARK DR** **WHITE LAKE, MI 48386-4071**	06/24/2026	$95,000			//		11,282 SF	
		APN: Y -12-35-432-014 Document #: 20260090254 Document Type: Fiduciary Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 6&7 Block: 3 Subdivision: NEEDELS SIX LAKES SUBDIVISION NO 1 MapRef: LB 30 PG 19 Abbreviated Description: Lot:6&7 Block:3 Subdivision:NEEDELS SIX LAKES SUBDIVISION NO 1 Map Ref:LB 30 PG 19City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE								
3	.16Mi.	**8826 COOLEY LAKE RD** **WHITE LAKE, MI 48386-4024**	10/09/2025	$380,000	$202	1882	5/3/2	1971	15,420 SF	P
		APN: Y -12-36-352-002 Document #: 128308 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 67-69 Subdivision: TWIN SHORES MapRef: LB 25 PG 18 Abbreviated Description: Lot:67-69 Subdivision:TWIN SHORES Map Ref:LB 25 PG 18City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE								
4	.17Mi.	**8991 LAKEVIEW DR** **WHITE LAKE, MI 48386-4143**	02/09/2026	$286,000	$260	1099	4/3/1	1920	8,276 SF	
		APN: Y -12-36-302-003 Document #: 20260016878 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 30 Subdivision: HARRY AND MATTIE BERTRAMS LOG CABIN PARK MapRef: LB 39 PG 23 Abbreviated Description: Lot:30 Subdivision:HARRY AND MATTIE BERTRAMS LOG CABIN PARK Map Ref:LB 39 PG 23City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE								
5	.19Mi.	**8871 LAKEVIEW DR** **WHITE LAKE, MI 48386-4140**	03/04/2026	$679,900	$176	3872	12/3/2	2006	7,971 SF	
		APN: Y -12-36-307-004 Document #: 20260026576 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Subdivision: HARRY AND MATTIE BERTRAMS LOG CABIN PARK MapRef: LB 39 PG 23 Abbreviated Description: Subdivision:HARRY AND MATTIE BERTRAMS LOG CABIN PARK Map Ref:LB 39 PG 23Abbreviated Description:PORTION LOT10 City/Muni/Twp:WHITE LAKE TOWNSHIP City/Muni/Twp: WHITE LAKE TOWNSHIP								
6	.2Mi.	**8783 COOLEY BEACH DR** **WHITE LAKE, MI 48386-4323**	05/12/2026	$890,000	$275	3240	8/2/3	1994	9,627 SF	
		APN: Y -12-36-327-006 Document #: 20260063908 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 54 Subdivision: COOLEY BEACH SUBDIVISION MapRef: LB 24 PG 2 Abbreviated Description: Lot:54 Subdivision:COOLEY BEACH SUBDIVISION Map Ref:LB 24 PG 2City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE								
7	.2Mi.	**9128 HICKORYWOOD DR** **WHITE LAKE, MI 48386-4046**	10/21/2025	$235,000	$260	904	4/3/1	1927	4,008 SF	
		APN: Y -12-35-434-010 Document #: 133753 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 25&26 Block: 4 Subdivision: NEEDELS SIX LAKES SUBDIVISION NO 1 MapRef: LB 30 PG 19 Abbreviated Description: Lot:25&26 Block:4 Subdivision:NEEDELS SIX LAKES SUBDIVISION NO 1 Map Ref:LB 30 PG 19City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE								
8	.22Mi.	**9119 LONGCROFT DR** **WHITE LAKE, MI 48386-4056**	10/22/2025	$650,000	$371	1750	7/3/1	1969	15,072 SF	
		APN: Y -12-35-481-005 Document #: 135054 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 36&37 Subdivision: LONGCROFT NO 1 MapRef: LB 67 PG 19 Abbreviated Description: Lot:36&37 Subdivision:LONGCROFT NO 1 Map Ref:LB 67 PG 19City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE								
9	.23Mi.	**8760 COOLEY BEACH DR** **WHITE LAKE, MI 48386-4321**	12/19/2025	$295,000	$197	1500	7/4/2	1987	26,572 SF	
		APN: Y -12-36-326-023 Document #: 20250161315 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 60&61 Subdivision: COOLEY BEACH SUBDIVISION MapRef: LB 24 PG 2 Abbreviated Description: Lot:60&61 Subdivision:COOLEY BEACH SUBDIVISION Map Ref:LB 24 PG 2Abbreviated Description:NORTHFTLOT60 City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE								
10	.29Mi.	**9115 MAPLEWOOD DR** **WHITE LAKE, MI 48386-4158**	07/28/2026	$270,000	$207	1303	6/3/1	1928	9,627 SF	
		APN: Y -12-35-427-031 Document #: 20260112501								

ICE SiteX Report

OrderID: 98779427

Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12,15&16 Block: 7 Subdivision: NEEDELS SIX LAKES SUBDIVISION NO 1 MapRef: LB 30 PG 19 Abbreviated Description: Lot:12,15&16 Block:7 Subdivision:NEEDELS SIX LAKES SUBDIVISION NO 1 Map Ref:LB 30 PG 19Abbreviated Description:NORTH80FT LOT16 City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

11	.31Mi.	**8701 COOLEY LAKE RD** **COMMERCE TOWNSHIP, MI 48382-4772**	06/12/2026	$1,175,000	$343	3423	10/5/2	1939	19,950 SF	

APN: E -17-01-126-015 Document #: 20260083640
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4NW4 S01T02NR08E Abbreviated Description: Sec/Twnship/Range:NE4NW4 S01T02NR08E City/Muni/Twp:COMMERCE City/Muni/Twp: COMMERCE

12	.37Mi.	**961 CEDAR OAKS TRL** **WHITE LAKE, MI 48386-4116**	06/17/2026	$450,000	$231	1947	8/3/2	1988	33,977 SF	

APN: Y -12-36-152-004 Document #: 20260086395
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13&14 Subdivision: CEDAR OAKS MapRef: LB 191 PG 21&22 Abbreviated Description: Lot:13&14 Subdivision:CEDAR OAKS Map Ref:LB 191 PG 21&22City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

13	.41Mi.	**1205 ENNEST BLVD** **WHITE LAKE, MI 48386-4235**	10/28/2026	$244,000	$242	1008	4/3/1	1978	11,718 SF	

APN: Y -12-35-283-034 Document #: 20260158027
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 622-626 Subdivision: MARJORIE VESTA PARK SUBDIVISION MapRef: LB 20 PG 7 Abbreviated Description: Lot:622-626 Subdivision:MARJORIE VESTA PARK SUBDIVISION Map Ref:LB 20 PG 7City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

14	.41Mi.	**1260 ROUND LAKE RD** **WHITE LAKE, MI 48386-**	10/06/2026	$485,000			//		12,589 SF	

APN: Y -12-35-403-037 Document #: 20260147687
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Subdivision: ROUND LAKE OVERLOOK NO 1 MapRef: LB 15 PG 26 Abbreviated Description: Subdivision:ROUND LAKE OVERLOOK NO 1 Map Ref:LB 15 PG 26City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

15	.41Mi.	**9175 PENNFIELD AVE** **WHITE LAKE, MI 48386-4167**	09/09/2026	$344,000	$179	1925	3/3/2	1988	8,015 SF	

APN: Y -12-35-280-036 Document #: 20260133701
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 331&332 Subdivision: MARJORIE VESTA PARK MapRef: LB 20 PG 7 Abbreviated Description: Lot:331&332 Subdivision:MARJORIE VESTA PARK Map Ref:LB 20 PG 7City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

16	.42Mi.	**8668 COOLEY BEACH DR** **WHITE LAKE, MI 48386-4320**	07/23/2026	$320,000	$233	1374	4/3/1	1974	58,806 SF	P

APN: Y -12-36-326-014 Document #: 20260110604
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: COOLEY BEACH SUBDIVISION MapRef: LB 24 PG 2 Abbreviated Description: Lot:71 Subdivision:COOLEY BEACH SUBDIVISION Map Ref:LB 24 PG 2City/Muni/Twp:WHITE LAKE TOWNSHIP City/Muni/Twp: WHITE LAKE TOWNSHIP

17	.42Mi.	**9150 PENNFIELD AVE** **WHITE LAKE, MI 48386-4164**	12/22/2025	$270,000	$202	1339	4/3/1	1972	11,979 SF	

APN: Y -12-35-279-039 Document #: 20250161784
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 305-307 Subdivision: MARJORIE VESTA PARK SUBDIVISION MapRef: LB 20 PG 7 Abbreviated Description: Lot:305-307 Subdivision:MARJORIE VESTA PARK SUBDIVISION Map Ref:LB 20 PG 7City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

18	.43Mi.	**9170 PENNFIELD AVE** **WHITE LAKE, MI 48386-4164**	06/18/2026	$310,000	$288	1077	4/3/1	1978	8,015 SF	

APN: Y -12-35-279-043 Document #: 20260086658
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 308&309 Subdivision: MARJORIE VESTA PARK SUBDIVISION MapRef: LB 20 PG 7 Abbreviated Description: Lot:308&309 Subdivision:MARJORIE VESTA PARK SUBDIVISION Map Ref:LB 20 PG 7City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

19	.44Mi.	**1140 ROUND LAKE RD** **WHITE LAKE, MI 48386-3957**	01/27/2026	$231,000	$201	1150	4/2/1	1957	8,625 SF	

APN: Y -12-35-403-014 Document #: 20260011540
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: ROUND LAKE OVERLOOK NO 1 MapRef: LB 15 PG 26 Abbreviated Description: Lot:6 Subdivision:ROUND LAKE OVERLOOK NO 1 Map Ref:LB 15 PG 26City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

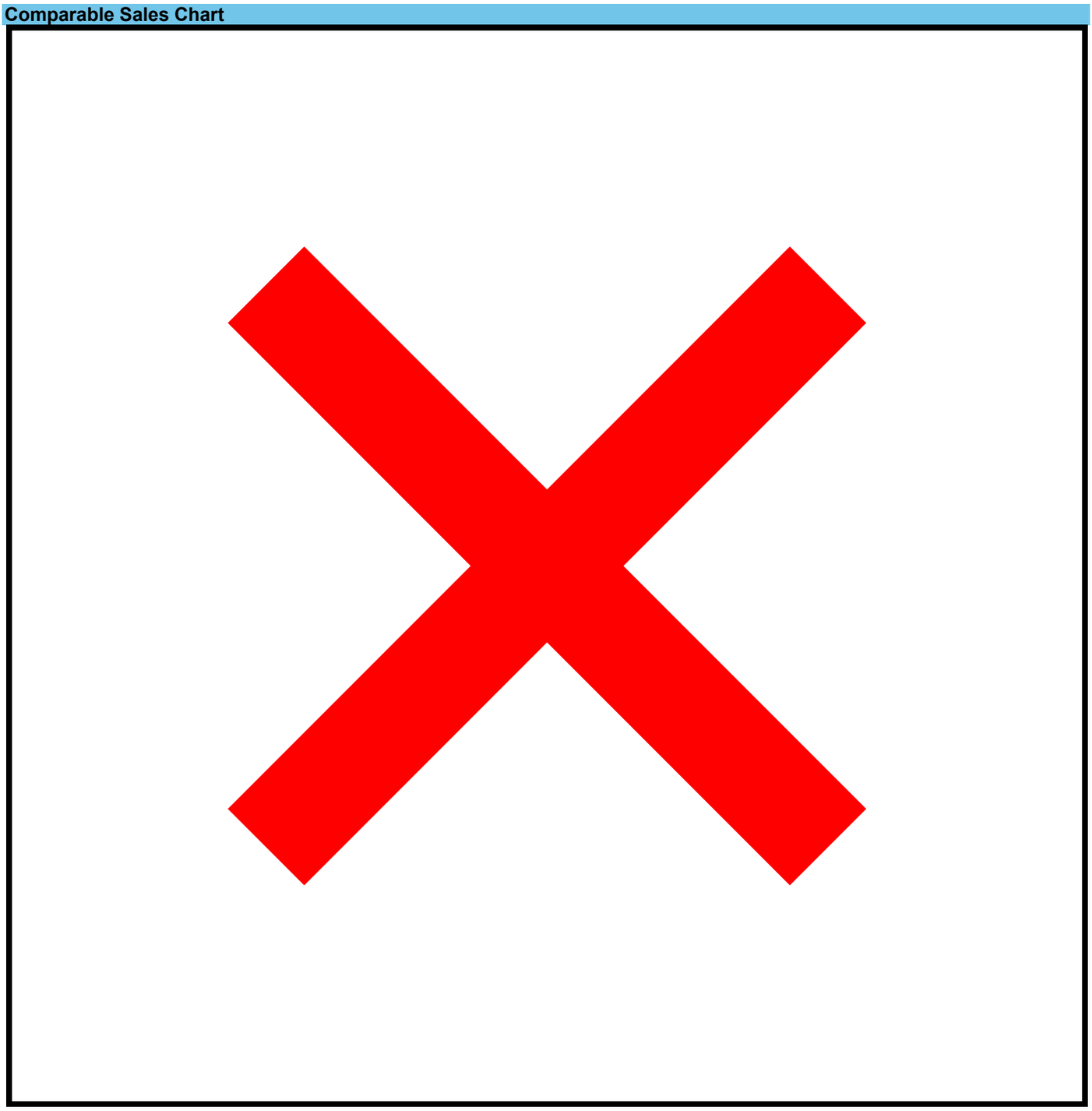
20	.45Mi.	**9171 HOLMES ST** **WHITE LAKE, MI 48386-4136**	07/24/2026	$145,000	$103	1410	5/3/1	1971	8,015 SF	

APN: Y -12-35-279-037 Document #: 20260111055
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 298&299 Subdivision: MARJORIE VESTA PARK MapRef: LB 20 PG 7 Abbreviated Description: Lot:298&299 Subdivision:MARJORIE VESTA PARK Map Ref:LB 20 PG 7City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

ICE SiteX Report

OrderID: 98779427

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: 98779427

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.	**8940 COOLEY LAKE RD**		$474,540	$237,270	1,324	5/3/1	1950	13,809 SF	
.02Mi.	**8944 COOLEY LAKE RD**	**07/03/2003**	$712,620	$356,310	2,856	7/3/3	1957	15,769 SF	P
.03Mi.	**8932 COOLEY LAKE RD**		$664,040	$332,020	1,899	7/3/3	2003	8,930 SF	
.04Mi.	**8966 COOLEY LAKE RD**	**06/16/2003**	$525,160	$262,580	1,574	4/3/2	1969	13,024 SF	
.05Mi.	**8916 COOLEY LAKE RD**		$569,980	$284,990	2,035	8/5/3	1935	8,494 SF	
.05Mi.	**9000 COOLEY LAKE RD**		$977,260	$488,630	2,790	9/3/2	1992	16,814 SF	
.05Mi.	**8908 COOLEY LAKE RD**		$386,540	$193,270	1,808	5/3/2	1935	8,407 SF	
.06Mi.	**8900 COOLEY LAKE RD**		$364,720	$182,360	1,289	3/2/1	1930	8,189 SF	
.06Mi.	**9010 COOLEY LAKE RD**	**11/09/2010**	$1,089,820	$544,910	2,788	9/3/3	1993	21,519 SF	
.07Mi.	**8892 COOLEY LAKE RD**		$324,140	$162,070	1,060	6/3/1	1925	9,409 SF	
.07Mi.	**8807 LAKEVIEW DR**		$1,475,680	$737,840	4,382	10/7/5	2000	9 SF	
.08Mi.	**9018 COOLEY LAKE RD**		$994,820	$497,410	2,624	6/3/3	1990	1 SF	
.09Mi.	**8989 VAN GORDON ST**		$297,100	$148,550	1,204	5/3/1	1972	16,291 SF	
.09Mi.	**9020 COOLEY LAKE RD**		$503,380	$251,690	1,671	5/2/1	1959	12,632 SF	
.09Mi.	**8884 COOLEY LAKE RD**		$519,660	$259,830	1,963	6/3/2	1920	13,983 SF	
.1Mi.	**9024 COOLEY LAKE RD**		$379,820	$189,910	1,686	7/3/1	1968	13,634 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	47.5 years old	Households:	7,522
Median Household Income:	$89,620	Households w/Family:	69%
Household Income Per Capita:	$45,797	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Walled Lake Consolidated Schools	Students:	11,818
Number of Schools:	20	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.28Mi.	**Pleasant Lake Elementary School** Number of Students: 461 Student-Teacher Ratio: 13.68	B+	Public	PK - 5
4.07Mi.	**Glengary Elementary School** Number of Students: 311 Student-Teacher Ratio: 14.2	B+	Public	PK - 5
6.07Mi.	**Walled Lake Elementary School** Number of Students: 301 Student-Teacher Ratio: 13.32	A-	Public	PK - 5
2.05Mi.	**Walled Lake Northern High School** Number of Students: 1,383 Student-Teacher Ratio: 21.68 Advanced Placement: Yes	A-	Public	9 - 12
1.63Mi.	**Clifford H. Smart Middle School** Number of Students: 888 Student-Teacher Ratio: 20.8	A+	Public	6 - 8
1.32Mi.	**Dublin Elementary School** Number of Students: 467 Student-Teacher Ratio: 17.04	A-	Public	PK - 5

Flood Report

The Subject Property of **8940 COOLEY LAKE RD, WHITE LAKE, MI 48386-4027** 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	85%	LOWER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	70%	NOTABLY LOWER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	65%	NOTABLY LOWER
OVERALL	77%	NOTABLY LOWER

ICE SiteX Report

OrderID: 98779427

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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Data deemed reliable, but not guaranteed.
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