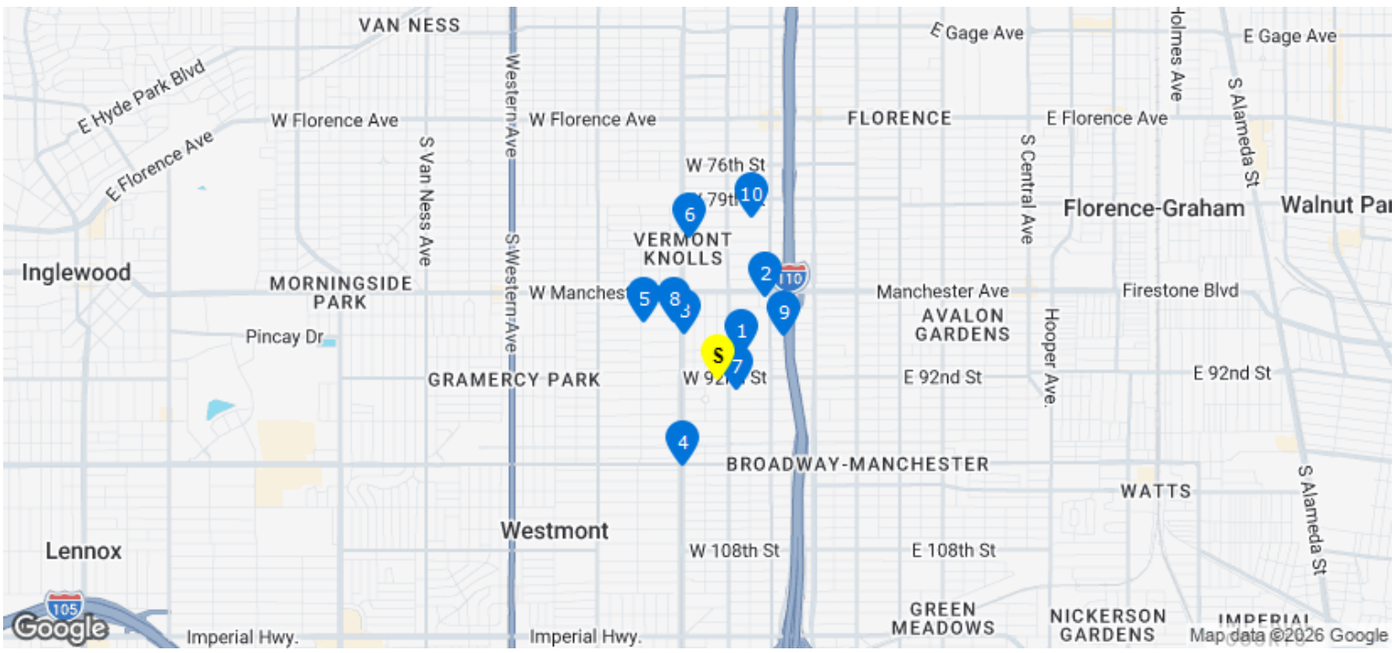
ICE SiteX Report

OrderID: 98745680

SiteX Property Information Report



Subject Property Location

9111 BARING CROSS ST, LOS ANGELES, CA 90044-6405

County:	**LOS ANGELES CA**	Census Tract:	2403.02
Property Use:	Quadruplex (4 units, any combination)	Zoning:	LAR2
Parcel Number:	6039-001-052	Thomas Bros Pg-Grid:	704-B3

Valuation

Value:	**$1,050,000**	FSD:	11	Common Confidence Score:	67
Value Range:	$934,500 - $1,165,500	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	0-212
Assd Land Value:	$669,888	Market Land Value:		Tax Year:	2026
Assd Improvement:	$267,946	Market Improvment Value:		Total Taxable Value:	$11,708
Total Assessed Value:	$937,834	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 188 Tract No: 923
Abbreviated Description: TRACT NO 923 LOT 188

Property Characteristics

Lot Size:	5,203 SF	Bedrooms:		Pool:	
Building Area:	3709 SF	Baths:		Fireplace:	
Year Built:	1963	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	4	Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/16/2024	Sales Price:	N/A
Document #:	24-0247855 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/05/2024		
Document Type:	Deed		

Legal Description:
Tract No: 923 Map Ref: MB 16 PG 168
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	03/01/2011	Sales Price:	$412,500
Document #:	11-0316051 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	08/02/2007	Sales Price:	N/A
Document #:	07-1832167 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/31/2007		
Document Type:	Deed		

Legal Description:
Tract No: 923 Map Ref: MB16 PG168
City/Muni/Twp: LOS ANGELES

ICE SiteX Report

OrderID: 98745680

Prior Transfer

Recording Date:	05/16/2005	Sales Price:	$273,750
Document #:	05-1151192 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/03/2005	Loan Amount:	N/A
Document #:	05-1029533 BK-PG -	Loan Type:	INVALID CODE
Contract Date:	04/14/2005		
TD Due Date:	05/01/2035	Type Finance:	ADJ

Legal Description:
Tract No: 923 Map Ref: MB16 PG168
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	05/03/2005	Sales Price:	$550,000
Document #:	05-1029532 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/14/2005		
Document Type:	Deed		

Legal Description:
Tract No: 923 Map Ref: MB16 PG168
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	10/27/2003	Loan Amount:	N/A
Document #:	03-3199230 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	10/15/2003		
TD Due Date:	11/01/2028	Type Finance:	ADJ

Legal Description:
Tract No: 923 Map Ref: 0
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	09/27/2002	Loan Amount:	N/A
Document #:	02-2286268 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	10/01/2032	Type Finance:	

Legal Description:
Tract No: 923 Map Ref: 0
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	03/28/2001	Loan Amount:	N/A
Document #:	01-0508909 BK-PG -	Loan Type:	
Contract Date:	01/17/2001		
TD Due Date:	04/01/2031	Type Finance:	ADJ

Legal Description:
Tract No: 923 Map Ref: MB16 PG168
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	03/28/2001	Sales Price:	$292,500
Document #:	01-0508908 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/17/2001		
Document Type:	Deed		

Legal Description:
Tract No: 923 Map Ref: MB16 PG168
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	03/28/2001	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Tract No: 923 Map Ref: MB16 PG168
City/Muni/Twp: LOS ANGELES

Area Sales Analysis

Total Area Sales	$8,633,000	Median # of Bedrooms	8
Median Lot Size	6,087 SF	Median # of Baths	4
Median Living Area	3,063 SF	Median Year Built	1948
Price Range - 2 Yrs	$550,000 to $1,160,000	Age Range	60 years to 115 years
Median Value	$839,000	Median Age	78 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**715 W 92ND ST** **LOS ANGELES, CA 90044-4730**	09/01/2026	$550,000	$252	2184	/5/4	1922	5,078 SF	
2	.17Mi.	**711 W 90TH ST** **LOS ANGELES, CA 90044-6431**	09/18/2026	$1,120,000	$299	3746	/13/7	1923	5,864 SF	

1 .12Mi. **715 W 92ND ST** **LOS ANGELES, CA 90044-4730** 09/01/2026 $550,000 $252 2184 /5/4 1922 5,078 SF
APN: 6039-002-056 Document #: 26-0654666
Document Type: Grant Deed Price Code:
Land Use: Quadruplex (4 units, any combination)
Legal: Lot: 229 Tract No: 923 MapRef: MB 16 PG 168 Abbreviated Description: Lot:229 Tract No:923 Map Ref:MB 16 PG 168City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

2 .17Mi. **711 W 90TH ST** **LOS ANGELES, CA 90044-6431** 09/18/2026 $1,120,000 $299 3746 /13/7 1923 5,864 SF
APN: 6038-015-050 Document #: 26-0700415
Document Type: Grant Deed Price Code: A

ICE SiteX Report

OrderID: 98745680

Land Use: Apartment house (5+ units)
Legal: Lot: 96 Tract No: 923 MapRef: MB 16 PG 168 Abbreviated Description: Lot:96 Tract No:923 Map Ref:MB 16 PG 168City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

3	.17Mi.	**8932 ORCHARD AVE** **LOS ANGELES, CA 90044-6426**	05/19/2026	$960,000	$508	1890	/5/2	1946	5,788 SF

APN: 6038-015-035 Document #: 26-0366522
Document Type: Grant Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 80 Tract No: 923 MapRef: MB 16 PG 168 Abbreviated Description: Lot:80 Tract No:923 Map Ref:MB 16 PG 168City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

4	.26Mi.	**8810 MENLO AVE** **LOS ANGELES, CA 90044-4816**	06/29/2026	$645,000	$658	980	/3/1	1919	5,128 SF

APN: 6038-021-003 Document #: 26-0471333
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 132 Tract No: 3354 MapRef: MB 36 PG 99&100 Abbreviated Description: Lot:132 Tract No:3354 Map Ref:MB 36 PG 99&100City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

5	.3Mi.	**559 W 90TH ST** **LOS ANGELES, CA 90044-5723**	09/02/2026	$710,000	$331	2142	/4/2	1940	6,540 SF

APN: 6038-005-008 Document #: 26-0658284
Document Type: Grant Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 8 Tract No: 12228 MapRef: MB 229 PG 46 Abbreviated Description: Lot:8 Tract No:12228 Map Ref:MB 229 PG 46City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

6	.31Mi.	**9439 S VERMONT AVE** **LOS ANGELES, CA 90044-3229**	09/04/2026	$700,000	$226	3096	/6/2	1901	10,317 SF

APN: 6056-009-030 Document #: 26-0665332
Document Type: Grant Deed Price Code:
Land Use: Triplex (3 units, any combination)
Legal: Lot: 184 Subdivision: OLIVITO HEIGHTS MapRef: MB 8 PG 47 Abbreviated Description: Lot:184 Subdivision:OLIVITO HEIGHTS Map Ref:MB 8 PG 47City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

7	.31Mi.	**8801 S VERMONT AVE** **LOS ANGELES, CA 90044-4831**	07/08/2026	$1,425,000	$238	6000	//	1936	7,200 SF

APN: 6047-009-001 Document #: 26-0498675
Document Type: Grant Deed Price Code:
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Lot: 241&242 Subdivision: GRIDER HAMILTON OSWALD CO MANCHESTER HEIGHTS MapRef: MB 12 PG 89 Abbreviated Description: Subdivision:GRIDER HAMILTON OSWALD CO MANCHESTER HEIGHTS Map Ref:MB 12 PG 89Abbreviated Description:PORTION LOTS241&242 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

8	.34Mi.	**642 W 95TH ST** **LOS ANGELES, CA 90044-5616**	09/21/2026	$780,000	$361	2158	/4/3		5,400 SF

APN: 6039-009-006 Document #: 26-0701646
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 75 Subdivision: SUNNYSIDE MapRef: MB 5 PG 119&120 Abbreviated Description: Subdivision:SUNNYSIDE Map Ref:MB 5 PG 119&120Abbreviated Description:PORTION LOT75 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

9	.35Mi.	**634 W 95TH ST** **LOS ANGELES, CA 90044-5616**	10/01/2026	$450,000	$261	1725	/4/2	1925	5,400 SF

APN: 6039-009-008 Document #: 26-0734264
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 75 Subdivision: SUNNYSIDE MapRef: MB 5 PG 119&120 Abbreviated Description: Subdivision:SUNNYSIDE Map Ref:MB 5 PG 119&120Abbreviated Description:PORTION LOT75 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

10	.35Mi.	**524 W 91ST ST** **LOS ANGELES, CA 90044-5727**	08/10/2026	$491,500	$444	1107	/3/2	1923	6,097 SF

APN: 6039-016-006 Document #: 26-0591614
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Tract No: 4346 MapRef: MB 47 PG 27 Abbreviated Description: Lot:20 Tract No:4346 Map Ref:MB 47 PG 27City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

11	.36Mi.	**530 W 89TH ST** **LOS ANGELES, CA 90044-5712**	07/30/2026	$480,000	$525	915	/2/1	1940	6,674 SF

APN: 6038-005-001 Document #: 26-0560285
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Tract No: 12228 MapRef: MB 229 PG 46 Abbreviated Description: Lot:1 Tract No:12228 Map Ref:MB 229 PG 46City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

12	.36Mi.	**540 W 93RD ST** **LOS ANGELES, CA 90044-5602**	06/17/2026	$540,000	$432	1250	/2/1	1903	6,021 SF

APN: 6039-012-009 Document #: 26-0443699
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 312 Subdivision: SUNNY SIDE MapRef: MB 5 PG 119&120 Abbreviated Description: Subdivision:SUNNY SIDE Map Ref:MB 5 PG 119&120Abbreviated Description:PORTION LOT312 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

13	.37Mi.	**1036 W 95TH ST** **LOS ANGELES, CA 90044-3252**	05/27/2026	$1,180,000	$156	7568	/18/9	1962	9,467 SF

APN: 6056-010-001 Document #: 26-0384984
Document Type: Grant Deed Price Code: A
Land Use: Apartment house (5+ units)
Legal: Lot: 242 Subdivision: LIVITO HEIGHTS MapRef: MB 8 PG 47 Abbreviated Description: Lot:242 Subdivision:LIVITO HEIGHTS Map Ref:MB 8 PG 47City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

14	.4Mi.	**1129 W 95TH ST** **LOS ANGELES, CA 90044-3253**	05/13/2026	$760,000	$248	3070	/6/5	1940	9,227 SF

APN: 6056-009-045 Document #: 26-0351740
Document Type: Grant Deed Price Code:
Land Use: Apartment house (5+ units)
Legal: Lot: 199 MapRef: MB 8 PG 47 Abbreviated Description: Lot:199 Map Ref:MB 8 PG 47City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

15	.41Mi.	**645 W 97TH ST** **LOS ANGELES, CA 90044-4617**	09/14/2026	$1,420,000	$285	4990	/12/9		6,301 SF

APN: 6054-027-027 Document #: 26-0683481
Document Type: Grant Deed Price Code:
Land Use: Triplex (3 units, any combination)
Legal: Lot: 84 Subdivision: SUNNY SIDE 3 MapRef: MB 5 PG 119&120 Abbreviated Description: Subdivision:SUNNY SIDE 3 Map Ref:MB 5 PG 119&120Abbreviated Description:PORTION LOT84 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

16	.41Mi.	**524 W 94TH ST** **LOS ANGELES, CA 90044-5606**	07/28/2026	$460,000	$447	1030	/3/2	1922	5,400 SF

APN: 6039-011-011 Document #: 26-0553670

ICE SiteX Report

OrderID: 98745680

Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Tract No: 4575 MapRef: MB 51 PG 17 Abbreviated Description: Lot:11 Tract No:4575 Map Ref:MB 51 PG 17City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

17	.41Mi.	**1145 W 89TH ST** **LOS ANGELES, CA 90044-3307**	07/17/2026	$575,000	$656	876	/2/1	1916	6,083 SF

APN: 6047-009-026 Document #: 26-0526469
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 338 MapRef: MB 12 PG 89 Abbreviated Description: Lot:338 Map Ref:MB 12 PG 89City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

18	.41Mi.	**533 W 95TH ST** **LOS ANGELES, CA 90044-5613**	06/23/2026	$600,000	$491	1221	/3/2	1928	5,396 SF

APN: 6039-011-019 Document #: 26-0455799
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 324 Subdivision: SUNNY SIDE MapRef: MB 5 PG 119 Abbreviated Description: Subdivision:SUNNY SIDE Map Ref:MB 5 PG 119Abbreviated Description:PORTION LOT324 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

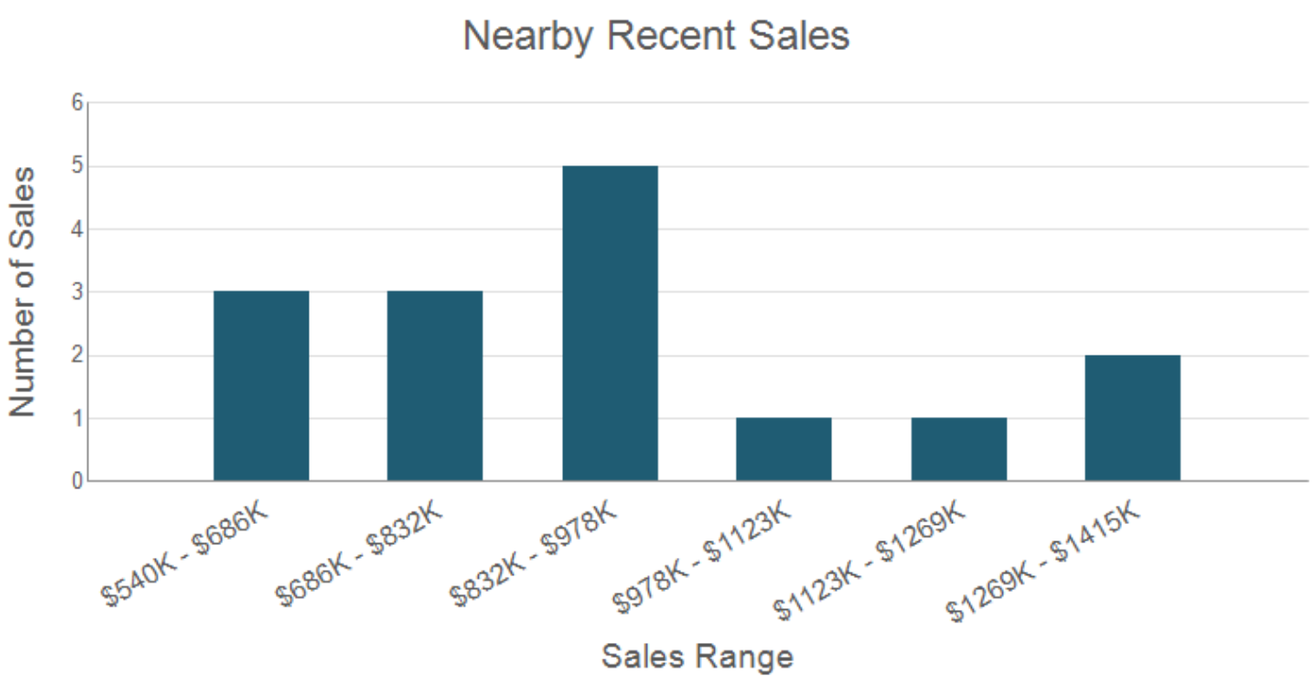
19	.42Mi.	**9000 S FIGUEROA ST** **LOS ANGELES, CA 90003-3237**	08/21/2026	$1,363,000	$293	4650	/12/8	2015	8,162 SF

APN: 6038-004-042 Document #: 26-0625508
Document Type: Grant Deed Price Code:
Land Use: Quadruplex (4 units, any combination)
Legal: Lot: 132 Subdivision: J A KENNEYS REPLAT OF PART OF SUNNYSIDE MapRef: MB 6 PG 169 Abbreviated Description: Subdivision:J A KENNEYS REPLAT OF PART OF SUNNYSIDE Map Ref:MB 6 PG 169Abbreviated Description:PORTION LOT132 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

20	.42Mi.	**1209 W 90TH ST** **LOS ANGELES, CA 90044-2029**	06/17/2026	$575,000	$400	1437	/3/2	1911	6,751 SF

APN: 6047-011-025 Document #: 26-0443839
Document Type: Grant Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 445 Subdivision: HAMILTON OSWALD COS SUBDIVISION MapRef: MB 16 PG 162&163 Abbreviated Description: Lot:445 Subdivision:HAMILTON OSWALD COS SUBDIVISION Map Ref:MB 16 PG 162&163City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

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: 98745680

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.	**9111 BARING CROSS ST**	**04/16/2024**		$937,834	3,709		1963	5,203 SF	
.05Mi.	**9141 BARING CROSS ST**	**05/19/2016**		$388,391	3,610	/9/5	1965	5,203 SF	
.1Mi.	**8946 BARING CROSS ST**	**10/19/2021**		$467,479	2,258	/5/4	1955	5,801 SF	
.11Mi.	**710 W 91ST ST**	**08/12/2022**		$854,271	2,652	/6/4	1931	5,803 SF	
.12Mi.	**715 W 92ND ST**	**06/26/1995**		$51,451	2,184	/5/4	1922	5,078 SF	
.13Mi.	**8937 ORCHARD AVE**	**02/08/2017**		$376,627	2,542	/4/4	1950	5,801 SF	
.14Mi.	**9029 S HOOVER ST**	**04/24/2012**		$435,587	2,304	/4/4	1937	5,723 SF	
.14Mi.	**9137 S HOOVER ST**	**05/11/2020**		$227,735	3,538	/8/4	1952	5,884 SF	
.16Mi.	**706 W 90TH ST**	**01/24/2022**		$928,724	2,016	/4/4	1948	5,905 SF	
.17Mi.	**8918 S VERMONT AVE**	**07/30/2024**		$1,836,000	6,429	/18/14		5,125 SF	
.17Mi.	**809 W 94TH ST**	**08/28/2015**		$507,130	2,324	/4/4	1922	11,713 SF	
.18Mi.	**8851 BARING CROSS ST**	**08/03/2007**		$440,728	3,750	/9/8	1965	5,598 SF	
.19Mi.	**8927 S HOOVER ST**	**10/15/2009**		$45,942	2,184	/4/4	1959	5,865 SF	
.2Mi.	**851 W 94TH ST**	**03/18/2022**		$716,969	2,713	/7/4	1910	8,106 SF	
.2Mi.	**8851 ORCHARD AVE**	**09/20/2022**		$848,965	3,439	/5/4	1961	6,329 SF	
.2Mi.	**8919 S HOOVER ST**	**01/07/2025**		$856,800	2,484	/8/4	1956	5,866 SF	

Rent vs. Own

Households Occupied by Renters:	66%	Households Occupied by Owners:	30%

Demographics & Income

Median Age:	32.0 years old	Households:	24,833
Median Household Income:	$48,815	Households w/Family:	74%
Household Income Per Capita:	$18,877	Households w/Family Married:	30%
Most Common Education Level:	Some High School	Households w/Family Children:	43%

School District

School District Zone:	Los Angeles Unified School District	Students:	408,026
Number of Schools:	784	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.41Mi.	**95th Street Elementary School**	C-	Public	KG - 5
Number of Students: 745				
Student-Teacher Ratio: 20.69				
0.19Mi.	**Bret Harte Preparatory**	F	Public	6 - 8
Number of Students: 456				
Student-Teacher Ratio: 16.14				

Flood Report

The Subject Property of **9111 BARING CROSS ST, LOS ANGELES, CA 90044-6405** 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.

Liquefaction Report

The Subject Property of **9111 BARING CROSS ST, LOS ANGELES, CA 90044-6405** is **OUT** of the Liquefaction Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	98%	SIMILAR
BURGLARY	69%	NOTABLY LOWER
MOTOR VEHICLE THEFT	144%	NOTABLY HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	123%	HIGHER
OVERALL	135%	NOTABLY HIGHER

Disaster Alerts

12/10/2024 - Franklin Fire 1/7/2025 - Eaton Fire 1/7/2025 - Fire 1/7/2025 - Hurst Fire 1/7/2025 - Palisades Fire 8/7/2025 - Canyon Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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