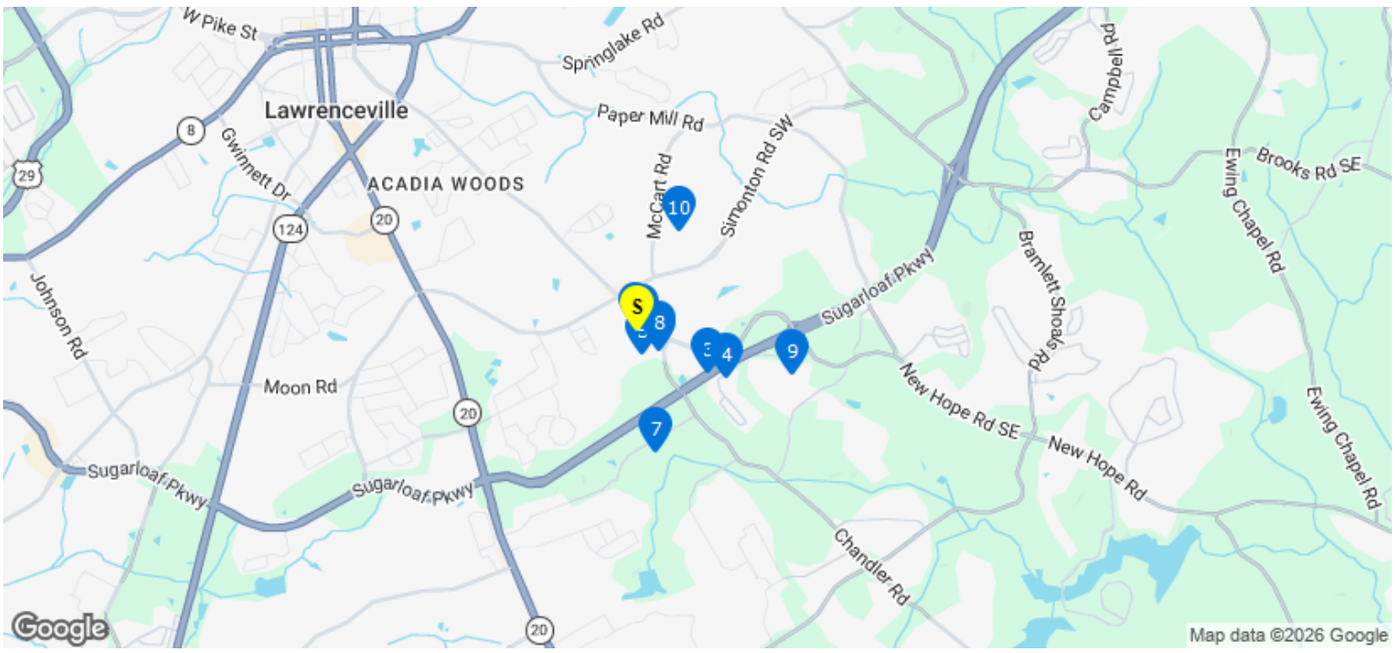
ICE SiteX Report

OrderID: 98809195

SiteX Property Information Report



Subject Property Location

980 HILLTOP CT, LAWRENCEVILLE, GA 30045-6408

County:	**GWINNETT GA**	Census Tract:	0507.40
Property Use:	Single Family Residential	Zoning:	R100-SINGLE FAM RES
Parcel Number:	R5171 034	Thomas Bros Pg-Grid:	

Valuation

Value:	**$329,000**	FSD:	11	Common Confidence Score:	71
Value Range:	$292,810 - $365,190	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$20,120	Market Land Value:	$50,300	Tax Year:	2025
Assd Improvement:	$93,960	Market Improvment Value:	$234,900	Total Taxable Value:	$4,360
Total Assessed Value:	$114,080	Total Assessor Market Value:	$285,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: A District: 1 Subdivision: HOPE EST

Abbreviated Description:	L4 BA NEW HOPE ESTATES 1
City/Muni/Twp:	COUNTY

Property Characteristics

Lot Size:	19,602 SF	Bedrooms:	3	Pool:	
Building Area:	1536 SF	Baths:	2	Fireplace:	Yes
Year Built:	1977	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Ranch\Rambler	Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/04/2024	Sales Price:	$378,900
Document #:	BK-PG 61230-688	Type of Sale:	Arms-Length Transfer
Contract Date:	05/28/2024		
Document Type:	Deed		

Legal Description:

Block: A Subdivision: NEW HOPE ESTATES

Abbreviated Description: L4 BA NEW HOPE ESTATES 1; RESIDENTIAL SFR

Prior Transfer

Recording Date:	01/02/2024	Sales Price:	$225,000
Document #:	BK-PG 60980-126	Type of Sale:	Distressed Sale
Contract Date:	12/14/2023		
Document Type:	Deed		

Legal Description:

Block: A Subdivision: NEW HOPE ESTATES

Abbreviated Description: L4 BA NEW HOPE ESTATES 1; RESIDENTIAL SFR

Mortgage Record

Recording Date:	11/13/2023	Loan Amount:	N/A
Document #:	60908/112 BK-PG -	Loan Type:	Conventional
Contract Date:	11/01/2023		

ICE SiteX Report

OrderID: 98809195

TD Due Date:	01/01/2024	Type Finance:	

Legal Description:
Block: A
Abbreviated Description: LOT 4 BLK A NEW HOPE EST 1; RESIDENTIAL SFR

Prior Transfer

Recording Date:	11/13/2023	Sales Price:	$124,675
Document #:	BK-PG 60908-110	Type of Sale:	Distressed Sale
Contract Date:	11/01/2023		
Document Type:	Deed		

Legal Description:
Block: A
Abbreviated Description: LOT 4 BLK A NEW HOPE EST 1; RESIDENTIAL SFR

Prior Transfer

Recording Date:	11/09/2023	Sales Price:	$14,842
Document #:	BK-PG 60466-479	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	11/07/2023	Sales Price:	N/A
Document #:	BK-PG 49831-96	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/03/2023	Loan Amount:	N/A
Document #:	BK-PG 0000060466-0000000479	Loan Type:	Conventional
Contract Date:	01/03/2023		
TD Due Date:	01/01/2063	Type Finance:	

Legal Description:
Map Ref: 3874328

Prior Transfer

Recording Date:	11/29/2021	Sales Price:	$14,842
Document #:	BK-PG 60466-479	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	10/15/2018	Sales Price:	$20,000
Document #:	BK-PG 51581-737	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	03/18/2014	Sales Price:	$73,641
Document #:	BK-PG 49831-96	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	08/20/2012	Loan Amount:	N/A
Document #:	BK-PG 51581-737	Loan Type:	Conventional
Contract Date:	08/10/2012		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	05/02/2012	Sales Price:	$73,641
Document #:	BK-PG 49831-96	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	12/03/2009	Loan Amount:	N/A
Document #:	049831/000096 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/24/2009		
TD Due Date:	11/24/2039	Type Finance:	

Legal Description:
Block: A District: 5 Subdivision: NEW HOPE ESTATES 01 Land Lot: 171

Prior Transfer

Recording Date:	12/03/2009	Sales Price:	$75,000
Document #:	BK-PG 49831-92	Type of Sale:	Arms-Length Transfer
Contract Date:	11/24/2009		
Document Type:	Deed		

Legal Description:
Block: A District: 5 Subdivision: NEW HOPE ESTATES 01 Land Lot: 171

Prior Transfer

Recording Date:	12/03/2009	Sales Price:	$75,000
Document #:	BK-PG 49831-90	Type of Sale:	Non Residential Transfer
Contract Date:	11/24/2009		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98809195

Legal Description:
Block: A District: 5 Subdivision: NEW HOPE ESTATES 01 Land Lot: 171

Mortgage Record

Recording Date:	07/24/2001	Loan Amount:	N/A
Document #:	BK-PG 23929-35	Loan Type:	Non Purchase Money Loan
Contract Date:	06/29/2001		
TD Due Date:		Type Finance:	ADJ

Legal Description:
Block: A District: 5 Subdivision: NEW HOPE ESTATES Legal Unit: 1 Land Lot: 1741 Map Ref: 0

Prior Transfer

Recording Date:	12/01/1993	Sales Price:	$75,000
Document #:	BK-PG 9663-21	Type of Sale:	Arms-Length Transfer
Contract Date:	08/27/1993		
Document Type:	Deed		

Legal Description:
Block: A District: 5 Subdivision: NEW HOPE EST Legal Unit: 1 Land Lot: 171

Mortgage Record

Recording Date:	12/01/1993	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/27/1993		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Block: A District: 5 Subdivision: NEW HOPE EST Legal Unit: 1 Land Lot: 171

Area Sales Analysis

Total Area Sales	$3,555,800	Median # of Bedrooms	3
Median Lot Size	15,029 SF	Median # of Baths	2
Median Living Area	1,892 SF	Median Year Built	1993
Price Range - 2 Yrs	$220,000 to $445,000	Age Range	5 years to 59 years
Median Value	$360,000	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**142 BERNICE DR LAWRENCEVILLE, GA 30045-8833**	12/01/2025	$399,000	$196	2034	7/3/2	1974	17,860 SF	
		APN: R5171 059 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: B Subdivision: NEW HOPE ESTATES Abbreviated Description: Abbreviated Description:L6 BB NEW HOPE ESTATES 1; RESIDENTIAL SFR								
2	.15Mi.	**70 CHANDLER RIDGE LN LAWRENCEVILLE, GA 30045-6523**	02/17/2026	$400,000	$161	2492	7/3/2	2003	16,553 SF	
		APN: R5171 410 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 67 Block: A Subdivision: CHANDLER RIDGE Abbreviated Description: Abbreviated Description:L67 BA CHANDLER RIDGE #1; RESIDENTIAL SFR								
3	.16Mi.	**102 BERNICE DR LAWRENCEVILLE, GA 30045-8833**	08/10/2026	$290,000	$161	1797	5/3/2	1976	17,860 SF	
		APN: R5171 055 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Block: B Subdivision: NEW HOPE ESTATES Abbreviated Description: Abbreviated Description:L10 BB NEW HOPE ESTATES 1; RESIDENTIAL SFR								
4	.16Mi.	**186 APRIL RIDGE LN LAWRENCEVILLE, GA 30045-6522**	10/14/2025	$445,000	$180	2475	8/3/2	2001	12,197 SF	
		APN: R5171 424 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 81 Block: A Subdivision: CHANDLER RIDGE Abbreviated Description: Abbreviated Description:L81 BA CHANDLER RIDGE #1; RESIDENTIAL SFR								
5	.17Mi.	**193 APRIL RIDGE LN LAWRENCEVILLE, GA 30045-6522**	07/17/2026	$407,800	$168	2424	8/3/2	2001	13,504 SF	
		APN: R5171 422 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 79 Block: A Subdivision: CHANDLER RIDGE Abbreviated Description: Abbreviated Description:L79 BA CHANDLER RIDGE #1; RESIDENTIAL SFR								
6	.26Mi.	**1156 CHANDLER WAY DR LAWRENCEVILLE, GA 30045-8163**	10/09/2026	$419,000	$126	3331	8/4/4	2003	10,890 SF	
		APN: R5171 467 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 35 Block: A Subdivision: CHANDLER CROSSING Abbreviated Description: Abbreviated Description:L35 BA CHANDLER CROSSING; RESIDENTIAL SFR								
7	.26Mi.	**1280 CHANDLER RIDGE DR LAWRENCEVILLE, GA 30045-8141**	10/14/2025	$386,000	$148	2603	8/4/2	2003	12,197 SF	
		APN: R5171 393 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 50 Block: A Subdivision: CHANDLER RIDGE Abbreviated Description: Abbreviated Description:L50 BA CHANDLER RIDGE #1; RESIDENTIAL SFR								
8	.28Mi.	**1080 CHANDLER RIDGE DR LAWRENCEVILLE, GA 30045-8136**	03/26/2026	$337,000	$149	2260	8/3/2	2003	12,197 SF	
		APN: R5171 383 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98809195

Legal: Lot: 41 Block: A Subdivision: CHANDLER RIDGE Abbreviated Description: Abbreviated Description:L41 BA CHANDLER RIDGE #1; RESIDENTIAL SFR

9	.29Mi.	**1195 CHANDLER RIDGE DR** **LAWRENCEVILLE, GA 30045-8137**	12/03/2025	$360,500	$147	2454	4/3/2	2002	12,197 SF

APN: R5171 357 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15 Block: A Subdivision: CHANDLER RIDGE Abbreviated Description: Abbreviated Description:L15 BA CHANDLER RIDGE #1; RESIDENTIAL SFR

10	.33Mi.	**1077 NEW HOPE RD** **LAWRENCEVILLE, GA 30045-6537**	07/23/2026	$138,000	$101	1360	6/3/2	1983	26,136 SF

APN: R5171 175 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:LVILLE NEW HOPE; RESIDENTIAL SFR

11	.33Mi.	**342 NEWSHAW DR** **LAWRENCEVILLE, GA 30046-6506**	03/25/2026	$500,000	$148	3383	10/5/4	2021	7,405 SF

APN: R5172 312 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 90 Block: A Subdivision: BROOKFIELD FARM Abbreviated Description: Abbreviated Description:L90 BA BROOKFIELD FARM - PB146-106; RESIDENTIAL SFR

12	.33Mi.	**743 NEW HOPE RD** **LAWRENCEVILLE, GA 30046-6421**	02/25/2026	$265,000	$144	1836	//	1999	55,321 SF

APN: R5172 018 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:LAWRENCEVILLE-NEW HOPE RD; RESIDENTIAL SFR

13	.35Mi.	**850 ETHEREOW CT** **LAWRENCEVILLE, GA 30046-2302**	09/15/2025	$498,800	$147	3383	10/5/4	2021	7,405 SF

APN: R5172 298 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 76 Block: A Subdivision: BROOKFIELD FARM Abbreviated Description: Abbreviated Description:L76 BA BROOKFIELD FARM - PB146-106; RESIDENTIAL SFR

14	.36Mi.	**1249 SIMONTON GLEN WAY** **LAWRENCEVILLE, GA 30045-3842**	01/22/2026	$400,000	$152	2640	6/4/2	2005	8,712 SF

APN: R5182 644 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: A Subdivision: GLEN AT SIMONTON Abbreviated Description: Abbreviated Description:L3 BA GLEN AT SIMONTON; RESIDENTIAL SFR

15	.36Mi.	**982 WAVERLY DR** **LAWRENCEVILLE, GA 30046-6484**	11/04/2025	$300,000	$248	1208	5/3/2	1983	20,038 SF

APN: R5150 158 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 36 Block: C Subdivision: WAVERLY WOODS Abbreviated Description: Abbreviated Description:L36 BC WAVERLY WOODS #2; RESIDENTIAL SFR

16	.38Mi.	**1229 SIMONTON GLEN WAY** **LAWRENCEVILLE, GA 30045-3842**	08/07/2026	$385,000	$146	2640	5/3/2	2005	10,454 SF

APN: R5182 646 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: A Subdivision: GLEN AT SIMONTON Abbreviated Description: Abbreviated Description:L5 BA GLEN AT SIMONTON; RESIDENTIAL SFR

17	.38Mi.	**78 DOROTHY LN** **LAWRENCEVILLE, GA 30046-4567**	05/21/2026	$455,500	$156	2920	7/5/4	2020	7,841 SF

APN: R5149 381 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 106 Block: A Subdivision: BROOKFIELD FARM Abbreviated Description: Abbreviated Description:L106 BA BROOKFIELD FARM - PB146-106; RESIDENTIAL SFR

18	.39Mi.	**1159 SIMONTON GLEN WAY** **LAWRENCEVILLE, GA 30045-3841**	06/18/2026	$410,000	$151	2708	9/4/2	2006	8,276 SF

APN: R5182 653 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Block: A Subdivision: GLEN AT SIMONTON Abbreviated Description: Abbreviated Description:L12 BA GLEN AT SIMONTON; RESIDENTIAL SFR

19	.41Mi.	**945 LEWIS RIDGE CIR** **LAWRENCEVILLE, GA 30045-8898**	09/08/2025	$431,000	$194	2219	7/3/2	1997	12,197 SF

APN: R5182 041 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: A Subdivision: BARRINGTON PLACE Abbreviated Description: Abbreviated Description:L27 BA BARRINGTON PLACE; RESIDENTIAL SFR

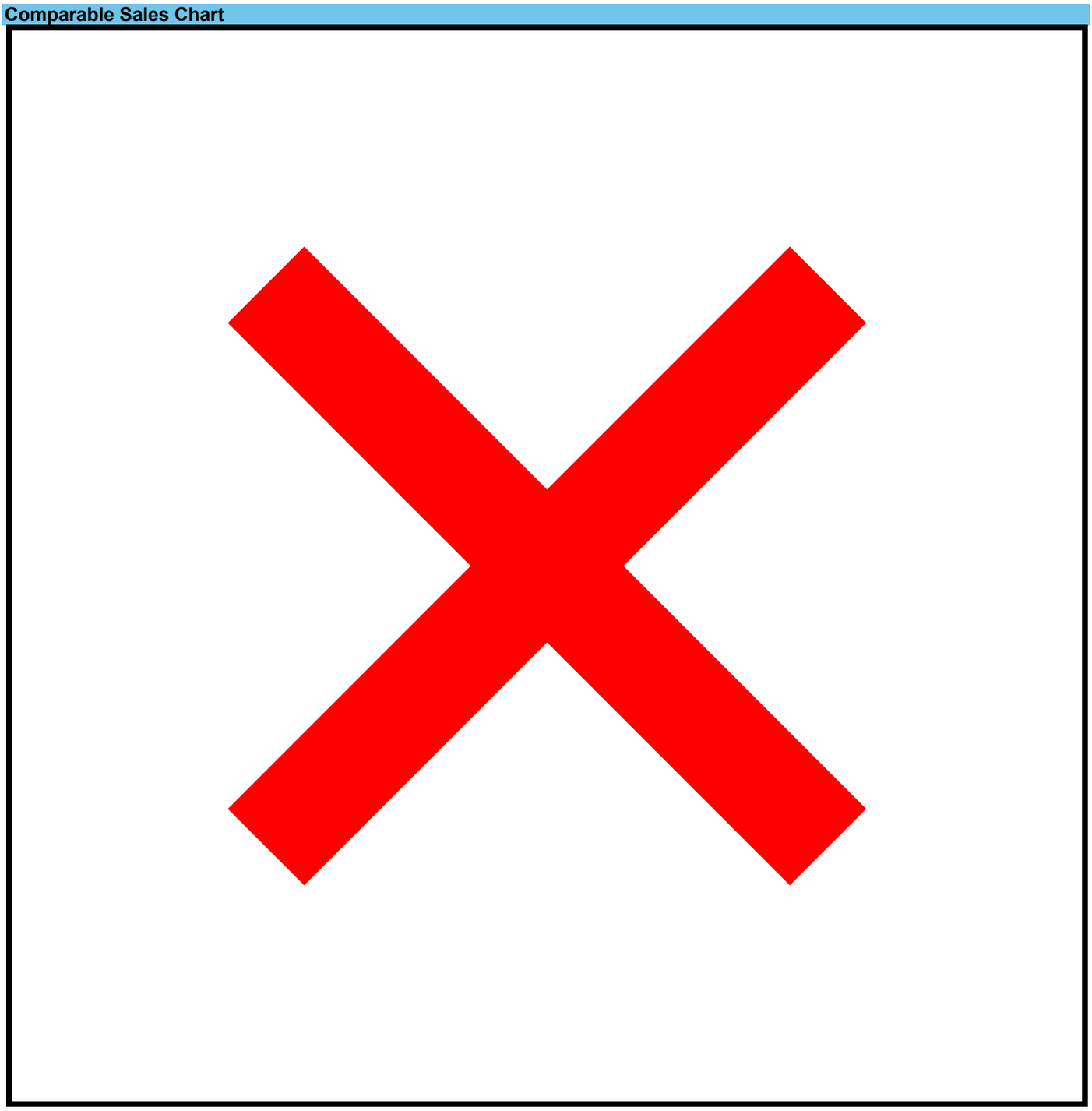
20	.44Mi.	**1092 SAVANNAH ROSE PL** **LAWRENCEVILLE, GA 30045-3426**	08/18/2025	$370,000	$175	2110	7/4/2	1998	18,731 SF

APN: R5171 310 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 158 Block: A Subdivision: MAGNOLIA PLACE Abbreviated Description: Abbreviated Description:L158 BA MAGNOLIA PLACE #1; RESIDENTIAL SFR

ICE SiteX Report

OrderID: 98809195

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: 98809195

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.	**980 HILLTOP CT**	**05/28/2024**	$285,200	$114,080	1,536	5/3/2	1977	19,602 SF	
.02Mi.	**978 HILLTOP CT**	**06/19/2002**	$258,600	$103,440	1,448	6/3/2	1977	33,541 SF	
.02Mi.	**988 HILLTOP CT**	**03/17/2020**	$340,200	$136,080	1,736	7/3/2	1977	21,780 SF	P
.03Mi.	**181 BERNICE DR**	**10/28/2021**	$241,700	$96,680	1,448	6/3/2	1977	18,731 SF	
.04Mi.	**923 NEW HOPE RD**	**03/06/2013**	$330,300	$132,120	1,850	8/4/2	1964	26,136 SF	
.04Mi.	**141 BERNICE DR**	**04/29/2019**	$384,200	$153,680	1,749	6/3/2	1974	21,780 SF	
.05Mi.	**970 HILLTOP CT**	**12/11/2020**	$236,600	$94,640	1,394	6/3/2	1977	29,621 SF	
.05Mi.	**977 HILLTOP CT**	**10/02/2024**	$301,500	$120,600	1,372	5/3/2	1977	12,632 SF	
.05Mi.	**913 NEW HOPE RD**	**02/15/2022**	$244,100	$97,640	1,258	6/3/2	1972	19,166 SF	
.05Mi.	**191 BERNICE DR**	**09/15/2022**	$281,600	$112,640	1,413	6/3/2	1977	21,344 SF	
.06Mi.	**903 NEW HOPE RD**	**08/23/2021**	$264,200	$105,680	1,286	6/3/2	1972	19,166 SF	
.06Mi.	**968 HILLTOP CT**	**10/03/2014**	$330,700	$132,280	1,862	6/3/2	1977	21,344 SF	
.06Mi.	**162 BERNICE DR**	**05/25/2006**	$290,300	$116,120	1,642	6/3/2	1974	17,860 SF	
.06Mi.	**172 BERNICE DR**	**04/23/2004**	$258,500	$103,400	1,348	6/3/2	1976	17,860 SF	
.06Mi.	**131 BERNICE DR**	**05/27/2022**	$366,500	$146,600	2,745	6/3/3	1977	16,553 SF	
.07Mi.	**152 BERNICE DR**	**08/06/2024**	$295,500	$118,200	1,643	6/3/2	1974	17,860 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	35.8 years old	Households:	13,821
Median Household Income:	$102,204	Households w/Family:	85%
Household Income Per Capita:	$40,854	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	47%

School District

School District Zone:	Gwinnett County School District	Students:	182,518
Number of Schools:	141	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.91Mi.	**Archer High School** Number of Students: 3,058 Student-Teacher Ratio: 19.68 Advanced Placement: Yes	B+	Public	9 - 12
2.20Mi.	**Lovin Elementary School** Number of Students: 856 Student-Teacher Ratio: 11.57	B	Public	KG - 5
3.66Mi.	**McConnell Middle School** Number of Students: 2,009 Student-Teacher Ratio: 15.92	A-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	79%	LOWER
BURGLARY	59%	NOTABLY LOWER
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	70%	NOTABLY LOWER
AGGRAVATED ASSAULT	45%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	75%	NOTABLY LOWER
MURDER	34%	SIGNIFICANTLY LOWER
OVERALL	39%	SIGNIFICANTLY LOWER

Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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: 98809195

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