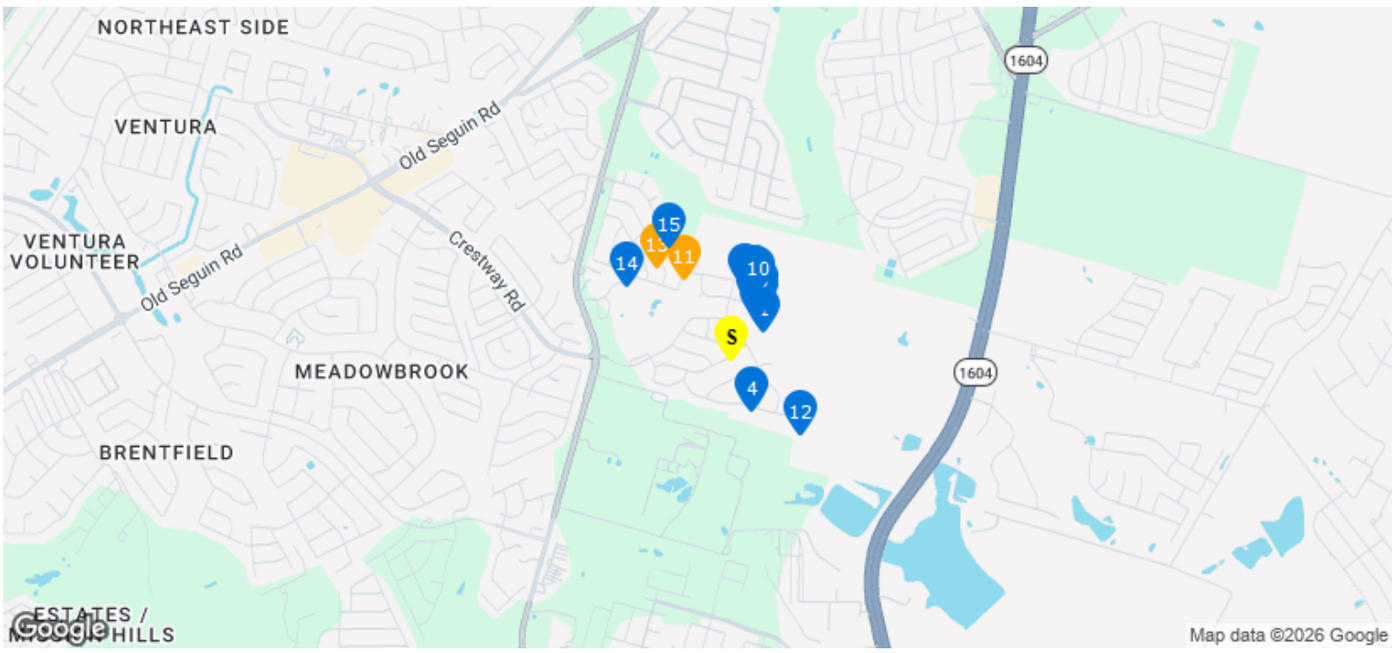
ICE SiteX Report

OrderID: 98775549

SiteX Property Information Report



Subject Property Location

9314 ESPADRILLE RUN, CONVERSE, TX 78109-0059

County:	**BEXAR TX**	Census Tract:	1316.06
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	05190-113-0230	Thomas Bros Pg-Grid:	

Valuation

Value:	**$318,000**	FSD:	7	Common Confidence Score:	79
Value Range:	$295,740 - $340,260	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	06 08 09 10 11 26
Assd Land Value:	$52,980	Market Land Value:	$52,980	Tax Year:	2026
Assd Improvement:	$206,770	Market Improvment Value:	$206,770	Total Taxable Value:	$5,864
Total Assessed Value:	$259,750	Total Assessor Market Value:	$259,750	Delinquent Year:	
				Tax Account ID:	1382680
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23 Block: 13 Subdivision: HIGHTOP RIDGE UT-2
Abbreviated Description: CB 5190A (HIGHTOP RIDGE UT-2), BLOCK 13 LOT 23 2023- NEW PER PLAT 20002/2073-2079 FILED 7-15-2022. CR-56717. JLF/GIS/1-17-202

Property Characteristics

Lot Size:	5,040 SF	Bedrooms:	3	Pool:	
Building Area:	1530 SF	Baths:	2	Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:		Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/13/2026	Sales Price:	$339,900
Document #:	20260157192 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	11/03/2023	Loan Amount:	N/A
Document #:	20230203160 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	10/31/2023		
TD Due Date:	11/01/2053	Type Finance:	

Legal Description:
Block: 13 Subdivision: HIGHTOP RIDGE Legal Unit: 2 Map Ref: VOL 20002 PG 2073
City/Muni/Twp: CONVERSE

Prior Transfer

Recording Date:	11/03/2023	Sales Price:	N/A
Document #:	20230203159 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/31/2023		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98775549

Legal Description:
Block: 13 Subdivision: HIGHTOP RIDGE Legal Unit: 2 Map Ref: VOL 20002 PG 2073
City/Muni/Twp: CONVERSE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**9527 CRESTWAY RD** **CONVERSE, TX 78109-0559**	07/17/2026			1952	/3/2	2024	5,061 SF	
		APN: 05190-109-0010 Document #: 20260138302 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 9 Subdivision: HIGHTOP RIDGE UNIT TWO Tract No: 2 Phase No: 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:1 Block:9 Subdivision:HIGHTOP RIDGE UNIT TWO Tract No:2 Phase No:2 Map Ref:VOL 20002 PG 2073								
2	.15Mi.	**9414 DASSLER SPGS** **CONVERSE, TX 78109-0568**	04/21/2026			1910	/3/2	2025	5,368 SF	
		APN: 05190-109-0110 Document #: 20260073447 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 9 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073-20 Abbreviated Description: Lot:11 Block:9 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073-20City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
3	.17Mi.	**9407 DASSLER SPGS** **CONVERSE, TX 78109-0568**	03/30/2026			1910	/3/2	2025	5,211 SF	
		APN: 05190-109-0220 Document #: 20260057118 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 9 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073-20 Abbreviated Description: Lot:22 Block:9 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073-20City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
4	.17Mi.	**9335 NUBUCK BR** **CONVERSE, TX 78109-0019**	03/23/2026			2243	/4/2	2020	7,037 SF	
		APN: 05190-106-0120 Document #: 20260052053 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 6 Subdivision: HIGHTOP RIDGE UNIT 1 MapRef: VOL 20001 PG 2292 Abbreviated Description: Lot:12 Block:6 Subdivision:HIGHTOP RIDGE UNIT 1 Map Ref:VOL 20001 PG 2292								
5	.18Mi.	**9419 DASSLER SPGS** **CONVERSE, TX 78109-0568**	03/26/2026			1910	/3/2	2025	5,211 SF	
		APN: 05190-109-0190 Document #: 20260054896 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 9 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:19 Block:9 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
6	.2Mi.	**6514 TITAN PARK** **CONVERSE, TX 78109-0599**	06/04/2026			1910	/3/2	2025	5,852 SF	
		APN: 05190-109-0270 Document #: 20260107171 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: 9 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:27 Block:9 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
7	.22Mi.	**6607 TITAN PARK** **CONVERSE, TX 78109-0600**	08/03/2026			2509	/5/3	2025	5,040 SF	
		APN: 05190-125-0120 Document #: 20260150135 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 25 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:12 Block:25 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
8	.23Mi.	**6525 TITAN PARK** **CONVERSE, TX 78109-0599**	09/01/2026			2509	/5/3	2025	5,040 SF	
		APN: 05190-125-0150 Document #: 20260170992 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 25 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:15 Block:25 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
9	.23Mi.	**6529 TITAN PARK** **CONVERSE, TX 78109-0599**	05/01/2026			2286	/4/3	2025	5,040 SF	
		APN: 05190-125-0140 Document #: 20260082485 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 25 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:14 Block:25 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
10	.23Mi.	**6521 TITAN PARK** **CONVERSE, TX 78109-0599**	01/30/2026			2151	/4/3	2025	5,040 SF	
		APN: 05190-125-0160 Document #: 20260016721 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 25 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:16 Block:25 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
11	.23Mi.	**6611 TITAN PARK** **CONVERSE, TX 78109-0600**	01/02/2026			2151	/4/3	2025	5,040 SF	
		APN: 05190-125-0110 Document #: 20260000062 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 25 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:11 Block:25 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
12	.23Mi.	**6623 TITAN PARK** **CONVERSE, TX 78109-0600**	01/02/2026			2151	/4/3	2025	5,040 SF	
		APN: 05190-125-0080 Document #: 20260000053 Document Type: Vendorâ€™s Lien Price Code:								

ICE SiteX Report

OrderID: 98775549

Land Use: Single Family Residential
Legal: Lot: 8 Block: 25 Subdivision: HIGHTOP RIDGE UNIT 2 Tract No: 5190 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:8 Block:25
Subdivision:HIGHTOP RIDGE UNIT 2 Tract No:5190 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE

13	.29Mi.	**6722 SHIRAZ WAY** **CONVERSE, TX 78109-4494**	02/27/2026	$215,000	$109	1973	/4/2	2022	6,379 SF

APN: 05070-512-0110 Document #: 20260035903
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 12 Subdivision: BRIDGEHAVEN -UNIT 2 SUBDIVISION MapRef: VOL 20002 PG 1137 Abbreviated Description: Lot:11 Block:12
Subdivision:BRIDGEHAVEN -UNIT 2 SUBDIVISION Map Ref:VOL 20002 PG 1137City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE

14	.31Mi.	**9614 NUBUCK BR** **CONVERSE, TX 78109-4525**	07/13/2026			1569	/3/2	2025	5,819 SF

APN: 05190-102-0520 Document #: 20260134359
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 52 Block: 2 Subdivision: HIGHTOP RIDGE Legal Unit: 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:52 Block:2
Subdivision:HIGHTOP RIDGE Legal Unit:2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE

15	.36Mi.	**6835 ALASKAN WAY** **CONVERSE, TX 78109-4498**	07/31/2026			2560	/4/2	2022	6,053 SF

APN: 05070-510-0190 Document #: 20260148767
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 10 Subdivision: BRIDGEBAVEN - UNIT 2 SUBDIVISION MapRef: VOL 20002PG1137-1140 Abbreviated Description: Lot:19 Block:10
Subdivision:BRIDGEBAVEN - UNIT 2 SUBDIVISION Map Ref:VOL 20002PG1137-1140City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE

16	.39Mi.	**9106 TENNANT LN** **CONVERSE, TX 78109-0228**	09/15/2026			1688	/3/2	2020	8,569 SF

APN: 05070-505-0310 Document #: 20260180642
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Block: 5 Subdivision: BRIDGEHAVEN UNIT 1 SUBDIVISION MapRef: VOL 20001 PG 1257 Abbreviated Description: Lot:31 Block:5
Subdivision:BRIDGEHAVEN UNIT 1 SUBDIVISION Map Ref:VOL 20001 PG 1257City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE

17	.39Mi.	**6410 FLATSTONE PASS** **CONVERSE, TX 78109-4636**	01/30/2026			2278	8/4/2	2002	11,537 SF

APN: 05071-814-1250 Document #: 20260017029
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 125 Block: 14 Subdivision: DOVER SUBDIVISION UNIT 5A MapRef: VOL 9954 PG 84 Abbreviated Description: Lot:125 Block:14
Subdivision:DOVER SUBDIVISION UNIT 5A Map Ref:VOL 9954 PG 84

18	.4Mi.	**6814 SHIRAZ WAY** **CONVERSE, TX 78109-4497**	06/05/2026			2371	/4/2	2022	6,513 SF

APN: 05070-512-0010 Document #: 20260108366
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 12 Subdivision: BRIDGEHAVEN UNIT 2 SUBDIVISION MapRef: VOL 20002 PG 1137 Abbreviated Description: Lot:1 Block:12
Subdivision:BRIDGEHAVEN UNIT 2 SUBDIVISION Map Ref:VOL 20002 PG 1137City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE

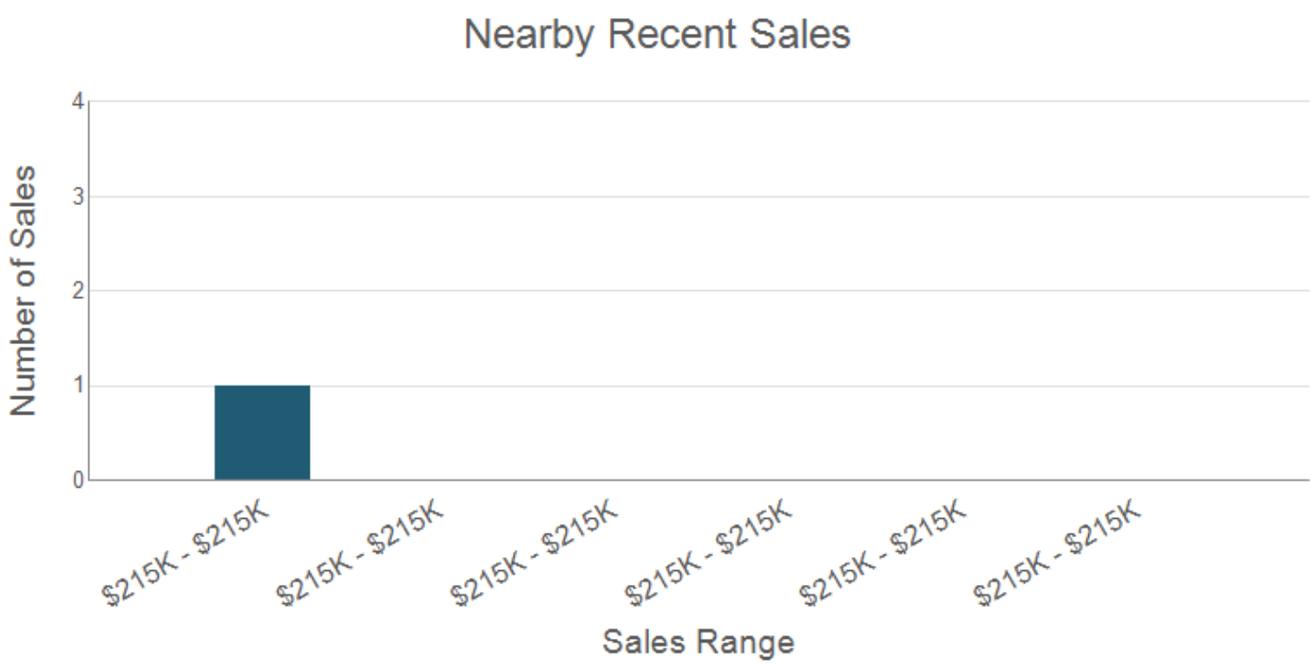
19	.43Mi.	**8936 DAKOTA RUN** **CONVERSE, TX 78109-4640**	05/08/2026			1582	5/3/2	2005	4,842 SF

APN: 05071-814-1120 Document #: 20260087858
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 112 Block: 14 Subdivision: DOVER SUBDIVISION Legal Unit: 5 MapRef: VOL 9552 PG 178 Abbreviated Description: Lot:112 Block:14
Subdivision:DOVER SUBDIVISION Legal Unit:5 Map Ref:VOL 9552 PG 178

20	.44Mi.	**6430 FLATSTONE PASS** **CONVERSE, TX 78109-4636**	03/09/2026	$165,000	$88	1879	6/3/2	2003	4,620 SF

APN: 05071-814-1200 Document #: 20260042524
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 120 Block: 14 Subdivision: DOVER SUBDIVISION UNIT 5A MapRef: VOL 9554 PG 84 Abbreviated Description: Lot:120 Block:14
Subdivision:DOVER SUBDIVISION UNIT 5A Map Ref:VOL 9554 PG 84

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.

ICE SiteX Report

OrderID: 98775549

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.	**9314 ESPADRILLE RUN**	**10/31/2023**	$259,750	$259,750	1,530	/3/2	2023	5,040 SF	
.01Mi.	**9318 ESPADRILLE RUN**	**02/28/2025**	$286,000	$286,000	1,850	/4/2	2023	5,040 SF	
.01Mi.	**9310 ESPADRILLE RUN**	**08/29/2024**	$344,090	$344,090	2,723	/5/2	2023	5,040 SF	
.02Mi.	**9322 ESPADRILLE RUN**	**09/27/2024**	$244,960	$244,960	1,384	/3/2	2023	5,040 SF	
.02Mi.	**9306 ESPADRILLE RUN**	**11/10/2023**	$306,970	$306,970	2,243	/4/2	2023	5,040 SF	
.02Mi.	**9247 FOXING BLFS**	**12/28/2021**	$312,540	$312,540	1,845	/3/2	2021	9,943 SF	
.02Mi.	**9243 FOXING BLFS**	**12/20/2021**	$331,000	$331,000	2,544	/5/2	2021	7,917 SF	
.03Mi.	**6603 HUMMEL PNES**	**06/02/2026**	$263,210	$263,210	1,530	/3/2	2023	5,513 SF	
.03Mi.	**9326 ESPADRILLE RUN**	**07/07/2023**	$344,090	$344,090	2,723	/5/2	2023	5,040 SF	
.03Mi.	**9302 ESPADRILLE RUN**	**01/16/2025**	$259,750	$259,750	1,530	/3/2	2023	5,040 SF	
.03Mi.	**6602 AGLET ALY**	**02/09/2024**	$310,430	$310,430	2,243	/4/2	2023	5,513 SF	
.03Mi.	**9311 BENNETT FRST**	**07/01/2025**	$272,400	$272,400	1,526	/3/2	2021	7,341 SF	
.03Mi.	**9239 FOXING BLFS**	**02/28/2022**	$228,000	$228,000	1,414	/3/2	2021	6,016 SF	
.03Mi.	**9330 ESPADRILLE RUN**	**02/28/2025**	$286,000	$286,000	1,850	/4/2	2023	5,047 SF	
.03Mi.	**9234 ESPADRILLE RUN**	**10/16/2024**	$244,960	$244,960	1,384	/3/2	2023	5,040 SF	
.03Mi.	**6607 HUMMEL PNES**	**05/22/2024**	$306,970	$306,970	2,243	/4/2	2023	5,040 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **9314 ESPADRILLE RUN, CONVERSE, TX 78109-0059** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

3/4/2025 - Duke Fire 7/12/2026 - Flooding

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: 98775549

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