

PROPERTY REPORT

102 Carney Dr, Ball Ground, GA 30107



Presented by

Brenda Franklin | REALTOR | SRS

Georgia Real Estate License: 421422



Mobile: (678)761-6699

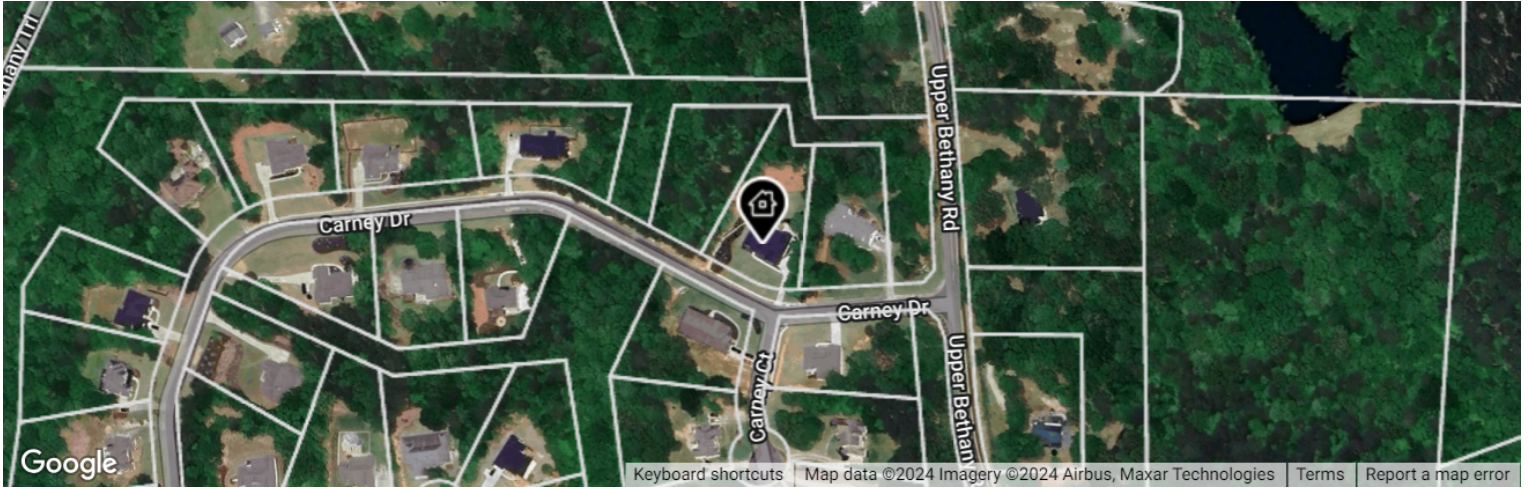
Main: Brenda@BrendaFranklin.com

Agent: www.BrendaFranklin.com

Atlanta Communities Real Estate Brokerage

9860 Highway 92
Woodstock, GA 30188

102 Carney Dr, Ball Ground, GA 30107



Legend: Subject Property

● Active • New, Active: 9/9/2024

List Price

\$799,000

Active Date: 9/9/2024
Listing ID: 7452585

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Home Facts

Public Remarks

Come view this craftsman style oasis home located in the desirable ROCK CHIMNEYS subdivision in the Clayton Community. This TRUE RANCH has 3300 square feet of living space and \$200K of hardscaping/landscaping! A true resort style yard! Sits on almost 1 ACRE. Open floor plan offers ample space to entertain. 3 bedrooms and 3 full bathrooms. LARGE ROOMS. Beautiful kitchen with plenty of space and countertops. Step into the desirable sunroom where you can relax and enjoy the views of the backyard. This home has a Cummins whole home standby generator. FX Luxor Outdoor color changing lighting system. 14 Zone Rachio Smart Sprinkler system. 48 in Alfresco Outdoor Gas Heater. Outdoor Kitchen with Black Granite counter tops with outdoor trash can and shelving. 40 inch - 5 burner grill. An entertainer's DREAM HOME. This house is only 4 years old! Conveniently located close to downtown CANTON and THE MILL. Zoned for the new Cherokee High School. Make your appointment today! ***PRICED TO SELL***

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	Single Family	-
Property Subtype	Single Family Residential	Single Family Residence	-
Bedrooms	3	3	-
Total Baths	3	3	-
Full Baths	3	3	-
Partial Baths	-	-	-
Living Area (sq ft)	2,584	3,300	-
Building Area (sq ft)	2,584	3,300	-
Lot Size	0.92 acres	0.92 acres	-
Lot Dimensions	40075 SF	x	-
Garage	Yes	-	-
Garage (spaces)	0	2	-
Pool	-	None	-
Year Built	2020	2020	-
Style	Ranch\Rambler	-	-
Roofing	Wood Shake / Shingles	Composition	-
Heating	Forced Air Unit	Central, Forced Air	-
Cooling	Central	Ceiling Fans, Central Air	-
Fireplaces	1	1	-
Basement	-	None	-
Foundation	Footing	Slab	-
Construction	-	Cement	-
Exterior Walls	Fiber cement siding (Hardi-board/Hardi-plank)		-
Number of Units	0	-	-
Number of Stories	1	One	-

Homeowner Facts

Owner Name (Public)	Jennings Benjamin
Mailing Address	102 Carney Dr Ball Ground GA 30107-7513
Owner Occupied	Yes

Extended Home Facts



Google

Keyboard shortcuts | Imagery ©2024 Airbus, Maxar Technologies | Terms | Report a map error

 Legend:  Subject Property

Interior Features

Appliance	Microwave, Gas Range, Other, Dishwasher
Basement	None
Cooling	Ceiling Fans, Central Air
Fireplace	Family Room
Heating	Forced Air, Central
Laundry	Main Level, Laundry Room
General	Coffered Ceiling(S), High Speed Internet Available, Walk-In Closet, Double Vanity
Window	Insulated Windows
Room Details	Sun Room

Interior Details

Floor Cover	Hardwood, Carpet
Garage Finished	550 sq ft
Interior Walls	Decorative/Custom
Porch - Open	210 sq ft
Porch - Open	364 sq ft

Exterior Features

Construction	Cement
Fence	Back Yard
Foundation	Slab
Horse Property	None
Patio	Covered, Deck, Front Porch, Rear Porch
Roof	Composition
Security	Smoke Detector
Pool	None
Road	Asphalt
Water Front	None
Parking	Driveway, Garage
Sewer	Septic Tank
Levels	One
Utilities	Underground Utilities, Natural Gas Available, Cable Available, Electric - Available, Water Available

Exterior Details

Lot Size - Square Feet	40075 sq ft
Lot Size - Acres	0.920 ac
Neighborhood Code	19015
Roof Type	Hip

General	Private Yard, Gas Grill, Other
Lot Size Dimensions	x

Location Details

Directions to Property	GPS Friendly
Subdivision	Rock Chimneys
Zoning	R-60
Location Features	Landscaped, Front Yard, Private, Back Yard

Other Details

Building Condition	Average
Wood Deck	168
Paving (only used when Asphalt or Concrete not specified)	1440

Homeowners Association Info

Association	Yes
Dues	\$225
Payments per Year	1

Miscellaneous Details

Other Equipment	Irrigation Equipment, Generator
Other Structures	Outdoor Kitchen, Other

Schools (based on location)

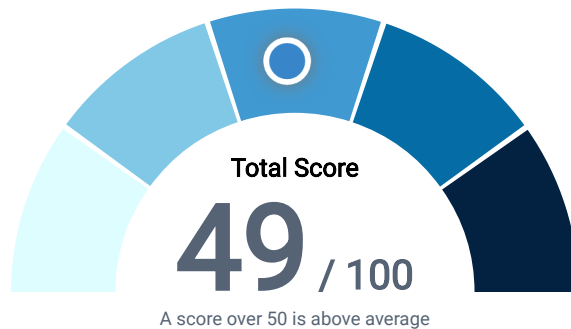
Elementary School	Clayton Elementary School
Middle School	Teasley Middle School
High School	Cherokee High School
School District	Cherokee County School District

AARP Livability™ Index for 30107

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual



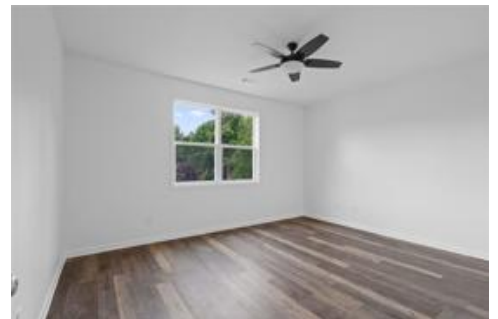
Housing	48
Affordability & Access	
Neighborhood	39
Access to Life, Work & Play	
Transportation	30
Safe & Convenient Options	
Environment	57
Clean Air & Water	
Health	60
Prevention, Access & Quality	
Engagement	42
Civic & Social Involvement	
Opportunity	68
Inclusion & Possibilities	

Property Photos



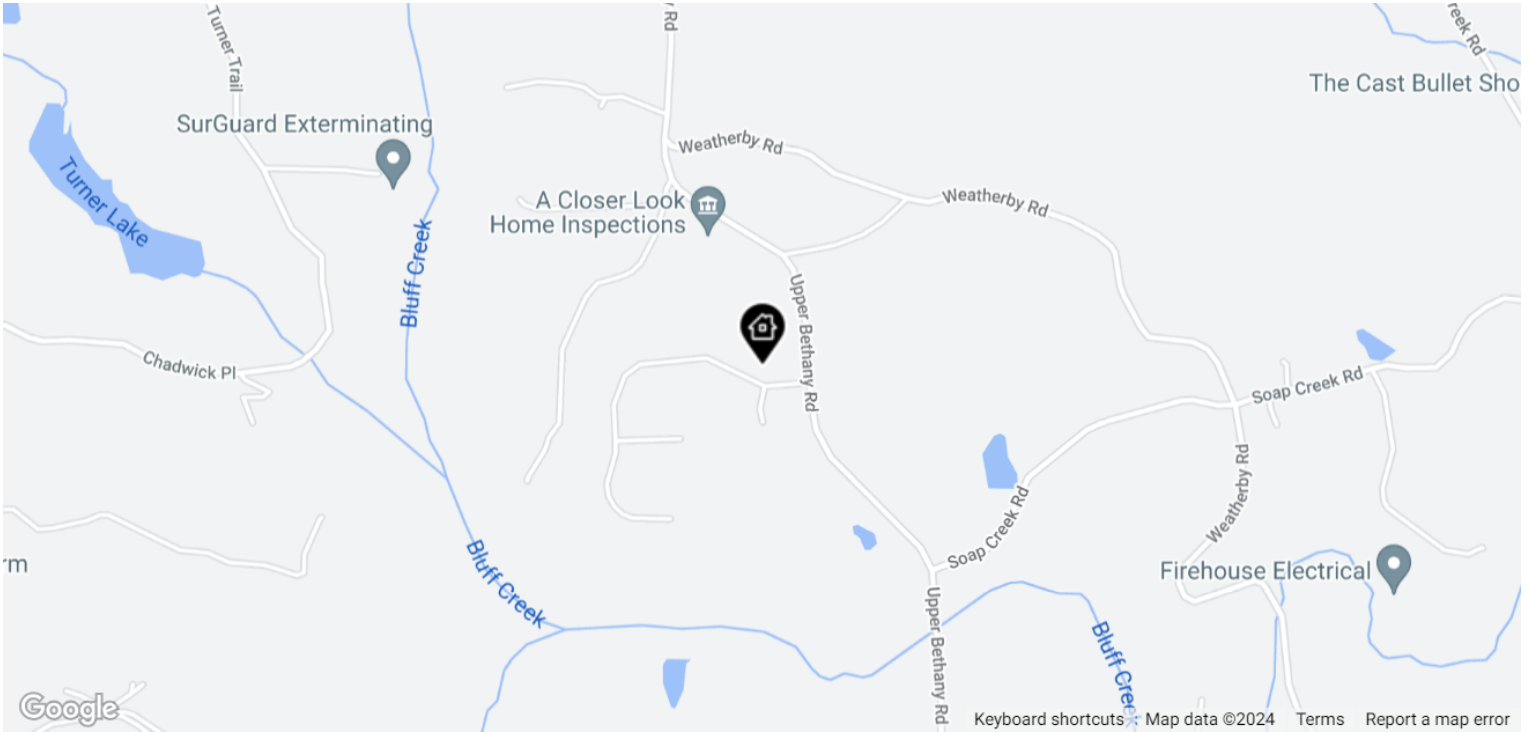


Historical Photos





Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

This Property



Active
 102 Carney Dr
 Ball Ground, GA 30107

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	25 days	-	-	\$242	3,300 sq ft	0.92 acres	3	3	2020

No comps have been selected for this property.

Property History

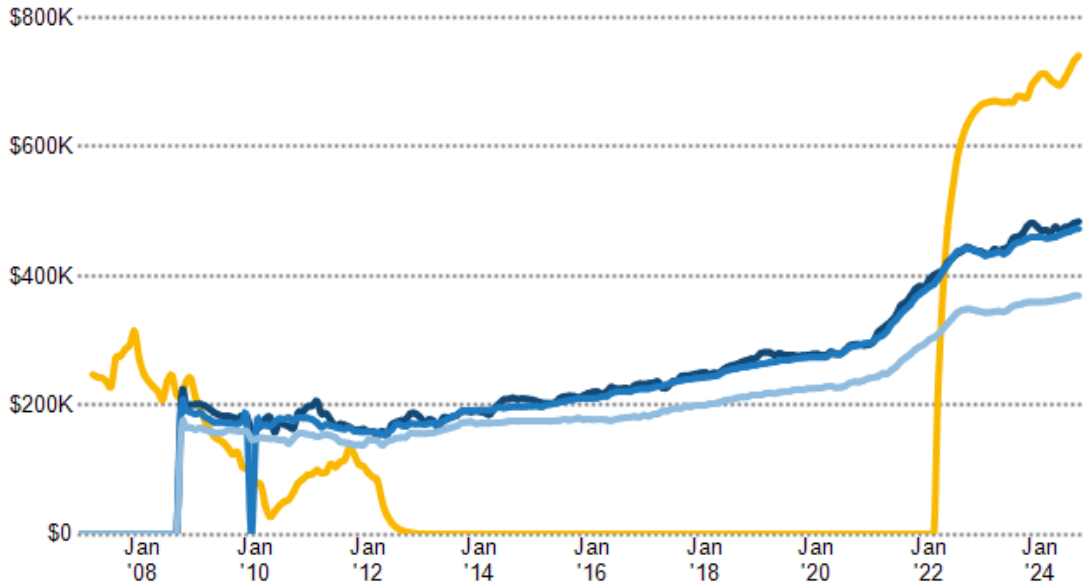
Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Ball Ground
- Cherokee County
- Georgia



Sales History

Sales Date	Sales Amount	Price per sq. ft.
9/9/2022	\$686,000	\$207
5/12/2022	\$625,000	\$189
10/15/2020	\$408,000	\$123
2/26/2020	\$55,000	\$16
11/19/2008	\$35,000	\$10

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$202,480	\$50,000	\$252,480	\$6,636
2022	\$173,840	\$32,000	\$205,840	\$2,065
2021	\$130,760	\$22,000	\$152,760	\$1,339
2020	-	\$24,000	\$24,000	\$682
2019	-	\$24,000	\$24,000	\$682
2018	-	\$24,000	\$24,000	\$686
2017	-	\$18,400	\$46,000	-
2016	-	\$18,400	\$46,000	\$536
2015	-	\$18,400	\$46,000	\$541
2014	-	\$18,400	\$46,000	\$542
2013	-	\$18,400	\$18,400	\$551
2012	-	-	\$54,000	-
2011	-	-	\$51,500	\$602
2010	-	\$22,800	\$22,800	\$647
2009	-	\$26,400	\$26,400	-
2008	-	\$26,400	\$26,400	-
2007	-	\$26,400	\$26,400	-
2006	-	\$21,600	\$21,600	-
2005	-	\$21,600	\$21,600	-

Legal Description

APN	13N08A 042
Tax ID	390126
Zoning	R-60
Census Tract	130570901.022026
Abbreviated Description	CITY/MUNI/TWP:UNINCORPORATED AREA LOT 43 THE ROCK CHIMNEY'S77/192
City/Municipality/Township	Ball Ground, GA 30107

Mortgage Records

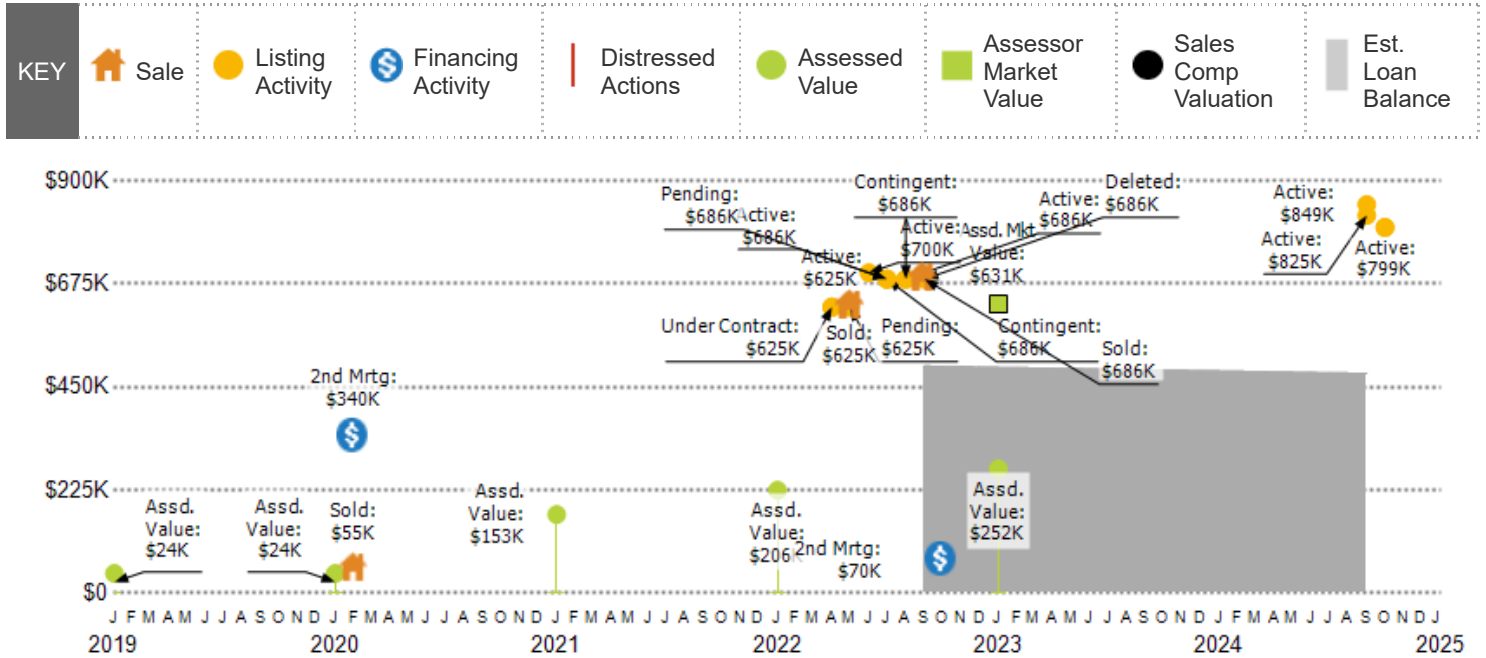
Recording Date	10/13/2022	2/27/2020	4/23/2014
Borrower Name	BENJAMIN JENNINGS	–	David L Walker, Maria J Walker
Lender Name	CREDIT UNION OF GEORGIA	COMMUNITY BANK OF PICKENS COUNTY	HERITAGE BANK
Lender Type	–	–	Bank
Loan Amount	\$70,000	\$340,000	\$28,754
Document Number	2022039439	2020007349	–
Loan Type	New Conventional	New Conventional	New Conventional
Contract Date	10/1/2022	2/26/2020	4/7/2014
Due Date	–	1/1/2021	–

Deed Records

Recording Date	9/9/2022
Document Type	Warranty Deed
Sales Price	\$686,000
Sales Price Code	Full amount stated on Document
Buyer Name	BENJAMIN JENNINGS
Buyer ID	Individual(s)
Seller Name	IRENE PHILLIPS
Seller ID	Individual(s)
Document #	2022-011083
Book #	14822
Page #	2073
Contract Date	9/9/2022

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Price Change History

Change Date	Description	New List Price	% Change
10/3/2024	Price Change	\$799,000	-3.15%
9/21/2024	Price Change	\$825,000	-2.83%
9/9/2024	Active	\$849,000	-

Neighborhood: Housing Stats and Charts

	30107	Cherokee County	Georgia	USA
Median Estimated Home Value	\$482K	\$473K	\$365K	\$367K
Estimated Home Value 12-Month Change	+4.6%	+4.5%	+4.9%	+4.5%
Median List Price	\$600K	\$570K	\$395K	–
List Price 1-Month Change	–	-0.7%	+5.1%	–
List Price 12-Month Change	+9.1%	+1.4%	+6.8%	–
Median Home Age	27	26	36	43
Own	87%	77%	65%	65%
Rent	13%	23%	35%	35%
\$ Value of All Buildings for which Permits Were Issued	–	\$923M	\$14.7B	\$365B
% Change in Permits for All Buildings	–	-13%	-6%	-6%
% Change in \$ Value for All Buildings	–	+8%	-8%	-5%

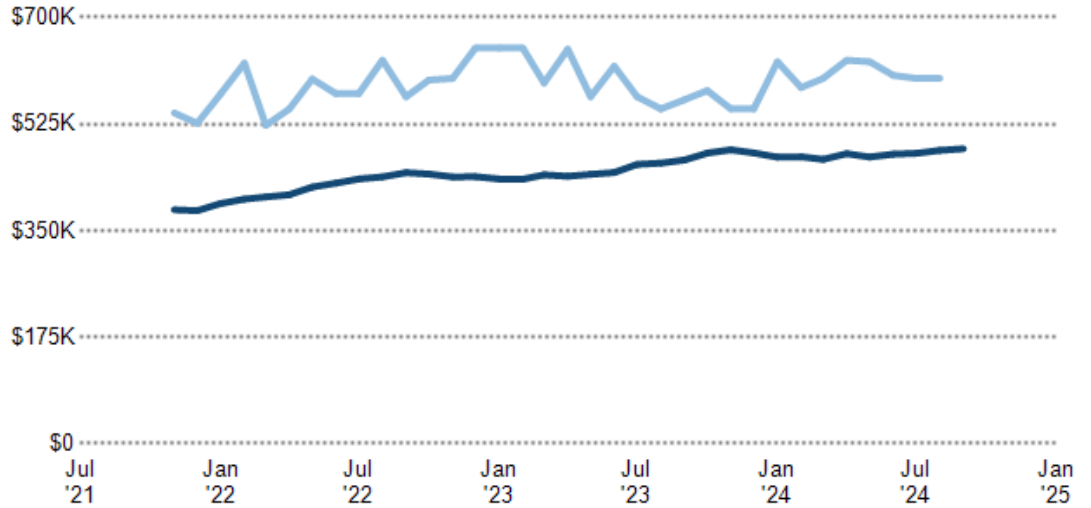
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

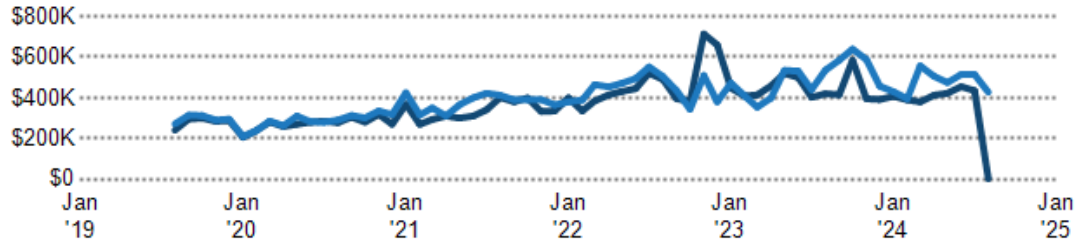
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

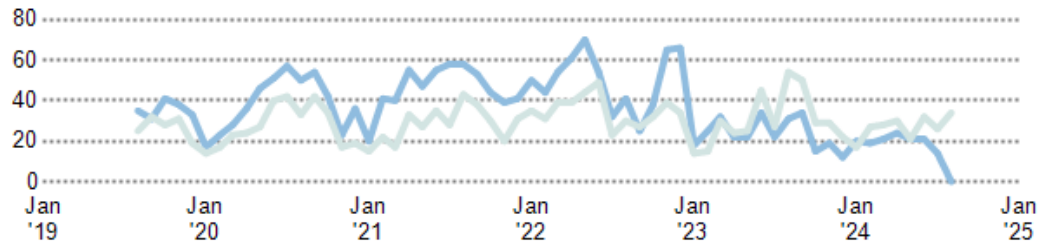
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

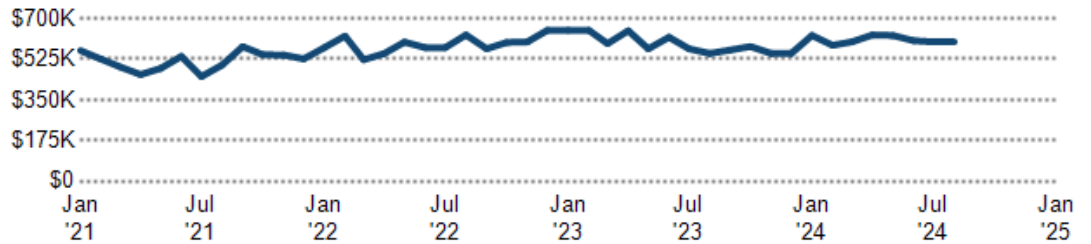
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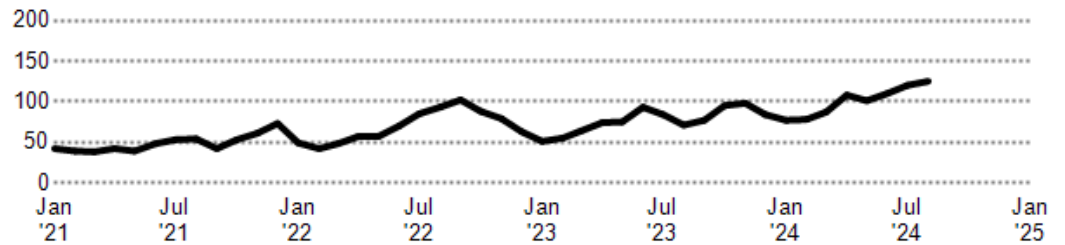
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



Inventory of Distressed Listings

Foreclosure

1

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: MLS data where licensed

Update Frequency: Daily

 Inventory of Distressed Listings

Median Sales Price by Square Footage

> 2,400 sq. ft.

\$725,000

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 Comps

Price per Bedroom of Comps Sold

\$175K - \$200K

1

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 Comps

Price per Square Foot of Comps Sold

\$150 - \$175 1

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

Comps

Price Range of Comps Sold

\$700K - \$800K 1

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

Comps

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

This Property

Comps

This Property

4 yrs 1

Comps

15 - 20 yrs 1

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count By Living Area

> 3000 sq. ft.	10
2800 - 3000 sq. ft.	2
2600 - 2800 sq. ft.	1
2400 - 2600 sq. ft.	2
2200 - 2400 sq. ft.	2
2000 - 2200 sq. ft.	5
1800 - 2000 sq. ft.	6
< 1800 sq. ft.	17

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily



■ Sales Count by Bedroom

Neighborhood: People Stats and Charts

	30107	Cherokee County	Georgia	USA
Population	16.4K	269K	10.7M	331M
Population Density per Sq Mi	156	638	186	93.6
Population Change since 2020	+8.1%	+7.5%	+3%	0%
Median Age	41	40	37	39
Male / Female Ratio	54%	50%	49%	50%

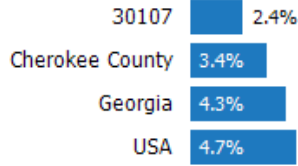
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

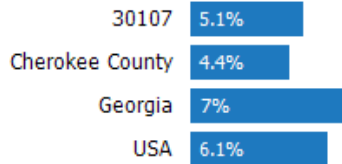
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



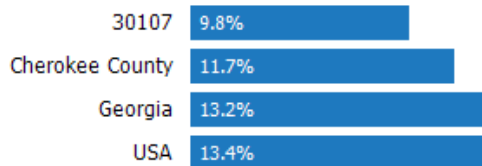
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30107



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30107



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30107



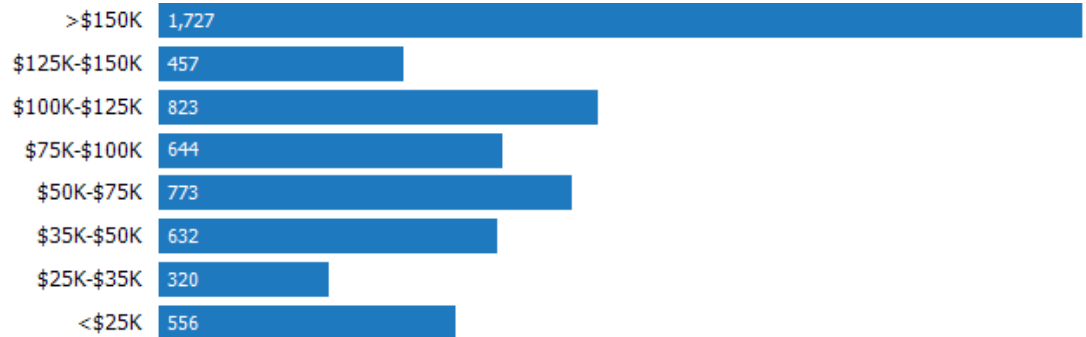
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 30107



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Cherokee County

Neighborhood: Economic Stats and Charts

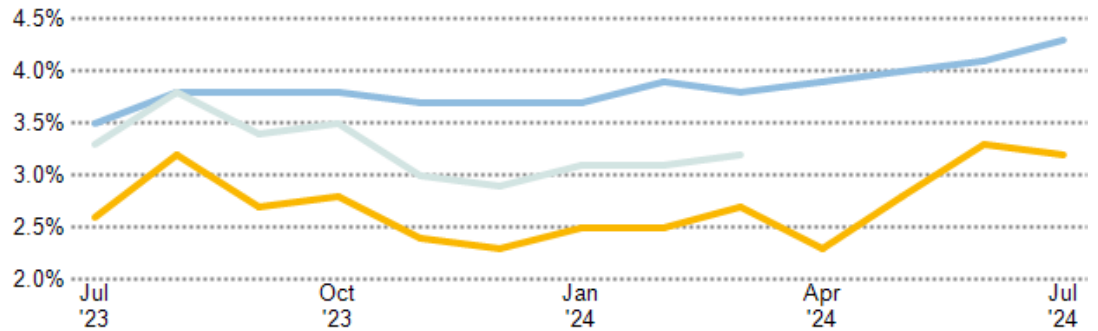
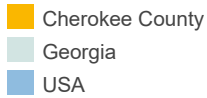
	30107	Cherokee County	Georgia	USA
Income Per Capita	\$44,050	\$45,334	\$37,836	\$41,261
Median Household Income	\$101,245	\$100,824	\$71,355	\$75,149
Unemployment Rate	–	3.2%	3.2%	4.3%
Unemployment Number	–	4.75K	173K	7.16M
Employment Number	–	144K	5.23M	161M
Labor Force Number	–	148K	5.4M	168M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

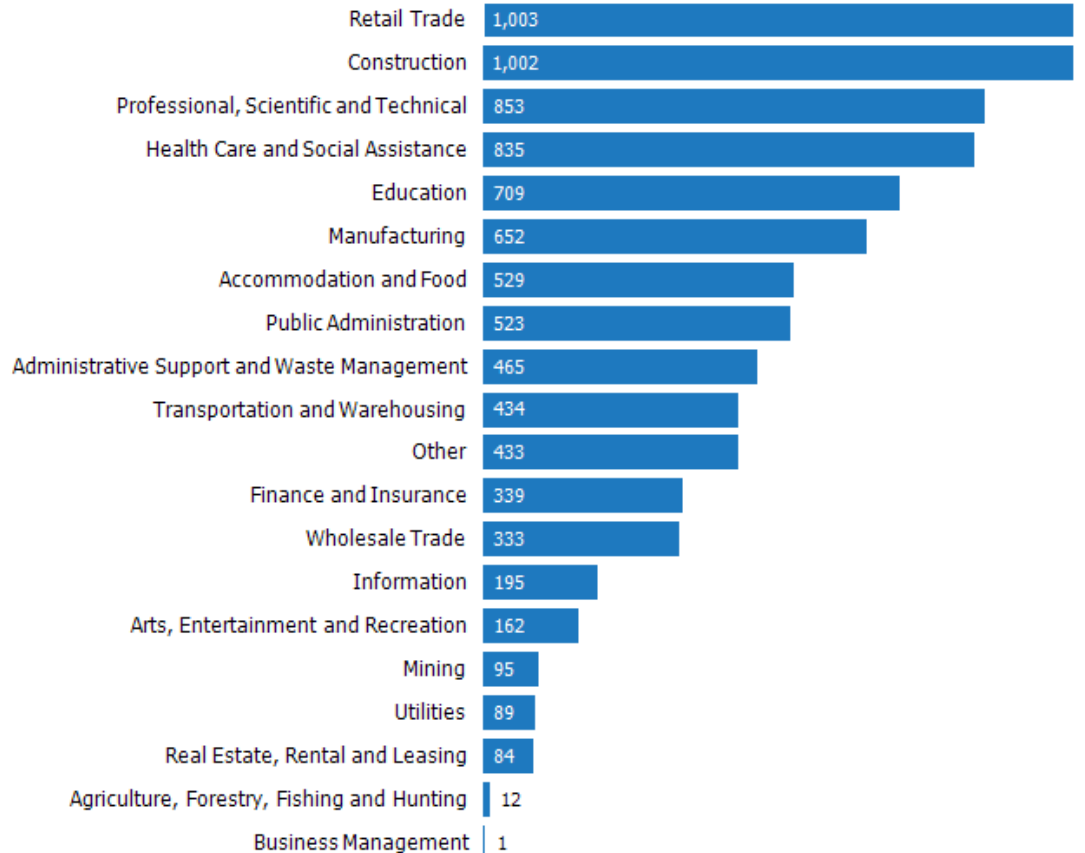


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 30107

	30107	Cherokee County	Georgia	USA
Elevation (in feet)	1,178	1,068	497	–
Annual Rainfall (in inches)	60	60	52.95	–
Annual Snowfall (in inches)	1.85	1.57	1.63	–
Days of Full Sun (per year)	113	112	109	–
Travel Time to Work (in minutes)	–	33	28	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	0	27	2,438
Brownfield Sites	No	No	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



30107

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



30107

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



30107

School: Clayton Elementary School

School Details

Name
Clayton Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Cherokee County Schools

Address
221 Upper Burris Rd,
Canton, GA 30114

Phone
(770) 721-5860

School Facts

Clayton Elementary School

Cherokee County Schools

Overall Grade

B+
A-

Total Enrollment

307
42,049

Students per Teacher

13:1
17:1

Students in Free Lunch Program

37%
30%

Academic Grade

B+
A-

Average GPA

-

3.53 (out of 7523 responses)

Math Proficiency

57%
46%

Reading Proficiency

42%
48%

Gifted Students

3%

-

AP Enrollments

-

-

Graduation Rate

-

90%

Average ACT Score

-

26 (out of 1776 responses)

Average SAT Score

-

1,200 (out of 2419 responses)

Teacher Grade

A-
A-

Average Teacher Salary

\$63,103
\$65,215

Teachers in 1st or 2nd Year

3%
6%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

School: Teasley Middle School

School Details

Name
Teasley Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Cherokee County Schools

Address
151 Hickory Log Dr,
Canton, GA 30114

Phone
(770) 721-5420

School Facts

Overall Grade

B+

Cherokee County Schools

A-

Total Enrollment

1,606
42,049

Students per Teacher

13:1
17:1

Students in Free Lunch Program

52%
30%

Academic Grade

B
A-

Average GPA

-

3.53 (out of 7523 responses)

Math Proficiency

31%
46%

Reading Proficiency

31%
48%

Gifted Students

7%

-

AP Enrollments

-

-

Graduation Rate

-

90%

Average ACT Score

-

26 (out of 1776 responses)

Average SAT Score

-

1,200 (out of 2419 responses)

Teacher Grade

B+
A-

Average Teacher Salary

\$63,103
\$65,215

Teachers in 1st or 2nd Year

2%
6%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 2/16/2020 by Parent

I have 2 children that have attended Teasley and could not be happier with the education they have received.

School: Cherokee High School

School Details

Name
Cherokee High School

Level
High

Type
Public

Grades Served
9-12

School District
Cherokee County
Schools

Address
930 Marietta Hwy,
Canton, GA 30114

Phone
(770) 721-5300

School Facts

Cherokee High School

Cherokee County Schools

Overall Grade




Total Enrollment

2,937
42,049

Students per Teacher

15:1
17:1

Students in Free Lunch Program

38%
30%

Academic Grade




Average GPA

3.52 (out of 1429 responses)
3.53 (out of 7523 responses)

Math Proficiency

46%
46%

Reading Proficiency

45%
48%

Gifted Students

12%
–

AP Enrollments

–
–

Graduation Rate

85%
90%

Average ACT Score

26 (out of 372 responses)
26 (out of 1776 responses)

Average SAT Score

1,200 (out of 365 responses)
1,200 (out of 2419 responses)

Teacher Grade




Average Teacher Salary

\$63,103
\$65,215

Teachers in 1st or 2nd Year

5%
6%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

Community Reviews for this School

Posted: 3/13/2024 by Senior

It is very enjoyable being there. The teachers are great and they help you out a lot and they care for you a lot as well.

Posted: 12/14/2023 by Senior

My experience at Cherokee High School has been short. I am attending my first year in this school as a senior. I will be graduating this May. I have enjoyed getting to know my teachers. I have a few teachers that make the class a fun and engaging experience. While the school does seem large and spacious, the buildings are very crowded.

Posted: 12/5/2023 by Junior

I love it so much, the school is full of life and it is a very good preparation for colleges. It also gives opportunities for people who don't want to attend college.

Posted: 11/8/2023 by Freshman

Cherokee is the only knowledge I have of high school. I truly enjoy my days here and know I'm making the most out of my high school experience. Currently, they are building a new CHS and I'm excited for that. Our school is the oldest in the county, and because of that, our building is lacking. Frankly, it's old. We can stand to have newer technology and a nicer athletics department. We have tenured teachers who have lost their excitement for teaching, but they won't be let go" making it hard for students in their classes who want to learn, but aren't being taught. We have a new principal who I believe will do wonderful things for Cherokee, so I hope he stays for the duration of my time here, as well as for my siblings. We are built next to a sewer treatment facility, and the smell spills into our building, so the best thing will be when we move locations for the new school.

Posted: 10/3/2023 by Alum

While my time at Cherokee was short lived due to covid, I do dare say I enjoyed my time there. Everything that might seem bad to others made CHS what is it. From the water treatment plant right next door, to Boling park flooding, to taking over an elementary school to make more room for the high school, I wouldn't have want to gone to another high school. Cherokee gave me new friends and brought me closer to old ones. This school also helped me have more passion for wanting to become a nurse through the nursing course that they offer. I will I think my best experience at this school was my teachers, which I think no one says but the teachers I was blessed to have really helped me learn and most of them really enhanced my experience there. The community at Cherokee is also one of the best experiences too. It is a family at that high school, everyone is there for each other. I can't type all the good experiences but they all outmatch the few bad ones.

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- This report has been provided to you by a member of the NAR.



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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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