ICE SiteX Report

OrderID: 98775346

SiteX Property Information Report



Subject Property Location

905 HELEN ST, SAINT AUGUSTINE, FL 32084-1086

County:	**ST JOHNS FL**	Census Tract:	0210.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	117190 0100	Thomas Bros Pg-Grid:	

Valuation

Value:	**$267,000**	FSD:	19	Common Confidence Score:	37
Value Range:	$216,270 - $317,730	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	450
Assd Land Value:		Market Land Value:	$45,000	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$116,767	Total Taxable Value:	$2,098
Total Assessed Value:	$161,767	Total Assessor Market Value:	$161,767	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: 87 Subdivision: AFROAMERICAN SUB Sec/Twnship/Range: SEC 41 TWN 07S RNG 29E
Abbreviated Description: 4-28 AFRO-AMERICAN SUB OF BLK 87 DANCY TRACT LOT 10 OR5626/190(H/R)

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	1302 SF	Baths:	1	Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/31/2022	Sales Price:	N/A
Document #:	BK-PG 5626-190	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 87 Subdivision: AFROAMERICAN SUB Sec/Twnship/Range: SEC 41 TWN 07S RNG 29E
Abbreviated Description: 4-28 AFRO-AMERICAN SUB OF BLK 87 DANCY TRACT LOT 10 OR5626/190(H/R)

Prior Transfer

Recording Date:	08/21/2013	Sales Price:	$81,961
Document #:	2013056055 BK-PG 3123-0665	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	03/30/2012	Sales Price:	$81,961
Document #:	2012017660 BK-PG 3123-0665	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	10/09/2008	Sales Price:	$54,000

ICE SiteX Report

OrderID: 98775346

Document #:	2008054969 BK-PG 2163-1293	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	09/16/2008	Loan Amount:	N/A
Document #:	2008050652 BK-PG 3123-0665	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/27/2008		
TD Due Date:	09/01/2038	Type Finance:	
Legal Description:			

Block: 87 Subdivision: AFRO AMERICAN SUBDIVISION Map Ref: 0

Mortgage Record

Recording Date:	03/25/2004	Loan Amount:	N/A
Document #:	04-021657 BK-PG -	Loan Type:	Non Purchase Money Loan
Contract Date:	03/12/2004		
TD Due Date:	04/01/2034	Type Finance:	ADJ
Legal Description:			

Block: 87 Subdivision: AFRO AMERICAN SUBDIVISION DANCY TRACT

Prior Transfer

Recording Date:	03/25/2004	Sales Price:	N/A
Document #:	04-021656 BK-PG 2163-1290	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/12/2004		
Document Type:	Deed		
Legal Description:			

Block: 87 Subdivision: AFRO AMERICAN SUBDIVISION DANCY TRACT

Area Sales Analysis

Total Area Sales	$2,922,000	Median # of Bedrooms	3
Median Lot Size	6,970 SF	Median # of Baths	2
Median Living Area	1,207 SF	Median Year Built	2005
Price Range - 2 Yrs	$232,500 to $355,000	Age Range	2 years to 44 years
Median Value	$289,250	Median Age	21.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**89 MCDONALD AVE** **SAINT AUGUSTINE, FL 32084-1468**	09/24/2026	$278,000			//		3,920 SF	
		APN: 116541 0200 Document #: 2026081370 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 20 MapRef: MB 124 PG 88&89 Abbreviated Description: Lot:20 Map Ref:MB 124 PG 88&89								
2	.09Mi.	**73 MCDONALD AVE** **SAINT AUGUSTINE, FL 32084-1468**	02/24/2026	$275,000			//		3,920 SF	
		APN: 116541 0220 Document #: 2026015088 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 22 Subdivision: VOLUSIA WOODS MapRef: MB 124 PG 88&89 Abbreviated Description: Lot:22 Subdivision:VOLUSIA WOODS Map Ref:MB 124 PG 88&89								
3	.1Mi.	**65 MCDONALD AVE** **SAINT AUGUSTINE, FL 32084-1468**	07/14/2026	$278,000			//		3,920 SF	
		APN: 116541 0230 Document #: 2026060156 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 23 Subdivision: VOLUSIA WOODS MapRef: MB 124 PG 88&89 Abbreviated Description: Lot:23 Subdivision:VOLUSIA WOODS Map Ref:MB 124 PG 88&89								
4	.11Mi.	**49 MCDONALD AVE** **SAINT AUGUSTINE, FL 32084-1468**	07/17/2026	$248,000			//		3,920 SF	
		APN: 116541 0250 Document #: 2026061406 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 25 Subdivision: VOLUSIA WOODS MapRef: MB 124 PG 88&89 Abbreviated Description: Lot:25 Subdivision:VOLUSIA WOODS Map Ref:MB 124 PG 88&89								
5	.11Mi.	**72 MCDONALD AVE** **SAINT AUGUSTINE, FL 32084-1468**	07/06/2026	$278,000			//		3,920 SF	
		APN: 116541 0150 Document #: 2026057379 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 15 Subdivision: VOLUSIA WOODS MapRef: MB 124 PG 88-89 Abbreviated Description: Lot:15 Subdivision:VOLUSIA WOODS Map Ref:MB 124 PG 88-89								
6	.11Mi.	**64 MCDONALD AVE** **SAINT AUGUSTINE, FL 32084-1468**	06/26/2026	$278,000			//		3,920 SF	
		APN: 116541 0140 Document #: 2026055204 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 14 Subdivision: VOLUSIA WOODS MapRef: MB 124 PG 88&89 Abbreviated Description: Lot:14 Subdivision:VOLUSIA WOODS Map Ref:MB 124 PG 88&89								
7	.12Mi.	**56 MCDONALD AVE** **SAINT AUGUSTINE, FL 32084-1468**	07/24/2026	$248,000			//		3,920 SF	
		APN: 116541 0130 Document #: 2026063476 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 13 Subdivision: VOLUSIA WOODS MapRef: MB 124 PG 88-89 Abbreviated Description: Lot:13 Subdivision:VOLUSIA WOODS Map Ref:MB 124 PG 88-89								
8	.13Mi.	**48 MCDONALD AVE** **SAINT AUGUSTINE, FL 32084-1468**	03/30/2026	$248,000			//		3,920 SF	
		APN: 116541 0120 Document #: 2026026349 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land								

ICE SiteX Report

OrderID: 98775346

Legal: Lot: 12 Subdivision: VOLUSIA WOODS MapRef: MB 124 PG 88&89 Abbreviated Description: Lot:12 Subdivision:VOLUSIA WOODS Map Ref:MB 124 PG 88&89

9	.14Mi.	**959 BRUEN ST** **SAINT AUGUSTINE, FL 32084-1036**	07/06/2026	$335,000			//		6,098 SF

APN: 117580 0000 Document #: 2026057133
Document Type: Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 10 Block: 95 Subdivision: AFRO-AMERICAN SUBDIVISION MapRef: MB 3 PG 47 Abbreviated Description: Lot:10 Block:95 Subdivision:AFRO-AMERICAN SUBDIVISION Map Ref:MB 3 PG 47

10	.16Mi.	**BRUEN ST** **SAINT AUGUSTINE, FL 32084-**	04/20/2026	$55,000			//		46,174 SF

APN: 117730 0190 Document #: 2026033347
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 19-23 Block: 96 Subdivision: AFROAMERICAN SUBDIVISON OF THE DANCY TRACT UNIT NO MapRef: MB 4 PG 28 Abbreviated Description: Lot:19-23 Block:96 Subdivision:AFROAMERICAN SUBDIVISON OF THE DANCY TRACT UNIT NO Map Ref:MB 4 PG 28

11	.18Mi.	**873 E AIKEN ST** **SAINT AUGUSTINE, FL 32084-3095**	05/11/2026	$225,000	$106	2128	/3/2	1999	10,019 SF

APN: 116580 0070 Document #: 2026040102
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 7 Block: 80 Subdivision: AFROAMERICAN SUBDIVISION OF THE DANCY TRACT UNIT N MapRef: MB 4 PG 28 Abbreviated Description: Lot:7 Block:80 Subdivision:AFROAMERICAN SUBDIVISION OF THE DANCY TRACT UNIT N Map Ref:MB 4 PG 28

12	.19Mi.	**980 HELEN ST** **SAINT AUGUSTINE, FL 32084-**	03/31/2026	$80,600			//		24,394 SF

APN: 117780 0240 Document #: 2026027065
Document Type: Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 24-27 Block: 97 Subdivision: AFRO-AMERICAN SUBDIVISION MapRef: MB 4 PG 28 Abbreviated Description: Lot:24-27 Block:97 Subdivision:AFRO-AMERICAN SUBDIVISION Map Ref:MB 4 PG 28

13	.27Mi.	**1001 W AIKEN ST** **SAINT AUGUSTINE, FL 32084-9515**	02/17/2026	$295,000	$236	1250	/3/2	2025	6,098 SF

APN: 118240 0010 Document #: 2026013025
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 107 Subdivision: AFROAMERICAN SUBDIVISION OF THE DANCY TRACT UNIT N MapRef: MB 4 PG 28 Abbreviated Description: Lot:1 Block:107 Subdivision:AFROAMERICAN SUBDIVISION OF THE DANCY TRACT UNIT N Map Ref:MB 4 PG 28

14	.28Mi.	**1017 JOSIAH ST** **SAINT AUGUSTINE, FL 32084-0957**	04/15/2026	$80,000	$157	510	/2/2	1963	41,818 SF

APN: 118220 0000 Document #: 2026031994
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 417&418 Subdivision: COLLIER HEIGHTS SUBDIVISION MapRef: MB 8 PG 2 Abbreviated Description: Lot:417&418 Subdivision:COLLIER HEIGHTS SUBDIVISION Map Ref:MB 8 PG 2

15	.29Mi.	**936 AVERY ST** **SAINT AUGUSTINE, FL 32084-6619**	04/01/2026	$285,000	$236	1209	/3/2	2022	9,583 SF

APN: 117340 0250 Document #: 2026027352
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 25,28&29 Block: 91 Subdivision: AFRO-AMERICAN SUBDIVISION MapRef: MB 4 PG 8 Abbreviated Description: Lot:25,28&29 Block:91 Subdivision:AFRO-AMERICAN SUBDIVISION Map Ref:MB 4 PG 8

16	.31Mi.	**931 N ORANGE ST** **SAINT AUGUSTINE, FL 32084-0964**	02/27/2026	$295,000	$241	1224	/3/2	2014	10,019 SF

APN: 118250 0220 Document #: 2026016982
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 22 Block: 108 Subdivision: DANCY TRACT MapRef: MB 4 PG 28 Abbreviated Description: Lot:22 Block:108 Subdivision:DANCY TRACT Map Ref:MB 4 PG 28

17	.32Mi.	**737 PEARL ST** **SAINT AUGUSTINE, FL 32084-9540**	09/18/2026	$181,500	$103	1768	/4/2	1999	19,602 SF

APN: 114650 0060 Document #: 2026079836
Document Type: Warranty Deed Price Code: Q
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 6 Block: 58 Subdivision: DANCY TRACT Sec/Twnship/Range: S41T07SR29E Abbreviated Description: Block:58 Subdivision:DANCY TRACT Sec/Twnship/Range:S41T07SR29E Abbreviated Description:NORTH2 LOT6

18	.33Mi.	**724 BRUEN ST** **SAINT AUGUSTINE, FL 32084-**	05/29/2026	$50,000			//		41,818 SF

APN: 114830 0000 Document #: 2026045888
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 2 Block: 60 Subdivision: DANCY TRACT IN WEST AUGUSTI Abbreviated Description: Lot:2 Block:60 Subdivision:DANCY TRACT IN WEST AUGUSTI

19	.38Mi.	**800 AVERY ST** **SAINT AUGUSTINE, FL 32084-6608**	08/31/2026	$190,000	$178	1068	/3/2	2012	6,098 SF

APN: 118420 0160 Document #: 2026074456
Document Type: Personal Representatives Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Block: 117 Subdivision: AFRO AMERICAN SUBDIVISION OF THE DANCY TRACT Legal Unit: 3 MapRef: MB 4 PG 8 Abbreviated Description: Lot:16 Block:117 Subdivision:AFRO AMERICAN SUBDIVISION OF THE DANCY TRACT Legal Unit:3 Map Ref:MB 4 PG 8

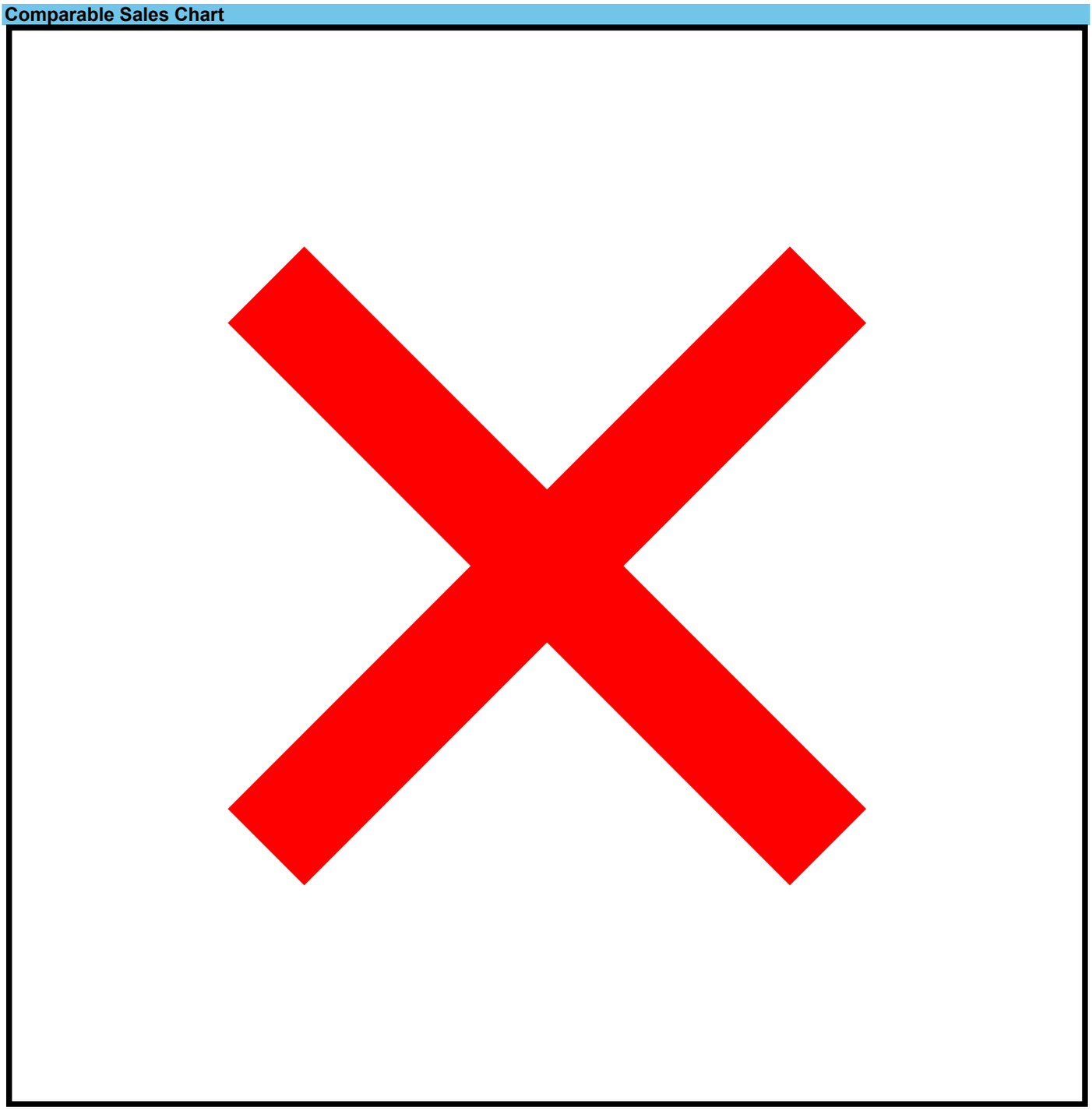
20	.4Mi.	**130 N VOLUSIA ST** **SAINT AUGUSTINE, FL 32084-3334**	09/02/2026	$875,000	$219	4000	//	2006	20,038 SF

APN: 115870 0000 Document #: 2026075545
Document Type: Special Warranty Deed Price Code: Q
Land Use: Warehouse (Industrial)
Legal: Lot: 6 Block: 73 Subdivision: DANCY TRACT MapRef: MB 1 PG 1 Abbreviated Description: Lot:6 Block:73 Subdivision:DANCY TRACT Map Ref:MB 1 PG 1

ICE SiteX Report

OrderID: 98775346

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: 98775346

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.	**905 HELEN ST**	**08/31/2022**	$161,767	$161,767	1,302	/3/1	1961	6,098 SF	
.01Mi.	**681 N VOLUSIA ST**	**03/25/2019**	$220,207	$144,101	1,144	/3/2	2004	11,761 SF	
.02Mi.	**661 N VOLUSIA ST**	**03/19/2021**	$254,783	$254,783	1,200	/2/2	2007	9,148 SF	
.02Mi.	**915 HELEN ST**	**03/01/2021**	$327,440	$327,440	1,569	/4/2	2021	9,148 SF	
.03Mi.	**641 N VOLUSIA ST**	**01/07/2020**	$254,595	$254,595	1,200	/2/2	2007	9,583 SF	
.03Mi.	**921 HELEN ST**	**10/01/2025**	$45,000	$45,000	1,193	/3/2	2025	10,454 SF	
.03Mi.	**908 HELEN ST**	**04/12/2021**	$187,398	$187,398	1,004	/3/2	2006	6,098 SF	
.03Mi.	**912 HELEN ST**	**02/23/2023**	$211,846	$211,846	1,200	/3/2	2004	6,098 SF	
.03Mi.	**900 HELEN ST**	**01/17/2025**	$227,288	$227,288	1,144	/3/2	2004	12,632 SF	
.05Mi.	**920 HELEN ST**	**11/15/2023**	$192,163	$192,163	796	/2/2	2020	10,019 SF	
.05Mi.	**721 N VOLUSIA ST**	**03/25/2024**	$289,991	$289,991	1,272	/3/2	2022	9,583 SF	
.05Mi.	**916 BRUEN ST**	**08/05/2005**	$236,186	$236,186	1,256	/2/2	2005	9,148 SF	
.05Mi.	**906 BRUEN ST**	**05/15/2023**	$225,436	$224,365	1,256	/3/2	2005	5,663 SF	
.05Mi.	**902 BRUEN ST**	**12/07/2023**	$190,239	$190,239	1,116	/2/2	2005	6,534 SF	
.05Mi.	**912 BRUEN ST**	**08/15/2018**	$215,436	$132,776	1,116	/3/2	2005	6,098 SF	
.05Mi.	**920 BRUEN ST**	**03/28/2019**	$209,385	$134,958	1,116	/2/2	2005	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	44.3 years old	Households:	19,561
Median Household Income:	$72,481	Households w/Family:	61%
Household Income Per Capita:	$40,910	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	St. Johns County School District	Students:	52,324
Number of Schools:	55	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.63Mi.	**R. J. Murray Middle School** Number of Students: 742 Student-Teacher Ratio: 19.03	B+	Public	6 - 8
1.96Mi.	**St. Augustine High School** Number of Students: 1,717 Student-Teacher Ratio: 21.46 Advanced Placement: Yes	B	Public	9 - 12
0.29Mi.	**James A. Webster Elementary School** Number of Students: 586 Student-Teacher Ratio: 12.47	B-	Public	PK - 5

Flood Report

The Subject Property of **905 HELEN ST, SAINT AUGUSTINE, FL 32084-1086** 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	161%	NOTABLY HIGHER
BURGLARY	153%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	146%	NOTABLY HIGHER
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	110%	HIGHER
MURDER	130%	NOTABLY HIGHER
OVERALL	143%	NOTABLY 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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ICE SiteX Report

OrderID: 98775346

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