

Pre-Closing Property Record

123 Sample Street, Anytown

SITE INFORMATION

Address 123 Sample Street, Anytown
Report date 2026-08-28

PREPARED BY

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FINDINGS

- The building does not sit inside a mapped Special Flood Hazard Area, so no federal flood insurance purchase requirement attaches to a mortgage on it.

42 U.S.C. 4012a(b)



The property from above

3

Radon potential zone

1

Septic drainfield constraints

1,650

sq ft
Roof area, pitch and type

3

Trees tall enough to reach the structure

20

Hail reports 1 inch or larger

0

Recorded wildfire perimeters at this location

Key figures for this property



Address falls within a building footprint	No
Governing jurisdiction	Anytown
Flood zone and Special Flood Hazard Area status	No
Whether the flood zone depends on a levee	No
Flood insurance claims paid nearby since 1978	12
Federal flood insurance restricted (coastal barrier unit)	No
Soil water table, shrink-swell and basement rating	Not limited
Radon potential zone	3
Septic drainfield constraints	1
Roof area, pitch and type	1,650 sq ft
Trees tall enough to reach the structure	3
Hail 1 inch and larger on record nearby	20

Recorded wildfire perimeters at this location	0
Drinking water supply: public system or well	Yes
Drinking water system compliance record	1
Environmental records within screening distance	0
Historic listings and districts nearby	Not available for this property
Road noise and aircraft noise	Not available for this property
Nearest fire or EMS station and road distance	Yes
Licences, record dates, and what was not answered	6 recorded
Underground storage tanks and open release cases	No entry for this location

RECORDS THAT DO NOT COVER THIS AREA

- Flood depth at 1% and 0.2% annual chance

WHAT THIS DOES NOT COVER

- A SNAPSHOT, NOT A FEED. MEASURED from the layer's own editingInfo: the data last changed 2025-09-23 and the service was last touched 2026-06-08. Construction since the underlying county was processed is ABSENT and demolitions linger
- A COUNT IS A FLOOR, NOT A CENSUS. It counts structures that were MAPPED — 135,321,228 nationally — and a structure missing from the file is invisible here. An empty circle means 'nothing mapped', not 'nothing built'
- OCCUPANCY IS MODELLED BY ORNL, NOT ASSESSOR TRUTH. The blocks around the Empire State Building come back 'Industrial / Light' — Midtown office towers are not light industry. Treat the class as a prior for any single building. Nationally 6,730,545 structures (5.0%) are 'Unclassified', which is a real state reported separately and never folded into a class
- 761 mapped structures within 500 m; the commonest class is Residential (716). This is a count of MAPPED structures as of 2025-09-23 — a floor, not a census
- 3 of the 761 are UNCLASSIFIED — a real state in this file (5.0% nationally), counted separately and never folded into a class
- nearest mapped structure is Residential / Single Family Dwelling, 11.1 m away, 1,570 sqft of

footprint

- the occupancy class is MODELLED by ORNL from parcels and imagery, not read from an assessor record — treat it as a prior for any single building
- A POINT CAN BE IN NO CITY and often is: about a third of Americans live on unincorporated county land, where `place` is legitimately empty and the county is the local government
- A ZCTA IS NOT A ZIP CODE. It is the Census polygon approximation of one; USPS ZIPs are delivery routes, not areas. They disagree at edges and some ZIPs have no ZCTA. Never use it to validate an address
- school district boundaries are not attendance zones — which school a child attends is set by the district, not by this
- and 144 further limits, all returned with the measurements themselves.

DISCLAIMER

This report presents measurements and public-record findings for the property named above, as of the date shown. It is provided for information only. It is not a survey, an engineering opinion, an appraisal, a title search, an environmental site assessment, or a determination by any government agency, and it must not be used in place of one. Where a professional certification is required, a licensed professional must provide it. Conditions at a property change; a finding here describes the property as recorded, not as it may be today. Measure makes no warranty and accepts no liability for decisions taken on this document.