



Kukun Launches Property Knowledge Graph API and MCP Server With Nine Integrated Property Primitives

One call returns permits, AVM, condition scores, renovation cost, and five more primitives for any U.S. property — built for lenders, insurers, and servicers.

MENLO PARK, CA, UNITED STATES, September 8, 2026 /EINPresswire.com/ -- Kukun Launches the [Property Knowledge Graph](#) API and MCP Server — Nine Primitives, One Call, Every U.S. Property

The first MCP server for residential property intelligence is now live. One API call returns permits, condition score, AVM, renovation cost, contractor History, component lifecycle, investment outlook, market intelligence, and property record — joined on any U.S. address. Algorithm-ready. No preprocessing required.

One Graph. Nine Primitives. Every Query Enriched
Most vendors sell data. Kukun connects permits, condition, AVM, renovation cost, contractors, property, component lifecycle, investment outlook, and market intelligence into one AI-ready record.

Primitive	Description	Learn more >	Get API >
Permits	What was built, changed, or missing. Twenty+ years of permit history, nationwide, with gaps scored as a signal, not ignored. 800M+ canonical permits - 20 years	Learn more >	Get API >
Condition PICO™	How the property scores today. Proprietary 500 to 850 score built from permit history, structural age, and sale patterns. 110M scored properties - proprietary	Learn more >	Get API >
Contractor data	Who works on it. Contractor-by-property network linking who has been on every address and what they did. 2.4M contractors - linked to property	Learn more >	Coming soon
Renovation Cost - ARVE	What it costs to fix. Region and project specific renovation pricing, grounded in real jobs, not catalog estimates. 26.9B+ data points - 146 categories	Learn more >	Coming soon
Property Record	The base layer. Parcel, structure, features, ownership, and history combined into one property record everything else builds on. 120M+ U.S. properties - the scope	Learn more >	Get API >
AVM	What it's worth. Investor grade valuation engineered for finance and lending. Tested against leading AVMs on the market. 110M AVMs - investor-grade	Learn more >	Get API >
Investment Outlook (KIO)	What's coming next, not just what's happened. KIO turns permit and investment activity into zip-code growth forecasts, one to three years out	Learn more >	Coming soon
Property Component Lifecycle	How much life is left in a home's major systems. Aging models built from permit history and absence data estimate remaining life, system by system.	Learn more >	Coming soon
Market Intelligence	Demand and risk signals at zip code resolution by property type. Where renovation activity is forming months before it appears in comps or claims.	Learn more >	Coming soon

9 Primitives - One Join

“

In June we opened the Permits API and told the market what was coming. Today it's all here. Nine primitives. One call. Every U.S. property. The join is the product. No one else has it.”

Raf Howery CEO | Kukun

Kukun today announced the general availability of the Kukun Property Knowledge Graph API suite and its Model Context Protocol (MCP) Server — making nine integrated property primitives natively callable by any REST client, AI agent, or MCP-compatible framework. The launch completes what Kukun described as "coming next" in its June 2026 Permits API announcement: a single integration point that returns permits, condition, valuation, renovation cost, contractor intelligence, component lifecycle, investment outlook, market intelligence, and the full property record for any U.S. address in one API call.

The Join That No Competitor Offers.

Most data vendors sell individual datasets. Kukun sells the join. Every API query returns a unified property record enriched with all nine primitives — not nine separate subscriptions, schemas, and normalization pipelines. The join happens inside Kukun's infrastructure, not inside the customer's data team.

The nine primitives now available via API and MCP:

Permits: [800M+ building permits](#) across 5600+ jurisdictions, normalized into 27 project categories, refreshed daily with a median 8-day lag. Absence intelligence included.

PICO™ Condition Score: A 500–850 condition score for 110M+ U.S. properties — the only portable, national, proprietary condition scalar in residential real estate.

AVM: Investor-grade valuation built on permit-enriched records — accounts for major renovations comp-based models never see. 110M+ properties.

Renovation Cost & After-Renovation Value — Renovation Cost: 26.9 billion renovation cost data points across 146 categories at zip-code resolution.

Contractor History: 2.4M+ verified U.S. contractors scored on 22 criteria from permit records — not self-reported profiles.

System Lifecycle Forecast: Per-component remaining useful life — roof, HVAC, kitchen — estimated from permit history and absence signals.

Investment Outlook (Kukun Investment Outlook): Zip-code-precision growth forecasts, one to three years out, built from permit and investment activity.

Market Intelligence: Demand and risk signals at zip-code resolution by property type.

Property Records: 120M+ U.S. properties — assessor data, ownership history, and parcel records linked to permit history and all scoring models.

The First MCP Server for Residential Property Intelligence

The Kukun MCP Server makes the full property knowledge graph natively callable by any AI agent or MCP-compatible framework — including Claude, ChatGPT, Cursor, and LangChain. One configuration step connects any agent to 20+ years of structured property history.

Authentication, provenance, and audit metadata are built into every response.

Algorithm-Ready Data

Standardized taxonomy across 5,600+ jurisdictions means the same 27 permit labels apply from Los Angeles County to rural Michigan — no custom parsing, no normalization pipeline. Every absence answer includes the exact permit label, date window, and jurisdiction source so downstream models can distinguish a risk signal from a coverage gap. Schema-stable JSON. Daily

refresh. Eight-day median lag.

"In June we opened the Permits API and told the market what was coming next. Today it's all here. Nine primitives. One call. Every U.S. property. We built this for the teams that are done stitching together four vendors to answer one question about a house. The join is the product. No one else has it."

— Raf Howery, CEO, Kukun

Availability

The full API suite is available now at portal.mykukun.com. The Kukun MCP Server is live and connectable from any MCP-compatible agent framework. Enterprise licensing and custom data partnerships: contact@mykukun.com.

About Kukun

Kukun is the property knowledge graph for real estate AI — nine integrated primitives joined on a single API call for any U.S. address. 800M+ permits. 26.9B+ renovation cost data points. 110M+ PICO™ condition scores. 5,600+ jurisdictions. 20+ years of permit history. Kukun data powers underwriting, valuation, claims triage, and property-aware AI for leading U.S. lenders, insurers, and data platforms.

Media contact: Alejandro Guerrero | contact@mykukun.com

API access: <https://portal.mykukun.com/api>

Raf Howery

Kukun

[email us here](#)

This press release can be viewed online at: <https://www.einpresswire.com/article/938289768>

EIN Presswire's priority is source transparency. We do not allow opaque clients, and our editors try to be careful about weeding out false and misleading content. As a user, if you see something we have missed, please do bring it to our attention. Your help is welcome. EIN Presswire, Everyone's Internet News Presswire™, tries to define some of the boundaries that are reasonable in today's world. Please see our Editorial Guidelines for more information.

© 1995-2026 Newsmatics Inc. All Right Reserved.