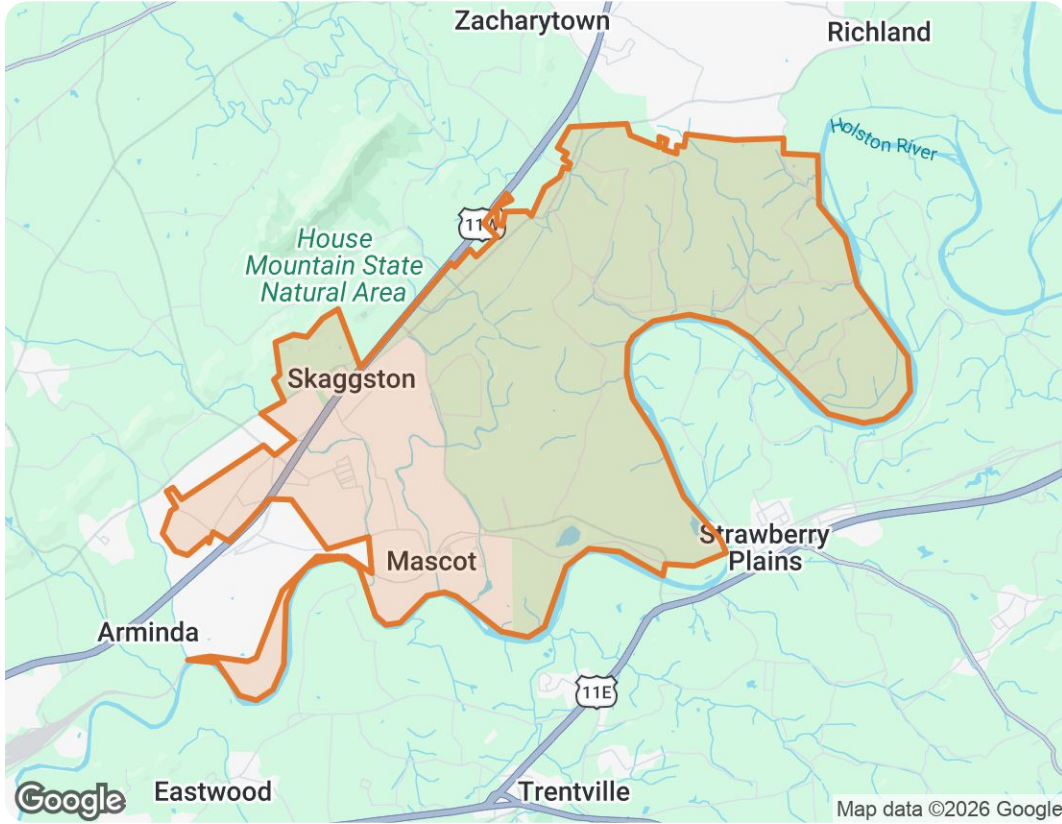


# Mascot, TN 37806



## Jennifer Porco

Realtor | SRES

Florida Real Estate License #0686562

Tennessee Real Estate License #375449

📞 Work (865) 505-1296 | 📞 Work (865) 433-4663

✉️ [jennifer@realsolutions.PRO](mailto:jennifer@realsolutions.PRO)

🌐 <http://www.realsolutions.pro>



### Capstone Realty Group

315 Ebenezer Rd.

Knoxville, TN 37923



# Mascot, TN 37806

## Market Trends

### Market Trends for Mascot, TN 37806

Single Family + Condo/Townhouse/Apt.

**May 2026**

**Market Type**

**Seller's  
Market**

Balanced  
Market

Buyer's  
Market

**Key Details**

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3	—	—	—
<span style="color: red;">↓</span> 35.76% MoM			

### May 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

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.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value

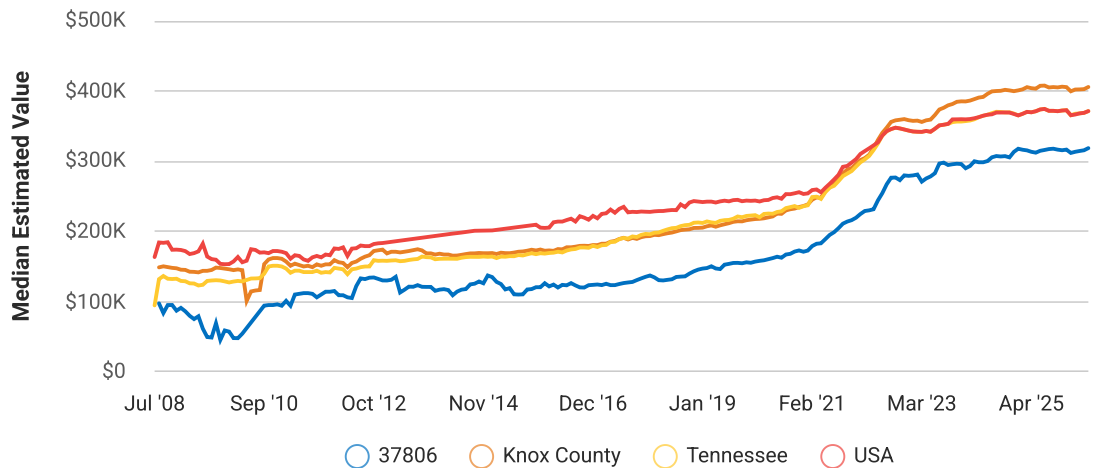
\$318,690

Last Month Change

+1%

12 Month Change

+2.1%



# Mascot, TN 37806

## May 2026 Active Listings

Mascot, TN 37806

Single Family + Condo/Townhouse/Apt.

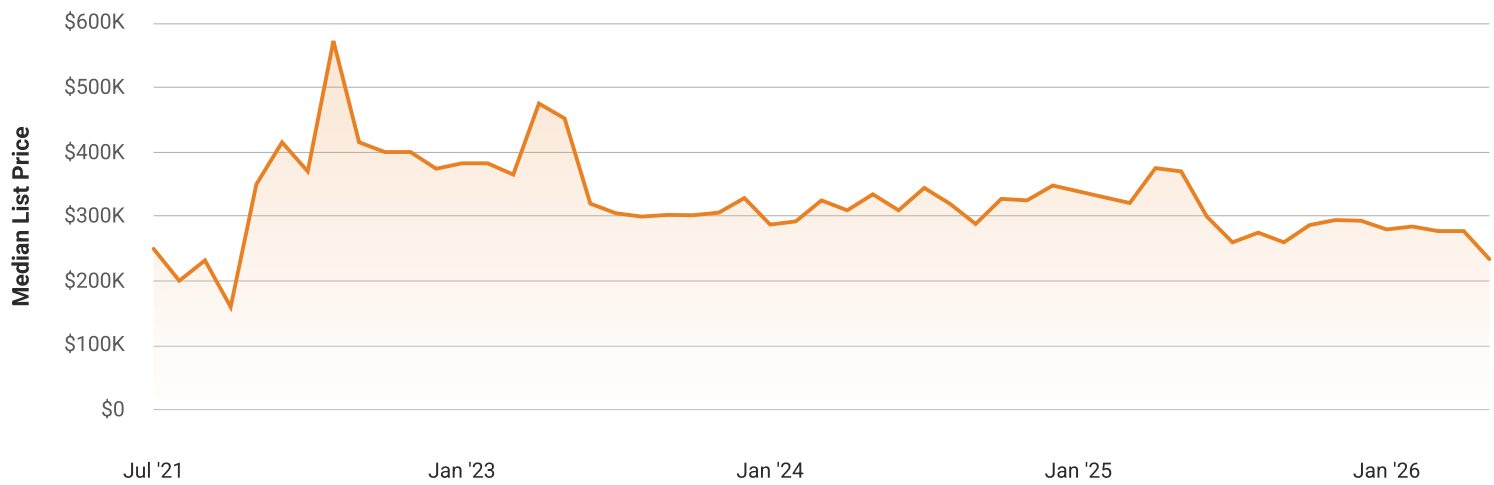
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$233,990**

↓ 15.7% Month over Month



# Mascot, TN 37806

## May 2026 Sold Listings

Mascot, TN 37806

Single Family + Condo/Townhouse/Apt.

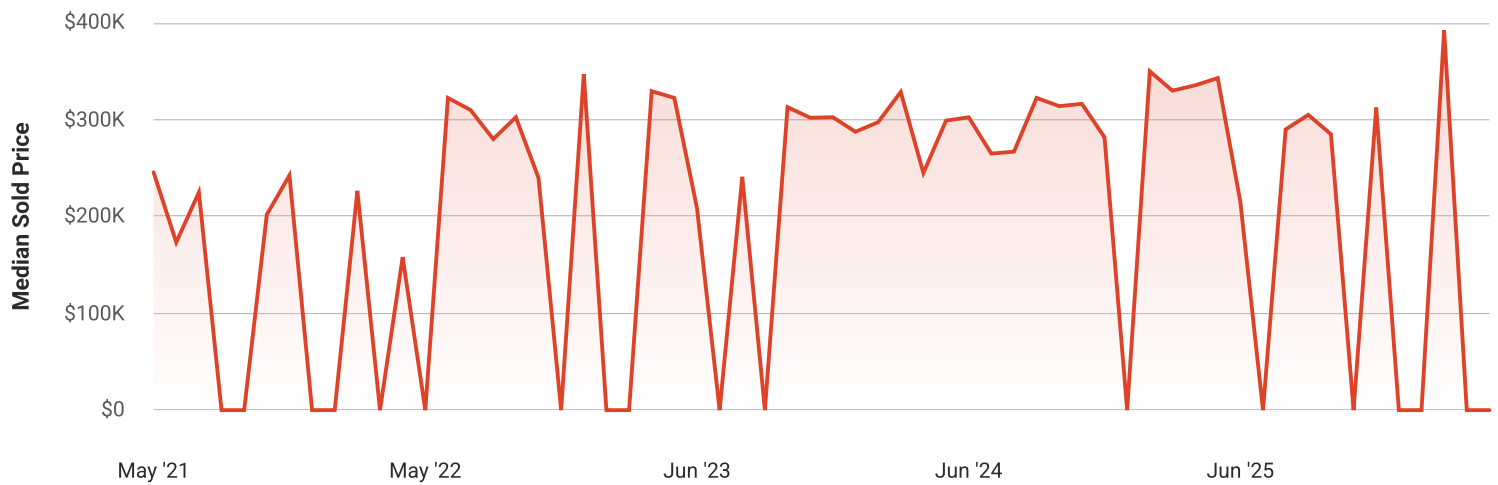
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

### Median Sold Price - -

● Month over Month



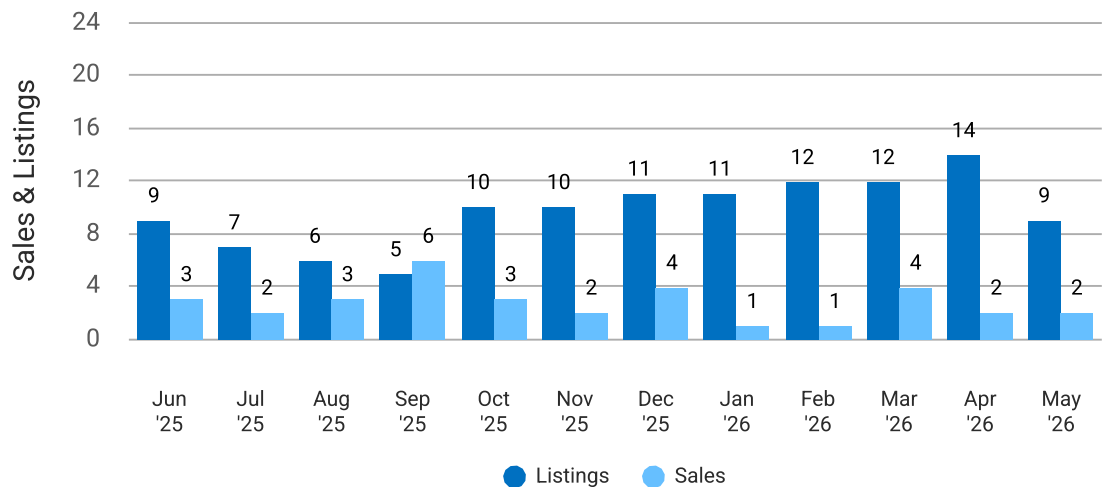
## Total Sales and Active Listings in Mascot, TN 37806

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



# Mascot, TN 37806

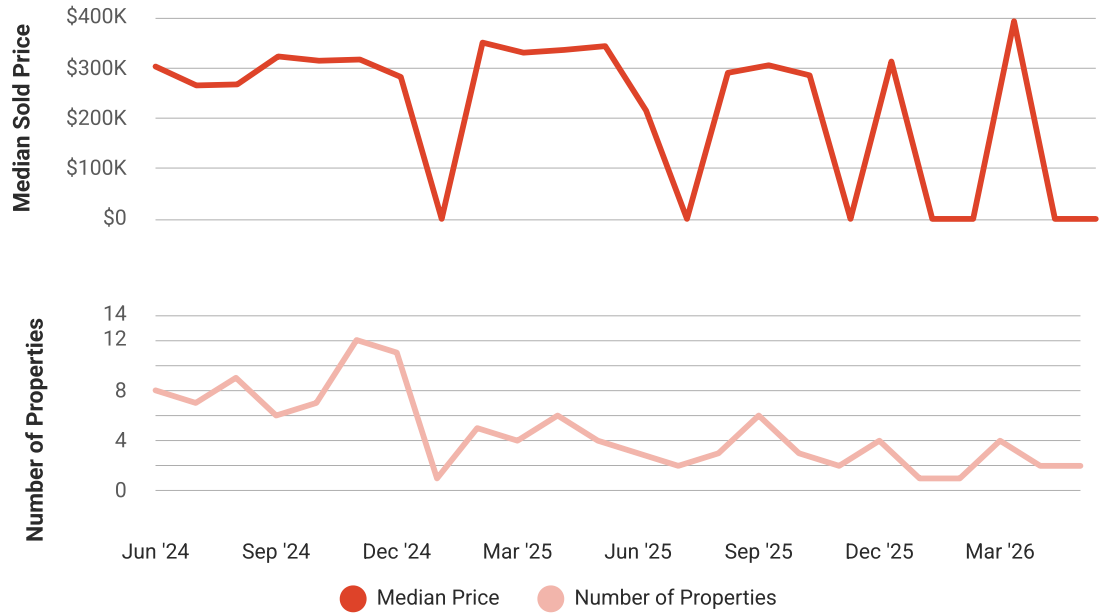
## Median Sold Price vs Sold Listings in Mascot, TN 37806

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



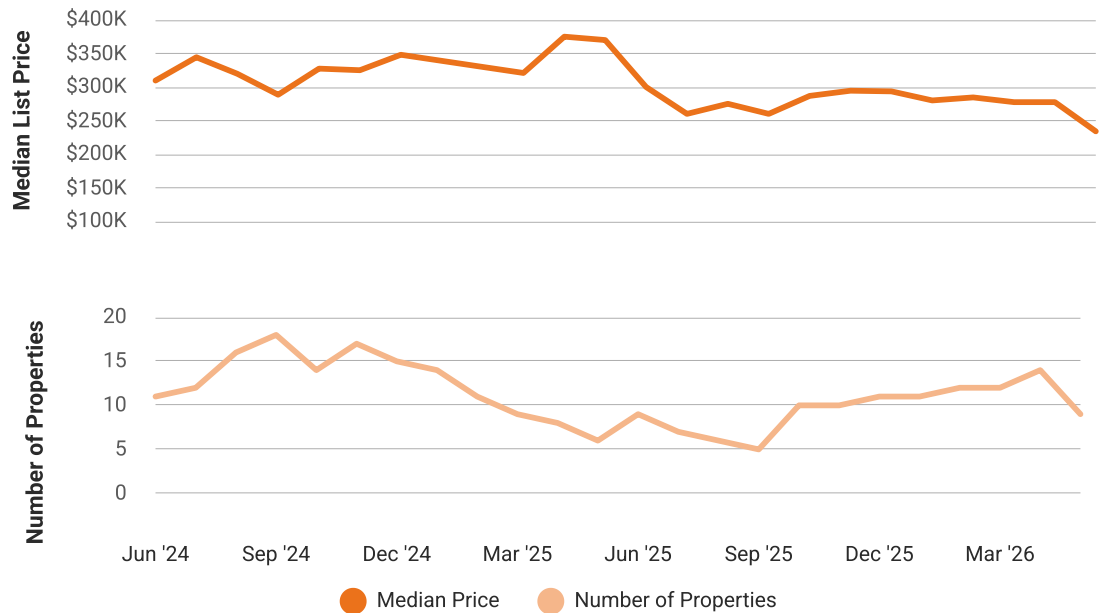
## Median List Price vs Active Listings in Mascot, TN 37806

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



# Market Snapshot

## Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
<b>Median Est. Property Value</b> Last Updated: 5/31/2026	\$318,690	\$315,600 <b>+0.98%</b>	\$313,450 <b>+1.67%</b>	\$312,220 <b>+2.07%</b>	\$298,520 <b>+6.76%</b>	\$278,330 <b>+14.5%</b>
<b>Median Sold Price</b> Last Updated: 5/31/2026	-	-	-	\$343,000	\$299,035	\$322,500
<b>Median List Price</b> Last Updated: 5/31/2026	\$233,990	\$277,450 <b>-15.66%</b>	\$284,500 <b>-17.75%</b>	\$369,900 <b>-36.74%</b>	\$334,425 <b>-30.03%</b>	\$451,950 <b>-48.23%</b>

**About this Data:** Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

# Market Activity

### Market Activity Filters

**Sort Order:** Recently updated

**Maximum Properties Per Change Type:** 10

**Change Types:** New Listings, Pending, Closed, Distressed

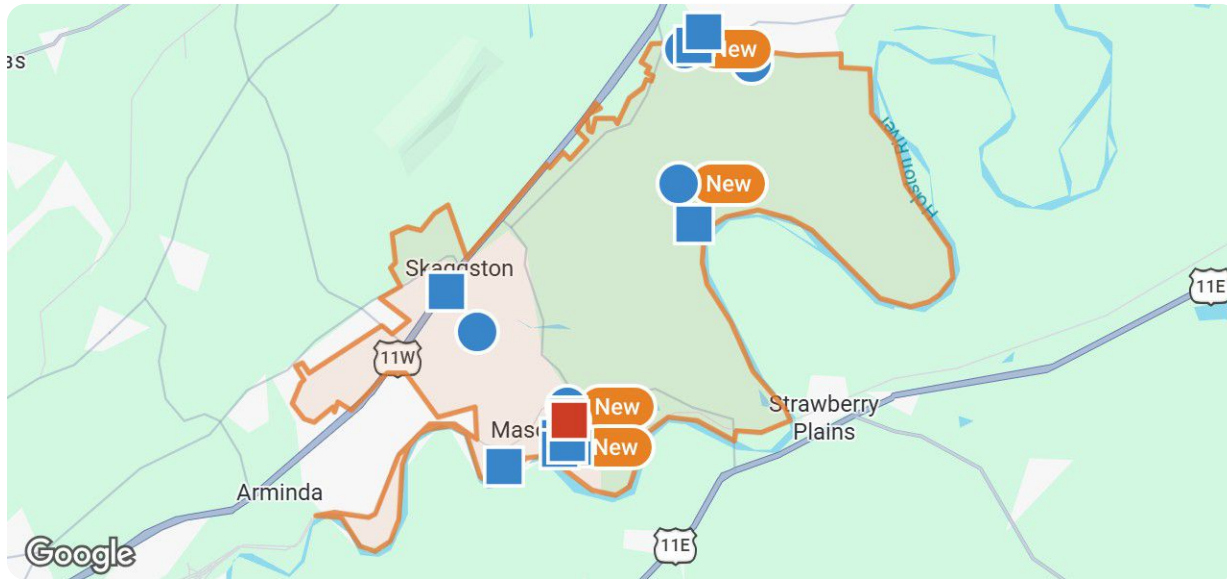
**Property Types:** Single Family, Condo/Townhouse/Apt

**Property Features:** Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

# Mascot, TN 37806

## Summary

For Sale Activity in the Last 3 Months



### Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

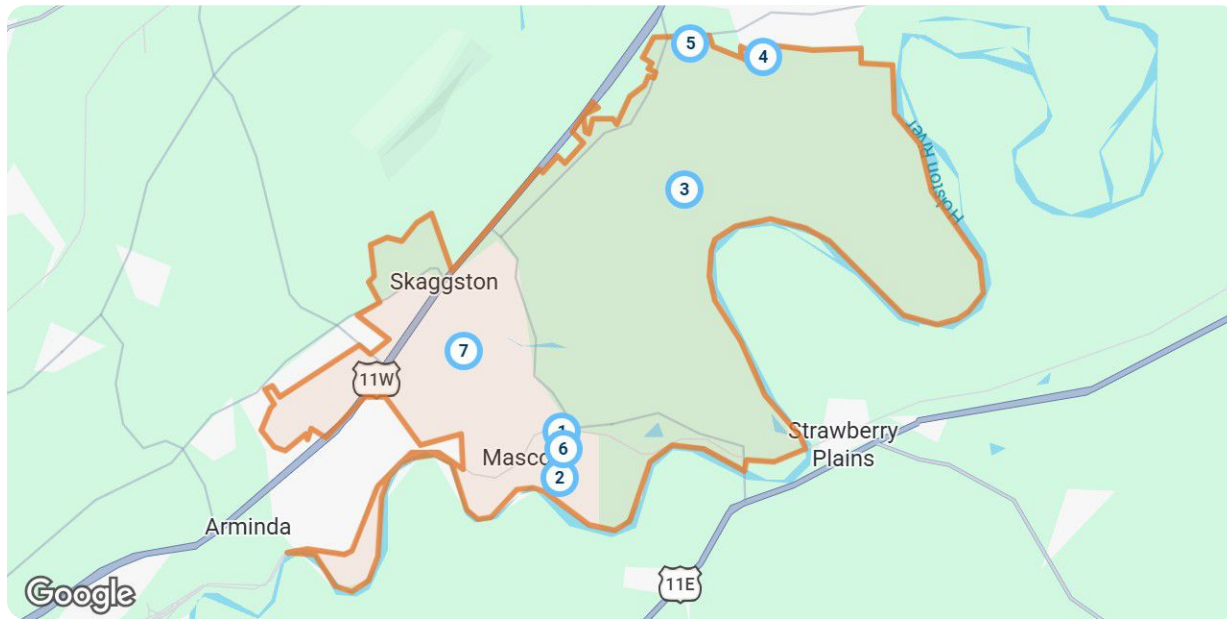
	New	Pending	Closed	Distressed
Number of Properties	7	9	9	2
Lowest Listing Price / Est.Value	\$110,000	\$269,900	\$42,500	\$214,000
Median Listing Price / Est.Value	\$299,900	\$347,000	\$287,000	\$284,210
Highest Listing Price / Est.Value	\$599,900	\$595,000	\$445,000	\$354,420
Average Price / sqft	\$201	\$217	\$179	\$138
Median Price / sqft	\$242	\$216	\$148	\$138
Average Days in RPR	24	24	41	-
Median Days in RPR	9	11	14	-
Total Volume	\$2,222,709	\$3,281,698	\$2,637,900	\$568,420
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

# Mascot, TN 37806

## Market Activity Breakdown

New

Source: Listings



### Legend

- Active For Sale
- Active Under Contract

New: 7 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px 5px;">1</span>	 <p><b>2205 Shiptown Rd</b> Mascot, TN 37806 MLS ID: 311435 ● Active / For Sale</p> <p><i>Listing Courtesy of Your Home Sold Guaranteed Real</i></p>	Single Family	2/1	936	1.83 acres	1950	4/22/2026 52 days	\$233,909 \$250/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px 5px;">2</span>	 <p><b>4320 Strong Rd</b> Mascot, TN 37806 MLS ID: 1344198 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams West Knoxville</i></p>	Single Family	3/3	2,474	2.89 acres	1998	6/11/2026 2 days	\$599,900 \$242/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px 5px;">3</span>	 <p><b>9354 Mascot Rd</b> Mascot, TN 37806 MLS ID: 1341429 ● Active / For Sale</p> <p><i>Listing Courtesy of Wallace</i></p>	Single Family	3/1	1,024	0.53 acres	1905	5/19/2026 25 days	\$110,000 \$107/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px 5px;">4</span>	 <p><b>2043 Bluebonnet Dr</b> Mascot, TN 37806 MLS ID: 3231159 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of Realty Executives Associates</i></p>	Single Family	3/2	1,118	10,018 sqft	2009	6/5/2026 8 days	\$299,900 \$268/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px 5px;">5</span>	 <p><b>10732 Richland Rd</b> Mascot, TN 37806 MLS ID: 1336252 ● Active / For Sale</p> <p><i>Listing Courtesy of Honors Real Estate Services LLC</i></p>	Single Family	3/2	1,539	1.6 acres	1962	4/10/2026 64 days	\$479,000 \$311/sq ft

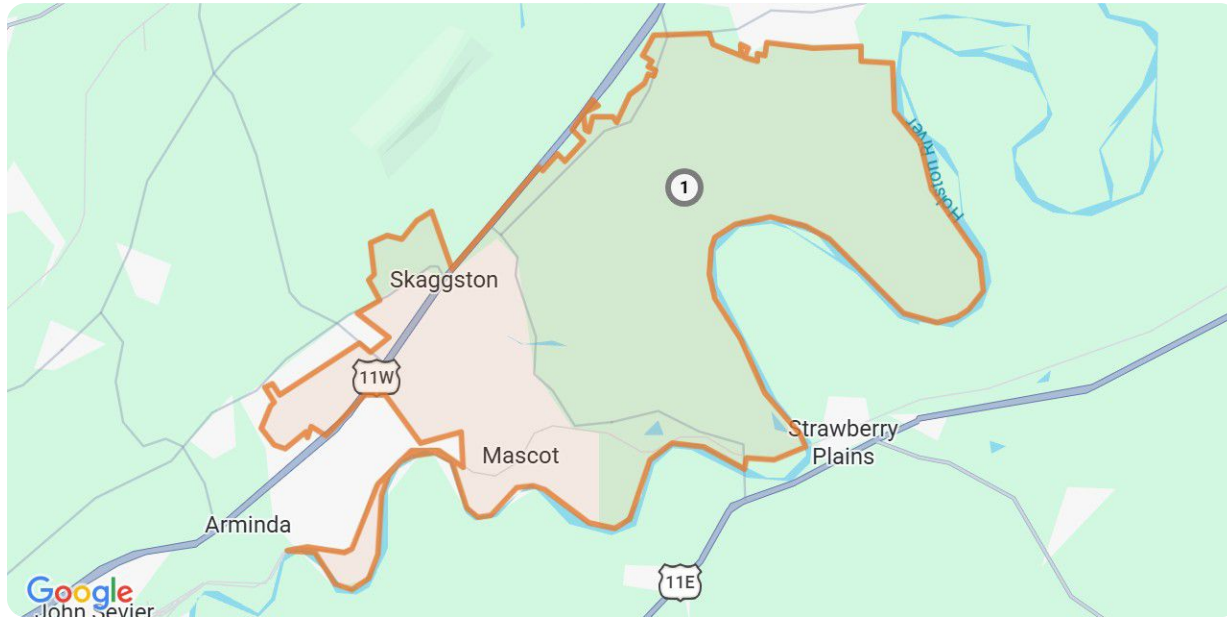
# Mascot, TN 37806

New: 7 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	<p><b>9320 Mascot Rd</b> Mascot, TN 37806 MLS ID: 1343450 ● Active / For Sale</p> <p><i>Listing Courtesy of Engel &amp; Volkers Knoxville</i></p>	Single Family	4/4	3,452	2.18 acres	1899	6/4/2026 9 days	\$325,000 \$94/sq ft

7	<p><b>9309 Number 4 Dr</b> Mascot, TN 37806 MLS ID: 11801023 ● Active / For Sale</p> <p><i>Listing Courtesy of Your Home Sold Guaranteed Realty TN</i></p>	Single Family	2/2	1,280	0.85 acres	2000	6/4/2026 9 days	\$175,000 \$137/sq ft
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## Pending

Source: Listings



Pending: 9 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	<p><b>1920 Whirlwind Way</b> Mascot, TN 37806 MLS ID: 1342749 ● Pending / For Sale</p> <p><i>Listing Courtesy of Marble Key Realty</i></p>	Single Family	3/2	1,400	1 acre 2019	5/29/2026	\$269,900 \$193/sq ft	6/11/2026 13 days

2	<p><b>2043 Bluebonnet Dr</b> Mascot, TN 37806 MLS ID: 1343647 ● Pending / For Sale</p> <p><i>Listing Courtesy of Realty Executives Associates</i></p>	Single Family	3/2	1,118	10,235 sqft 2009	6/5/2026	\$299,900 \$268/sq ft	6/9/2026 4 days
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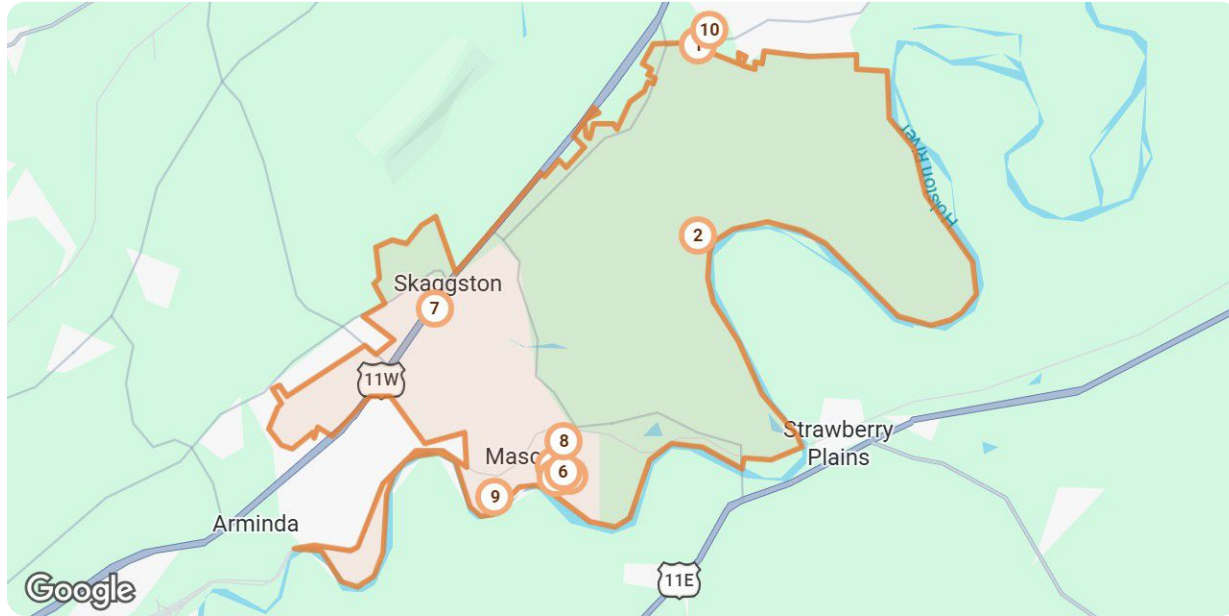
3	<p><b>8802 Trout Rd</b> Mascot, TN 37806 MLS ID: 1343749 ● Pending / For Sale</p> <p><i>Listing Courtesy of The Price Agency, Realty Executives</i></p>	Single Family	5/3	2,079	1.06 acres 2016	6/5/2026	\$347,000 \$167/sq ft	6/9/2026 4 days
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Pending: 9 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
<b>4</b>	 <p><b>9402 Cornflower Ln</b> Mascot, TN 37806 MLS ID: 1339086 Pending / For Sale</p> <p><i>Listing Courtesy of Greater Impact Realty</i></p>	Single Family	4/3	2,119	0.38 acres 2020	5/1/2026	\$369,000 \$174/sq ft	5/12/2026 11 days
<b>5</b>	 <p><b>3540 Dockery Dr</b> Mascot, TN 37806 MLS ID: 1342178 Pending / For Sale</p> <p><i>Listing Courtesy of Woody Creek Realty, LLC</i></p>	Single Family	3/3	2,292	10.96 acres 1996	5/24/2026	\$595,000 \$260/sq ft	5/26/2026 2 days
<b>6</b>	 <p><b>9518 River Cane Rd</b> Mascot, TN 37806 MLS ID: 1336863 Pending / For Sale</p> <p><i>Listing Courtesy of eXp Realty, LLC</i></p>	Single Family	3/3	1,414	6,534 sqft 2024	4/15/2026	\$305,000 \$216/sq ft	5/24/2026 39 days
<b>7</b>	 <p><b>2109 Bluebonnet Dr</b> Mascot, TN 37806 MLS ID: 1341642 Pending / For Sale</p> <p><i>Listing Courtesy of Single Tree Realty</i></p>	Single Family	3/2	1,450	8,276 sqft 2019	5/20/2026	\$319,900 \$221/sq ft	5/27/2026 7 days
<b>8</b>	 <p><b>9427 Mascot Rd</b> Mascot, TN 37806 MLS ID: 1334596 Pending / For Sale</p> <p><i>Listing Courtesy of United Real Estate Solutions</i></p>	Single Family	4/2	3,205	1.31 acres 1900	3/29/2026	\$389,999 \$122/sq ft	5/19/2026 51 days
<b>9</b>	 <p><b>11121 Mckinney Rd</b> Mascot, TN 37806 MLS ID: 1330017 Pending / For Sale</p> <p><i>Listing Courtesy of Realty Executives Knox Valley</i></p>	Single Family	3/1	1,168	3.4 acres 1960	2/20/2026	\$385,999 \$330/sq ft	5/18/2026 87 days

# Mascot, TN 37806

## Closed

Source: Public Records and Listings



### Legend

● Closed

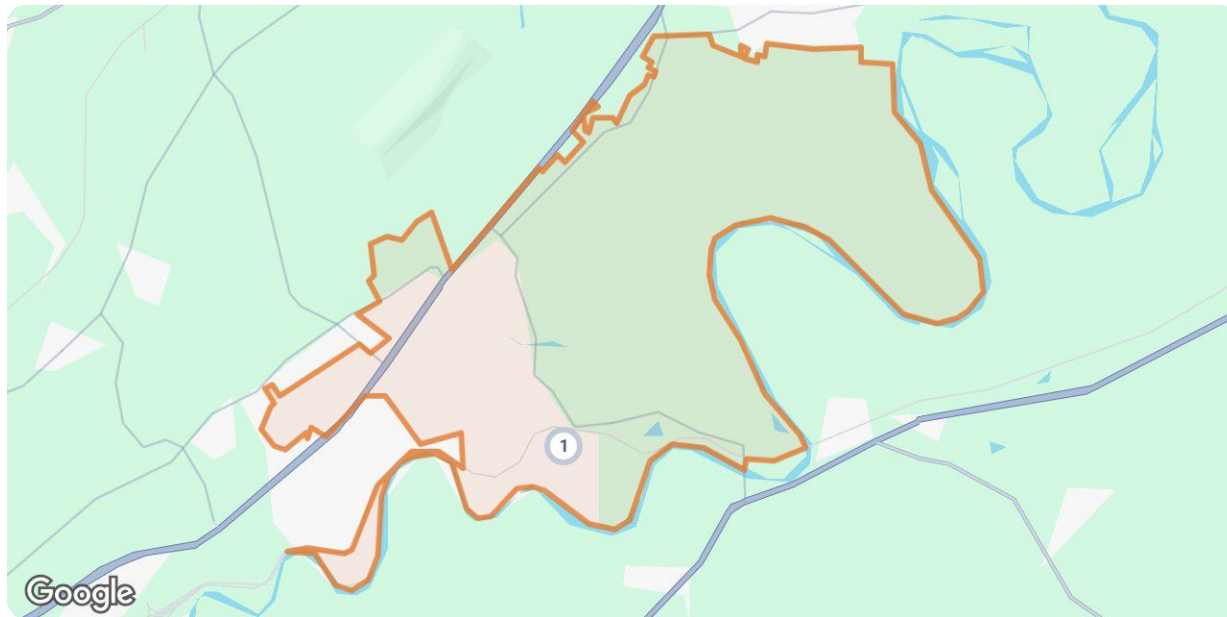
Closed: 9 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">1</span>	 <p><b>9404 Alco Loop</b> Mascot, TN 37806 MLS ID: 1338995 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of The Real Estate Firm, Inc.</i></p>	Single Family	3/2	960	8,250 sqft 1905	6/12/2026 4 days	\$276,000 \$288/sq ft	<span style="color: green;">↑</span> 6.98%
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">2</span>	 <p><b>9316 Tipple Ln</b> Mascot, TN 37806 MLS ID: 1319619 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of United Real Estate Solutions</i></p>	Single Family	3/2	1,800	2.56 acres 1905	6/9/2026 196 days	\$250,000 \$139/sq ft	<span style="color: red;">↓</span> 10.71%
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">3</span>	 <p><b>9000 Wyrick Rudder Dr</b> Mascot, TN 37806 <span style="color: blue;">■</span> Closed / Public Record <i>Google</i></p>	Single Family	4/1	1,156	- 1938	4/9/2026 - days	\$42,500 \$116/sq ft	-
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">4</span>	 <p><b>9406 Cornflower Ln</b> Mascot, TN 37806 MLS ID: 1326954 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of Crye-Leike Realtors South, Inc</i></p>	Single Family	4/3	2,849	7,405 sqft 2020	3/20/2026 23 days	\$415,000 \$146/sq ft	-
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">5</span>	 <p><b>9320 River Cane Rd</b> Mascot, TN 37806 MLS ID: 1328089 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of Realty Executives Associates</i></p>	Single Family	3/3	1,414	9,583 sqft 2024	4/10/2026 47 days	\$287,000 \$203/sq ft	<span style="color: red;">↓</span> 0.69%



Closed: 9 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
<b>6</b>	 <p><b>9535 River Cane Rd</b> Mascot, TN 37806 MLS ID: 1329984 Closed / For Sale</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Single Family	5/3	2,511	5,980 sqft 2024	3/20/2026 1 day	\$369,900 \$147/sq ft	-
<b>7</b>	 <p><b>1921 River Poppy Rd</b> Mascot, TN 37806 MLS ID: 1330619 Closed / For Sale</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Single Family	3/2	1,288	0.35 acres 2017	4/9/2026 14 days	\$312,500 \$243/sq ft	-
<b>8</b>	 <p><b>3602 Strong Rd</b> Mascot, TN 37806 Closed / Public Record</p>	Single Family	2/1	912	1.3 acres 1930	4/13/2026 - days	\$240,000 \$253/sq ft	-
<b>9</b>	 <p><b>1815 Whirlwind Way</b> Mascot, TN 37806 MLS ID: 1329949 Closed / For Sale</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Single Family	3/2	3,003	7.12 acres 1960	3/27/2026 4 days	\$445,000 \$148/sq ft	↓ 1.11%


## Distressed

Source: Public Records and Listings



### Legend

- Off Market, Hold, Withdrawn, Expired, or Canceled

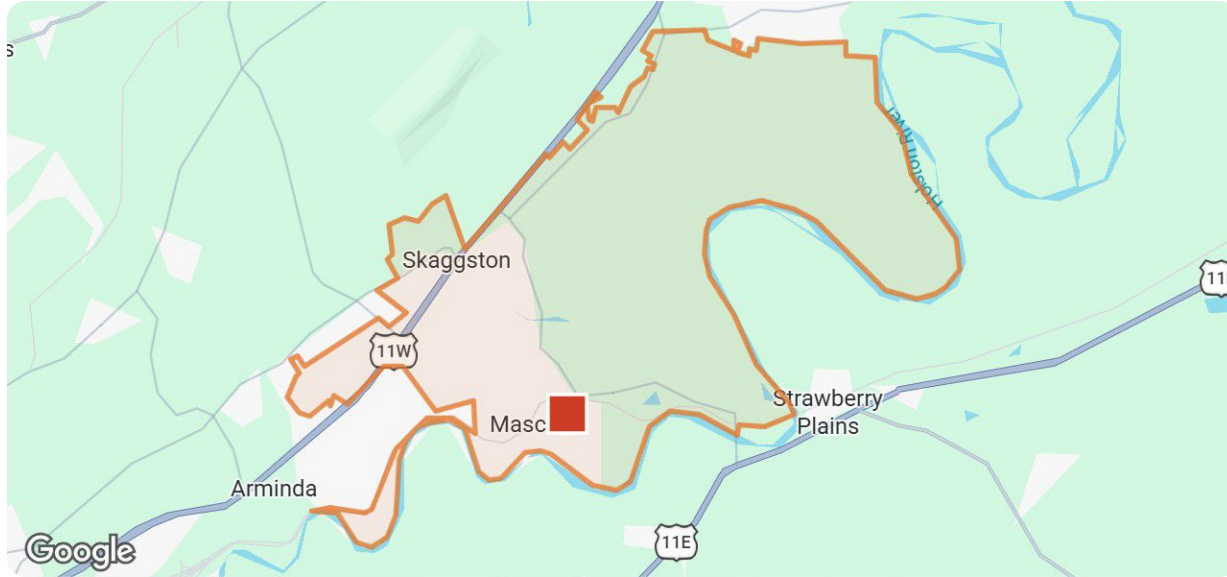
Distressed: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
<b>1</b>	 <p><b>9409 Calla Lilly Ln</b> Mascot, TN 37806 Off Market / Public Record</p>	Single Family	3/3	2,220	- 2017	- - days	- \$160/sq ft	6/9/2026 Notice of Foreclosure Sale

# Mascot, TN 37806

Distressed: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
	3240 Grove Rd Mascot, TN 37806 <span style="color: red;">■</span> Off Market / Public Record	Single Family	3/2	1,854	- / 1986	- / - days	- / \$115/sq ft	4/24/2026 Notice of Foreclosure Sale

## Summary

### For Lease Activity in the Last 3 Months



#### Legend

■ Distressed

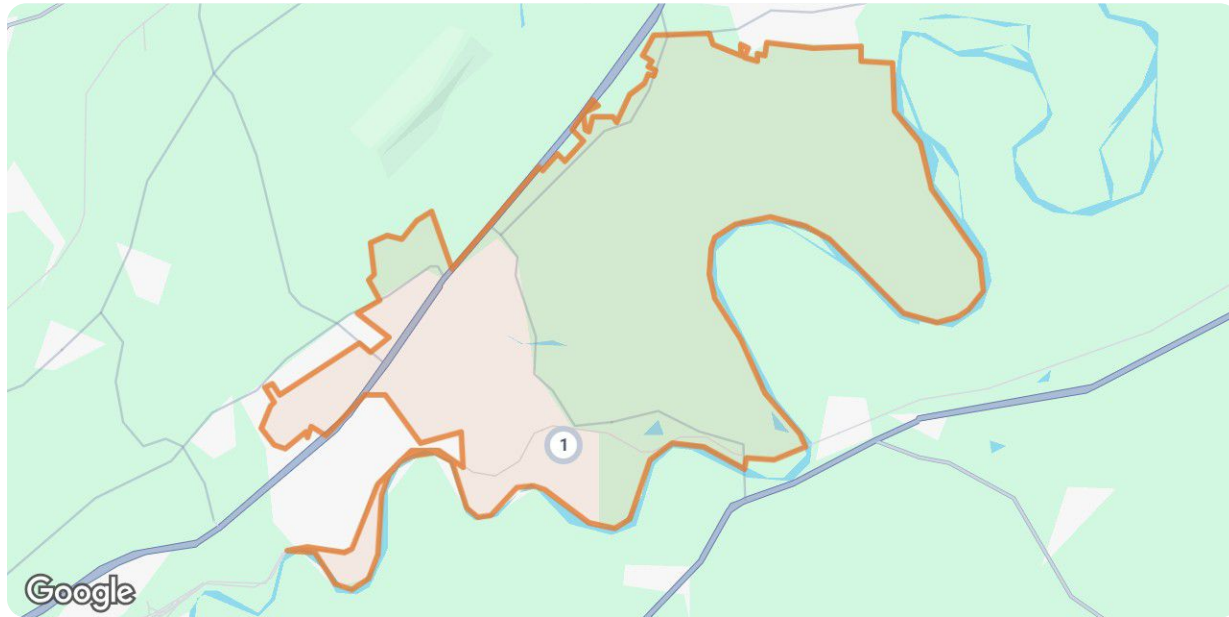
	Distressed
Number of Properties	2
Lowest Listing Price / Est.Value	\$214,000
Median Listing Price / Est.Value	\$284,210
Highest Listing Price / Est.Value	\$354,420
Average Price / sqft	\$138
Median Price / sqft	\$138
Average Days in RPR	-
Median Days in RPR	-
Total Volume	\$568,420
Source	Public Records & Listings

# Mascot, TN 37806

## Market Activity Breakdown



### Distressed

Source: Public Records and Listings



#### Legend

● Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>9409 Calla Lilly Ln Mascot, TN 37806</p> <p>■ Off Market / Public Record</p>	Single Family	3/3	2,220	- 2017	- - days	- \$160/sq ft	6/9/2026 Notice of Foreclosure Sale
2	 <p>3240 Grove Rd Mascot, TN 37806</p> <p>■ Off Market / Public Record</p>	Single Family	3/2	1,854	- 1986	- - days	- \$115/sq ft	4/24/2026 Notice of Foreclosure Sale

Hi Jeff & Lawanda,

I've prepared a market report for your neighborhood that highlights recent trends and activity in your area.

As you begin thinking about the timing of your move, we can review the numbers together and determine a pricing strategy that makes the most sense when the time comes. Because the market can shift quickly, it's best not to set a price too far in advance—but this report should serve as a helpful guide in the meantime.

Take a look when you have a moment, and let me know if anything catches your attention or raises questions.

I'm looking forward to the opportunity to connect again soon. And as always, I'm here if you need guidance or have questions along the way—please don't hesitate to reach out.

Kindest regards,

Jennifer



*Jennifer Porco*  
Broker Affiliate, REALTOR®

865-505-1296

RENE  SRES



315 Ebenezer Rd, Knoxville, TN 37923

[Jennifer@RealSolutions.Pro](mailto:Jennifer@RealSolutions.Pro) / [www.Downsize865.RealSolutions.Pro](http://www.Downsize865.RealSolutions.Pro)



# Jennifer Porco

Jennifer brings over two decades of real estate prowess to your home search or sale. Known for her unwavering dedication and keen market sense, Jennifer has a proven track record of delivering exceptional results.



Jennifer Porco, REALTOR®

## Targeting the Right Buyers

We utilize a comprehensive marketing strategy designed to attract serious, qualified buyers. Through a combination of online and offline tactics, we ensure your property receives maximum exposure.

### Online Presence

- **Professional Photography and Virtual Tours:** Showcasing your property in its best light.
- **Listing Syndication:** Your home will be featured on top real estate websites, including Zillow\*, Redfin, Homes.com, Realtor.com, etc., ensuring wide visibility.
- **Social Media Campaigns:** Targeted ads and engaging posts on platforms like Facebook, Instagram and LinkedIn to reach potential buyers.
- **Email Marketing:** Directly reaching out to a curated list of potential buyers and real estate agents.

### Offline Marketing

- **Open Houses:** Professionally hosted to welcome potential buyers.
- **Print Materials:** High-quality brochures and flyers distributed in key locations.
- **Networking:** Leveraging our extensive network of real estate professionals to find the right buyer.



I've had the pleasure of working with Jennifer Porco on multiple occasions whether it be property rentals or home sales. I've worked with other agents in the past, but none of them had the tenacity, drive, professionalism and motivation to get the job done. I highly recommend Jennifer Porco as a Real Estate Agent, you will not be disappointed!

-Iris Leyva



I have had several properties purchased and sold with Jennifer handling everything, she knows her job very well!!

-Doris Arnold

# Pre-Listing Checklist

## Exterior & Curb Appeal

- Landscaping trimmed and tidy
- Driveway and walkways clear and in good repair
- Exterior paint touch-ups completed
- House numbers visible and secure
- Front door and entryway welcoming and clean

## Kitchen

- Countertops cleared and cleaned
- Appliances clean and fully functional
- Cabinets organized and decluttered
- Floors swept and mopped
- Fixtures and hardware polished

## Bedrooms

- Personal items minimized and stored away
- Closets organized and decluttered
- Bedding clean and neatly arranged
- Floors vacuumed and free of stains
- Windows clean and treatments in good condition

## Bathrooms

- Countertops cleared and cleaned
- Mirrors streak-free and clean
- Showers and tubs scrubbed and free of mildew
- Toilets clean and functioning properly
- Fresh towels and minimal decor

## Living Room

- Furniture arranged to maximize space
- Clutter removed and surfaces dusted
- Lighting fixtures working and dust-free
- Floors cleaned and any rugs vacuumed
- Electronics organized and cords hidden

## Utilities & Home Systems

- HVAC system serviced and filters changed
- Water heater functioning and accessible
- All outlets and switches functional
- Plumbing checked for leaks or drips
- Smoke and carbon monoxide detectors tested

## Office/Home Workspace

- Desk organized and clear
- Cords and cables neatly managed
- Lighting adequate and functional
- Seating area neatly arranged
- Floors vacuumed and mopped

## Final Touches

- Personal photos and sensitive items stored away
- Neutralize any pet odors and clean pet areas
- Replace any burnt out light bulbs
- Ensure all windows and doors operate smoothly
- Leave out any manuals or warranties for appliances and systems

# Pre-Listing Checklist (Continued)

Ensure your property stands out and the listing process is as efficient as possible with this essential Pre-Listing Checklist. Designed with sellers in mind, this guide helps you cover the critical areas of your home, from the outside in, to showcase its best features.

## Exterior & Curb Appeal

- Ensure the lawn is mowed, and gardens are weeded and mulched.
- Check that the driveway and walkways are clean and in good condition.
- Clean windows, repair any exterior damage, and consider a fresh coat of paint if needed.
- Make sure the entrance is inviting with a clean doormat, functioning doorbell, and neat porch area.

## Interior Appeal

- Declutter all rooms to create a spacious and inviting environment.
- Deep clean the entire house, including carpets, windows, and surfaces.
- Apply a fresh coat of neutral paint where necessary to brighten spaces.
- Arrange furniture to optimize flow and showcase room purposes effectively.

## Ready for Showing

- Replace all burnt-out light bulbs and ensure all light fixtures work.
- Remove personal photographs and items to allow buyers to envision themselves in the space.
- Neutralize odors, especially if you have pets, and ensure the home is ventilated.
- Leave out any important documents related to the house, such as warranties and manuals.

*Jennifer Porco*  
REALTOR®

DIRECT: (865) 505-1296

OFFICE: (865) 433-4663

Email: [Jennifer@RealSolutions.Pro](mailto:Jennifer@RealSolutions.Pro)

[www.realsolutions.pro](http://www.realsolutions.pro)

315 Ebenezer Rd, Knoxville, TN 37923



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# Mascot, TN 37806

## About RPR

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