

# 4915 College Ave

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260911-135653-4915-college-ave>

DETECTION AID ONLY. This tool reports what appears in the MLS data, remarks, and photos. It cannot confirm a feature is absent - a shop can sit off-frame. The appraiser owns the final call.

## SUBJECT PROPERTY - appraiser inspection photos

Appraiser inspection photos: 29

### PHOTO-ONLY FINDINGS

#### [HIGH] Enclosed sunroom/porch addition off the rear of the main house

A tiled, windowed sunroom with ceiling fans running along the rear of the house is visible; this space is not mentioned in the appraiser notes.

Source: Photo 13

### REVIEW REQUIRED

- Ambiguity regarding whether the pond visible in Photo 6 lies within the subject's boundary or belongs to an adjacent property/common area should be confirmed.
- No photos were provided of the foundation, basement/crawlspace, or mechanical systems (roof close-up, HVAC, water heaters) to corroborate appraiser notes regarding the new roof and two water heaters.

### DETACHED OUTBUILDINGS

#### [HIGH] Detached garage with finished second-floor bonus area (living space, home gym, office/den, and two bathrooms)

Brick detached garage structure with two-car glass-panel garage doors (Photo 9); ground floor finished as a living/gym space with stairs to second floor (Photo 10); second floor finished as an office/den with built-ins (Photo 11) and additional bonus living room (Photo 27) and sitting room (Photo 28); includes at least two finished bathrooms (Photos 12, 29).

Source: Appraiser Notes; Photos 9, 10, 11, 12, 27, 28, 29

#### [HIGH] Detached pavilion with outdoor kitchen and fireplace

Freestanding brick pavilion with vaulted wood ceiling, built-in outdoor kitchen (grill, refrigerator, cabinetry), stone/brick fireplace, ceiling fan, and mounted TV.

Source: Appraiser Notes; Photos 7, 8

### POOLS & SITE IMPROVEMENTS

#### [HIGH] Sizable concrete driveway with sports court

Noted in appraiser notes as an updated site improvement; extensive concrete driveway/parking area is visible in Photos 5 and 9, though the sports court itself is not clearly visible in the provided photo set.

Source: Appraiser Notes

### SITE & VIEW

#### [LOW] Pond/water feature at rear of property line

A pond is visible beyond the tree line at the rear of the lot; it is unclear from the photo whether this water body is part of the subject's own site or a shared/neighborhood feature, so confidence is low and lot-line ambiguity should be verified.

Source: Photo 6

## QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

- Quality:** Original construction shows a custom, well-finished French country design: brick exterior with multiple steep gables/dormers, arched brick door surrounds, dimensional shingle roofing, extensive interior millwork (built-in bookcases/cabinetry flanking fireplace), crown molding throughout, and hardwood flooring in main living areas. These design and material characteristics are above typical builder-grade tract construction, consistent with Q3 (well-finished, upgrades beyond builder grade), though not at the highest custom/high-end (Q2) tier given no evidence of exotic materials or unusually complex architectural detailing beyond what is shown.
- Condition:** The dwelling presents as well-maintained overall with no visible deferred maintenance, water staining, or structural distress in the photos provided. Landscaping, exterior brick, and interior finishes appear clean and cared-for. A new roof is referenced in appraiser notes though close-up shingle condition photos were not provided. Some secondary spaces (bonus room carpet, attic storage area) show ordinary wear/clutter but nothing indicating soundness issues. Overall consistent with C3 (well-maintained, limited wear, some updates).
- Kitchen/baths:** Main kitchen (Photo 16) shows white stacked cabinetry, an island, stainless built-in appliances, and dark countertops consistent with a modernized but not fully gutted kitchen - classified as updated. Primary bath (Photos 20-21) shows a clawfoot-style tub, subway-tiled shower, and marble-look dual vanity consistent with updated fixtures. Secondary/bonus-area baths (Photos 12, 29) show contemporary tile, glass shower enclosures, and modern fixtures also consistent with updated/remodeled finishes. A hall bath (Photo 24) shows a simpler pedestal sink suggesting an older, less-updated fixture set, but this is not the dominant condition across the bathrooms observed.

*Not visible/verified: No photos of foundation, crawlspace/basement, roof close-up, or mechanical systems (HVAC, water heaters) were provided to verify the appraiser notes' claim of a new roof and two water heaters.; No exterior close-up of roof shingle material/condition was available despite note of a recent roof replacement.; Kitchen and bath age/finish materials are difficult to date precisely from photos alone; assessment relies on visual modernization cues only.*

## 4320 Tree House, Conway, 72034 MLS # 25035227

Photo count check: MATCH (49/49)

### PHOTO-ONLY FINDINGS

- [LOW] Primary bath garden/soaking tub with jets**  
A built-in garden-style tub is visible in the primary bath in photos 34 and 38; no structured field or remarks reference a soaking/jetted tub specifically (only 'Walk-in Shower' is listed).  
*Source: Photo 34, Photo 38*
- [LOW] Gated concrete parking/storage pad separate from main driveway**  
An additional paved area enclosed by a black metal fence, distinct from the main driveway, is visible along the side yard; not referenced in structured fields (which list only Garage/Side Entry parking) or remarks. Possible boat/RV pad.  
*Source: Photo 3, Photo 49*

### REVIEW REQUIRED

- Confirm existence/condition of the third full bathroom noted in structured fields; not clearly identified in the photo set
- Clarify whether the backyard structure described in remarks as a 'pergola' is more accurately a gazebo, which may affect valuation of that amenity
- Verify interior condition of the attached side-entry garage referenced in structured fields, as photographed workshop interior

(Photos 13-14) appears to be within the detached shop rather than the attached garage

- Confirm identity/ownership of structure or fence lines abutting neighboring properties visible in wide exterior shots (e.g., Photo 48) to ensure no adjacent structures were misattributed

## DETACHED OUTBUILDINGS

**[HIGH]** **Detached brick shop/outbuilding with hip roof matching main house, single overhead garage-style door on one elevation and a pedestrian door with covered porch on another; interior fitted with pegboard walls, built-in workbench, and storage**

Structured field lists 'Shop' under exterior features; public remarks describe a shop for hobbies; photos 11, 12, 44 show the detached brick structure exterior and photos 13-14 show a fitted workshop interior with tools, workbench, and pegboard storage.

Source: Structured Field (Shop) / Public Remarks ("There is a shop for all your extra hobbies")

## POOLS & SITE IMPROVEMENTS

**[HIGH]** **In-ground pool**

Structured field lists 'Inground Pool'; public remarks state 'the outside boasts a beautiful backyard with an inground pool...' and notes recent 'pool liner and pump' updates. Confirmed extensively in Photos 5-9, 45, 49.

Source: Structured Field (Inground Pool) / Public Remarks

**[MEDIUM]** **Poolside gazebo/covered structure**

Public remarks describe a 'pergola' in the backyard, but the structure visible in photos is a metal-roofed gazebo with retractable curtain panels rather than a traditional open-lattice pergola - see contradictions.

Source: Public Remarks (described as "pergola") / Photo 5-8, 45

**[HIGH]** **Concrete pool deck/patio and covered rear brick patio**

Structured fields list 'Patio' and 'Porch'; photos show an extensive poured concrete pool deck and a covered brick rear patio with ceiling fan adjoining the pool area.

Source: Structured Field (Patio, Porch) / Photos 5-9, 45

## CONTRADICTIONS

- Public remarks describe a backyard 'pergola,' but the photographed structure (Photos 5, 6, 7, 8, 45) is a metal-roofed gazebo with fabric curtain panels, not a traditional open-lattice pergola.

## IMAGE QUALITY ISSUES

- Photo 1 uses an HDR/twilight editing effect that alters true color and lighting, limiting reliability for exterior condition assessment from that image alone.

## QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

**Quality:** Dwelling presents as a well-appointed builder/production-grade brick traditional (built 2002) with some above-standard trim details (crown molding throughout, tray ceiling in primary suite, dormer windows, covered brick front porch with columns, built-in bookcases) that push it toward the upper end of Q4/lower Q3, but the kitchen and bath cabinetry are stock oak boxes typical of production construction, consistent with Q4 bones with some Q3-level architectural detailing.

**Condition:** Interior and exterior appear well-maintained with no visible deferred maintenance; public remarks cite multiple recent mechanical/cosmetic updates (floors, HVAC, water heater, pool liner/pump) consistent with a well-kept C3 impression, though original kitchen/bath cabinetry and fixtures appear largely unmodernized.

**Kitchen/baths:** Kitchen cabinetry is original stock oak with an updated granite counter and tumbled-tile backsplash layered on (condition improvement only, no structural change) - consistent with 'updated' kitchen. Both visible bathrooms retain original oak vanities, standard fixtures, and tile from construction with no evidence of

remodeling - consistent with 'not updated' baths; a third full bath (per structured field) was not clearly visible in photos.

*Not visible/verified: Third full bath (structured field indicates 3 full baths) not clearly identifiable in photo set; only two distinct bathrooms were toured; MLS photos are marketing images; garage interior beyond the detached shop was not shown, limiting ability to assess attached garage condition; Kitchen appliance ages and true install dates for 'updated' finishes could not be confirmed beyond remarks*

**4965 College Ave, Conway, 72034 MLS # 25043716**

**Photo count check: MATCH (50/50)**

#### PHOTO-ONLY FINDINGS

##### **[HIGH] Covered breezeway/carport physically connecting the main residence to the detached shop**

Multiple front-elevation and aerial photos show an open-sided covered breezeway/carport spanning between the main house and the detached shop building. This connecting structure is not separately itemized in structured fields or remarks, which describe the shop and garage but not this connecting element.

*Source: Photos 1, 13, 31, 39, 42*

#### REVIEW REQUIRED

- Photo 20 shows a bathroom with commercial-style 'Restrooms' and 'Employees Only' door signage, which is inconsistent with a typical private residence; confirm this photo correctly corresponds to the subject property (e.g., a converted/dual-use shop bathroom) before relying on it.
- Covered patio with outdoor fireplace mentioned in remarks could not be located in any provided photo; confirm existence/condition via additional photos or inspection.

#### DETACHED OUTBUILDINGS

##### **[HIGH] 1,500 sq. ft. heated and cooled detached shop with 2-bay garage and upper-level floor space**

Public remarks describe a 1,500 sq. ft. heated and cooled shop with a 2-bay garage and upper-level floor space, noting it is 'exceptionally clean and well-maintained.' The structured FEATURES field independently lists 'Shop.' Exterior/aerial photos (1, 13, 29, 31, 39, 42) show a detached gable-roofed building west of the main house, and Photo 44 shows two garage bay doors on this structure, consistent with the '2-bay garage' description.

*Source: Public Remarks; corroborated by Structured Field ('Shop' listed under FEATURES) and Photos 1, 13, 29, 31, 39, 42, 44, 48*

#### POOLS & SITE IMPROVEMENTS

##### **[MEDIUM] Covered patio with outdoor fireplace**

Public remarks state the home 'includes...covered patio with outdoor fireplace.' Structured fields list 'Patio' and 'Porch' without mentioning a fireplace. No photo in the provided set clearly shows this covered patio or fireplace, so its exact location/condition cannot be visually confirmed.

*Source: Public Remarks (structured EXT. FEATURES list only generic 'Patio' and 'Porch')*

#### SITE & VIEW

##### **[HIGH] 1.05-acre wooded, secluded lot, well above typical subdivision lot size**

Structured fields and remarks both confirm a 1.05-acre lot. Aerial photos (13, 29, 33, 38, 48) show the subject heavily buffered by mature pine/hardwood trees and set back from surrounding subdivision homes, which appear on visibly smaller lots - supporting an excess-acreage/privacy value driver.

*Source: Structured Fields (Approx Acreage 1.05; Approx Lot Dimensions 1.05); Public Remarks ('1.05 acres in NW Conway'; 'secluded backyard surrounded by trees')*

## IMAGE QUALITY ISSUES

- Aerial photos 29 and 48 include marketing lot-line overlays explicitly labeled 'approximate and for visual purposes only,' so exact boundary lines and acreage shape cannot be verified from these images.
- No clear photo of the stated covered patio/outdoor fireplace was included in the provided photo set, limiting visual verification of that remarks-only feature.

## QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

- Quality:** Consistent with Q3 - a well-finished traditional brick residence built in 2007 with significant upgrades beyond builder grade: extensive built-in cabinetry/bookshelves, granite slab counters, tile work, plantation shutters, and upgraded trim throughout. Not a fully custom/high-end (Q2) design - the floor plan and massing are traditional/production in character - but clearly above stock builder grade (Q4).
- Condition:** Consistent with C3 - well-maintained with limited wear and some cosmetic updates (repainted cabinetry, updated plumbing fixtures). No deferred maintenance, staining, or structural issues are visible in any of the 50 photos provided.
- Kitchen/baths:** Kitchen shows granite slab counters, full subway-tile backsplash, and cabinetry that appears cosmetically refreshed (contrasting painted island vs. white perimeter cabinets) - assessed as 'updated' rather than remodeled, since the layout and cabinet boxes appear original to the 2007 construction. Bathrooms show painted vanities, granite/quartz-look counters, subway-tile surrounds, and updated brass fixtures - also assessed as 'updated'; fixture layouts (garden tub, separate shower, dual vanities) appear original to the build.

*Not visible/verified: Cannot verify age or condition of roof, HVAC, or other mechanical systems from photos alone.; Exterior brick/trim quality could not be closely inspected beyond the photographed elevations.; Detached shop's interior finish level is described in remarks as 'exceptionally clean and well-maintained' but is not independently visible in the provided photo set beyond exterior garage-door shots.*

## 760 Bristol Lane, Conway, 72034 MLS # 26007375

**Photo count check: MATCH (31/31)**

## PHOTO-ONLY FINDINGS

### **[MEDIUM] Small storage shed in rear yard**

No corresponding structured field (no 'Shed' entry) or remarks mention; appears to be within the subject's fenced rear yard based on fence-line alignment, not a neighboring property.

*Source: Photo 28*

## REVIEW REQUIRED

- Ownership/location of the small shed seen in Photo 28 should be confirmed - appears to sit within the subject's fenced yard but is only partially visible.
- No photos provided of secondary bedrooms, additional bathrooms, garage interior, workshop/craft room, or bonus room referenced in structured fields, limiting full condition/quality verification of those spaces.

## DETACHED OUTBUILDINGS

### **[HIGH] Detached garage (part of four-car garage total), side entry**

PARKING field lists 'Garage', 'Detached', 'Four Car or More', 'Side Entry'; corroborated by Public Remarks: 'four garage spaces (including a detached garage)'.

*Source: Structured Field*

### **[MEDIUM] Small storage shed visible at rear/side yard**

A small gable-roofed storage shed is visible at the left edge of the rear yard near the AC condensers; not mentioned in structured fields or remarks. Similar structure also faintly visible at far left in Photo 30.

Source: Photo 28

## SITE & VIEW

### [HIGH] 0.61-acre corner lot, larger than typical subdivision parcel

Approx Acreage 0.61; LOT field notes 'Corner Lot'; Public Remarks describes 'landscaped corner lot with one of the premiere lawns in Conway,' indicating usable excess yard space beyond a typical subdivision lot.

Source: Structured Field

## QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

**Quality:** Original construction is consistent with Q3 - well above builder-grade: extensive crown moulding, arched openings, custom wood floors, built-in cabinetry, formal dining room, double-oven/built-in stove kitchen, and a primary suite with soaking tub, dual vanities, and custom-tile shower all point to significant upgrades beyond stock construction. No custom/architect-designed elements were observed that would push this to Q2.

**Condition:** Consistent with C3 - the listing is described as 'immaculately maintained' with 'fresh paint,' and photos show no visible deferred maintenance, staining, or structural issues. Finishes (granite tile counters, tile shower, soaking tub) appear original to the 2006 construction rather than recently remodeled, keeping this from reaching C2.

**Kitchen/baths:** Kitchen retains original granite-tile counters, painted cabinetry, and built-in double oven/stove consistent with 2006 construction; no remodel or update language in remarks. Primary bath features original soaking tub, tiled shower stall, and dual vanities with no indication of subsequent renovation - both areas read as well-maintained original construction rather than updated or remodeled.

*Not visible/verified: Secondary bedrooms/baths, garage interior, workshop/craft room, and bonus room are not shown in photos, limiting full condition assessment of those spaces.; MLS photos are staged/marketing images; areas outside camera view (e.g., roof close-up, foundation, attic) could not be assessed.; Kitchen and bath finishes appear original to 2006 construction based on style, but exact renovation history cannot be confirmed from remarks.*

## 125 Las Colinas, Conway, 72034 MLS # 26007412

Photo count check: MATCH (15/15)

## REVIEW REQUIRED

- Only one bathroom is photographed (primary bath); baths\_status determination is based on limited coverage and dominant condition of the other two full baths is not observed.
- Photos 12 and 15 show a neighboring brick house's roofline and chimney visible over the rear wood fence; this structure belongs to an adjacent property and is not counted as a subject outbuilding - flagged per fence-line ambiguity rule.
- No interior photos of the garage or the three lower-level secondary bedrooms were provided, limiting full condition/quality assessment of those areas.

## POOLS & SITE IMPROVEMENTS

### [HIGH] In-ground pool

Structured field lists 'Inground Pool'; confirmed by Public Remarks ('beautiful in-ground pool') and visible in Photos 14 and 15 with pool cover partially deployed.

Source: Structured Field

### [HIGH] Covered patio/pergola structure over rear patio and pool area

Remarks state 'a deck with added structural covering'; Photos 13 and 14 show a corrugated polycarbonate-roofed pergola structure with retractable shade screen over the concrete patio adjoining the pool.

Source: Public Remarks

- [MEDIUM]

Poured concrete patio pad(s)

Remarks state 'two additional poured concrete pads for extended outdoor use'; Photo 12 shows one visible concrete patio pad in the side/rear yard at dusk, the second pad is not clearly distinguishable in the provided photos.  
*Source: Public Remarks*
- [LOW]

Two newly installed fence gates

Mentioned in Public Remarks; not clearly visible/distinguishable in the provided photos of the wood privacy fence (Photos 12-15).  
*Source: Public Remarks*
- [LOW]

Custom matching trash enclosure

Mentioned in Public Remarks as part of the fenced yard improvements; not visible in the provided photo set.  
*Source: Public Remarks*

DATED RENOVATIONS

- [HIGH]

Roof - architectural shingle

"Updates include architectural shingle roof (2022)"  
*Source: Public Remarks*
- [HIGH]

Interior paint

"interior paint (2021-2023)"  
*Source: Public Remarks*
- [HIGH]

Carpet

"carpet (2021)"  
*Source: Public Remarks*

IMAGE QUALITY ISSUES

- Photo 12 taken at dusk/low light, limiting evaluation of rear yard hardscape and the second concrete pad mentioned in remarks.

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

- Quality:

Original construction shows above-basic builder detailing: brick veneer exterior with multiple gables/dormers and an arched accent window, crown molding throughout, built-in cabinetry flanking the fireplace, a separate formal dining room, and vaulted/tray ceilings in upper-level bedrooms. Kitchen cabinetry is stock raised-panel construction (later painted/glazed) rather than custom millwork, and bath vanities appear to be standard builder-grade casework. These are consistent with a solid production-built home with some upgraded architectural elements above minimum code, i.e. a Q3-to-Q4 boundary, not a true Q3 custom/high-end build.
- Condition:

Photos and remarks show a well-maintained home with several recent cosmetic updates: new roof (2022), fresh interior paint (2021-2023), new carpet (2021), updated light fixtures, and an updated kitchen with granite counters, stainless appliances, and shiplap backsplash. No deferred maintenance, staining, or structural issues are visible in the photos provided. This supports a C3 (well-maintained, limited wear, some updates) impression rather than C2, since the underlying cabinetry/vanities are original stock and updates are cosmetic layers rather than full remodels.
- Kitchen/baths:

Kitchen: original stock cabinetry given a painted/glazed finish, paired with granite counters, stainless appliances, and a shiplap backsplash - modernized without structural change, consistent with 'updated.'  
Primary bath: original-style vanity and garden tub area upgraded with tile surround and shiplap tub panel; only one bathroom is visible in the photo set, so this call is made with limited coverage and may not represent the other two full baths.

*Not visible/verified: Only one of three full bathrooms is shown in the photo set; baths\_status is extrapolated from a single primary bath image; No photos of the garage interior, downstairs secondary bedrooms, or full rear elevation of the main level are provided; Photo 12 is a dusk/low-light exterior shot that limits assessment of yard and hardscape condition; MLS marketing photos are staged and may not reflect less-photogenic areas of the home*

## 2835 Glohaven, Conway, 72034-000 MLS # 26009757

**Photo count check: MATCH (49/49)**

### PHOTO-ONLY FINDINGS

**[HIGH] Covered front porch with column portico**

A substantial covered front porch with tapered/round columns, brick knee walls, and seating area (rocking chairs) spans the front facade; not mentioned in remarks or listed as a distinct structured field.

*Source: Photo 1, 3, 4, 6, 7, 11*

**[MEDIUM] Covered rear patio with columns, separate from the open deck**

A brick-paved, roofed patio area with columns and two ceiling fans adjoins the large open wood deck; remarks reference only the 'large back deck,' and structured fields list 'Deck' but do not distinguish this covered patio area.

*Source: Photo 37, 38*

### REVIEW REQUIRED

- Aerial photos (8-10) show numerous neighboring structures, pools, and outbuildings in the surrounding area; care should be taken not to attribute any neighboring pool or structure to the subject property.
- Attached garage interior was not shown, limiting ability to confirm its finish/condition relative to the detached shop.

### DETACHED OUTBUILDINGS

**[HIGH] Detached shop/garage building**

Structured fields list 'Shop' and detached two-car garage parking; public remarks state 'detached shop for all your outdoor equipment and hobbies.' Photo 5 shows a brick detached building with a two-car garage door and basketball goal; Photo 33 shows its unfinished-stud interior used for workshop/storage (workbench, tools, golf cart, exercise equipment).

*Source: Structured Field / Public Remarks / Photo 5, 33*

**[LOW] Outside storage area**

Listed separately from 'Shop' under EXT. FEATURES; no distinct shed or storage structure separate from the detached shop was clearly identifiable in photos, so it may be describing the same structure or an unphotographed area.

*Source: Structured Field*

### SITE & VIEW

**[MEDIUM] 1.00-acre lot (larger than typical subdivision parcel)**

Approx Acreage listed as 1.00 with lot dimensions noted as '1 acre.' Aerial and ground photos (Photos 1-9) show a spacious, heavily treed lot relative to some neighboring parcels, though acreage alone was not emphasized in remarks.

*Source: Structured Field*

**[MEDIUM] Heavily wooded, private lot setting**

Numerous mature pine and hardwood trees surround the home on all sides, providing privacy screening from neighboring lots; not specifically called out in remarks or structured fields.

*Source: Photo 1-9*

## IMAGE QUALITY ISSUES

- Dense tree cover obscures portions of the roofline and upper exterior walls in most front-elevation photos (Photos 1-7).
- Agent remarks note the lawn was not mowed due to weather and that updated exterior photos were pending, so exterior grounds condition shown may not be final/representative.

## QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

- Quality:** Construction detailing is consistent with Q3 - a well-finished dwelling exceeding basic builder grade. Exterior combines brick and stacked-stone accents with an arched window surround, multiple dormers, and a complex hip/gable roofline. Interior features a full-height stacked-stone fireplace, vaulted/cathedral ceilings in the main living area, extensive crown molding, and hardwood flooring in main living spaces - all original architectural elements rather than later additions.
- Condition:** Overall condition is consistent with C3 - the home appears well-maintained with limited wear and no evidence of deferred maintenance, though kitchen and baths retain original finishes rather than showing recent modernization. Hardwood floors are glossy and show only light wear; cabinetry and bath vanities show original wood tone and hardware with no signs of damage. The rear deck boards appear notably lighter/newer than other exterior wood, suggesting a recent replacement, though no date is stated.
- Kitchen/baths:** Kitchen: original stained wood raised-panel cabinetry, tile backsplash, granite/tile countertops, built-in double wall ovens, stainless refrigerator/dishwasher/microwave - no evidence of remodeling, consistent with 'not updated' (~2006 original). Baths: primary bath has garden tub, separate glass shower enclosure, wood vanity with cultured-marble/laminate top; secondary baths show matching original wood vanities with laminate tops - no updated fixtures, finishes, or layout changes observed, consistent with 'not updated.'

*Not visible/verified: Photo count (49) and interior coverage (>20 interior images) support a HIGH confidence read, but exterior siding/roof detail is partially obscured by dense mature trees in most front-facing photos.; Agent remarks note the lawn was not serviced due to weather and that 'new exterior pictures' were pending, so current exterior grounds condition may differ from what is shown.; Attached/detached garage interiors (aside from the detached shop) and the formal study were not clearly visible, limiting assessment of those areas.*

**2560 Pinnacle Ridge, Conway, 72034 MLS # 26019388**

**Photo count check: MATCH (50/50)**

## REVIEW REQUIRED

- Reconcile GLA: structured field lists 3,000 SF, agent remarks reference a prior appraisal showing higher than 3,000 SF, and county tax records show 2,885 SF.
- Confirm whether the storage structures seen in Photo 3 and Photo 49 are one building or two separate structures, and obtain size/construction detail for grid comparison.
- Secondary full bath and powder room update/condition status could not be fully verified from available photos beyond a generally dated impression.

## DETACHED OUTBUILDINGS

### **[MEDIUM] Detached/attached storage shed(s) near garage and side yard**

A small gable-roofed shed is visible near the garage in Photo 3, and a larger board-and-batten storage structure with a window and numbered door is visible attached to the side of the house near the driveway in Photo 49. These may be the same structure captured from different angles or two separate small outbuildings corresponding to the structured 'Outside Storage Area' field; exact size/construction not stated in remarks.

*Source: Structured Field (Outside Storage Area) / Photo 3 / Photo 49*

## POOLS & SITE IMPROVEMENTS

### **[MEDIUM] Whirlpool/jetted corner tub in primary bathroom**

Structured fields flag 'Whirlpool/Hot Tub/Spa' under interior features; photos show a built-in corner jetted garden tub in the primary bathroom. This appears to be an interior bath fixture rather than a standalone outdoor hot tub, spa, or in-ground pool; no exterior pool or spa was observed in any photo.

Source: Structured Field (Whirlpool/Hot Tub/Spa) / Photo 29 / Photo 31

## SITE & VIEW

### [HIGH] 1.76-acre wooded cul-de-sac lot, well above typical surrounding lot sizes, within city limits

Public remarks emphasize 'VERY RARE 1.76 acres...peaceful feeling of country living.' Aerial Photos 4-6 show the subject surrounded by mature trees on a cul-de-sac lot, in sharp contrast to the small tract lots of the adjoining subdivision visible in the same images.

Source: Structured Field (Approx Acreage 1.76; Lot: Wooded, Cul-de-sac) / Public Remarks / Photo 4, 5, 6

### [HIGH] Elevated tree-line/vista view from rear of home

Structured field lists 'Vista View'; remarks describe 'breathtaking views' and 'scenic views.' Rear deck/patio photos show an open, elevated view over a wooded valley with no neighboring rooflines visible, supporting a view-based value premium.

Source: Structured Field (Vista View) / Public Remarks / Photo 42, 46, 47, 48

## CONTRADICTIONS

- Agent remarks state the home was 'recently appraised for asking price' with square footage higher than the listed 3,000 SF, while county tax records reportedly show only 2,885 SF - a GLA source discrepancy that should be resolved against the appraiser's own field measurement.

## QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

- Quality:** Consistent with a well-finished, semi-custom-level original construction rather than basic builder grade: all-brick exterior, multiple gables/dormers, vaulted ceilings, decorative built-in cabinetry, and interior columns point to Q3-level design and materials, even though the kitchen cabinetry itself is builder-grade in design and detailing.
- Condition:** Overall consistent with C3: a well-maintained home showing limited wear. The primary bathroom has been remodeled per remarks, while the kitchen and secondary bathrooms retain original, dated-but-functional finishes. No signs of deferred maintenance or structural/safety concerns were observed in the available photos.
- Kitchen/baths:** Kitchen (Photos 16-22) appears original to the 2001 construction: builder-grade white raised-panel cabinetry, black granite slab counters, partial tile backsplash, and white double wall ovens - dated in finish but functional and well kept; classified as not updated. Baths are mixed: the primary bath (Photos 29-31) is explicitly described in remarks as 'completely remodeled' with a custom tiled walk-in shower and refreshed vanity area, but the secondary full bath and powder room (Photos 33, 35-36) retain original pedestal sinks, dated tile, and a built-in cabinet consistent with original construction and are not updated. Dominant bath condition across the three bathrooms is not updated, with the primary bath as a notable exception.

*Not visible/verified: Kitchen cabinetry/appliance vintage inferred as original to 2001 construction; no explicit remodel date given for kitchen in remarks.; Only the primary bathroom is documented in remarks as remodeled; secondary bath conditions are inferred from photos only.; Roof, HVAC, and other major system ages are not stated in remarks; effective age impression is based on visual cues only.; MLS marketing photos may not show every room/angle; secondary bath tub/shower and some closet/mechanical areas are not fully visible.*

## SIDE-BY-SIDE COMPARISON

Finding titles only - full detail and sources on each comp's pages. Q/C row is advisory (beta); appraiser assigns ratings.

| Category               | SUBJECT PROPERTY<br>inspection photos                                                                                                                                         | 4320 Tree House<br>MLS # 25035227                                                                                                                                                                                                                                                             | 4965 College Ave<br>MLS # 25043716                                                                                                                                                                                       | 760 Bristol Lane<br>MLS # 26007375                                                                                                                                                                                                                                                                   | 125 Las Colinas<br>MLS # 26007412                                                                                                                                                                                                                                                                                                     | 2835 Glohaven<br>MLS # 26009757                                                                                                                                                                                                                                                                              | 2560 Pinnacle Ridge<br>MLS # 26019388                                                                                                                                                                                                                                                                                      |
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| Q/C impression         | [H] Q3 / C3<br>K: updated<br>B: updated                                                                                                                                       | [H] Q3-to-Q4 / C3<br>K: updated<br>B: not updated                                                                                                                                                                                                                                             | [H] Q3 / C3<br>K: updated<br>B: updated                                                                                                                                                                                  | [M] Q3 / C3<br>K: not updated<br>B: not updated                                                                                                                                                                                                                                                      | [M] Q3-to-Q4 / C3<br>K: updated<br>B: updated                                                                                                                                                                                                                                                                                         | [H] Q3 / C3<br>K: not updated<br>B: not updated                                                                                                                                                                                                                                                              | [M] Q3 / C3<br>K: not updated<br>B: not updated                                                                                                                                                                                                                                                                            |
| Vs. subject (advisory) | -                                                                                                                                                                             | Q inferior / C similar<br>Production-grade stock oak kitchen and bath cabinetry keep this a step below the subject's custom French country millwork and detailing, despite comparably above-standard trim accents; condition scores are essentially even and both present as well-maintained. | Q similar / C similar<br>Both show upgraded trim, built-ins, and finishes beyond builder grade at a comparable quality tier, and both present as well-maintained with only cosmetic layering over original construction. | Q similar / C similar<br>Similar upgraded trim, moulding, and built-ins to the subject, though this read carries medium confidence given more limited photo coverage; original, not-updated kitchen/baths differ from the subject's updated spaces but overall maintenance appears comparably clean. | Q inferior / C similar<br>Stock production kitchen and bath cabinetry pull this toward a lower quality boundary than the subject's more custom-finished design, though the call is medium-confidence given limited bath photo coverage; recent cosmetic updates keep condition in line with the subject's well-maintained impression. | Q similar / C similar<br>Comparable architectural detailing (stone fireplace, vaulted ceilings, extensive moulding) closely matches the subject's quality tier; original, not-updated kitchen/baths are offset by otherwise clean, well-kept condition, keeping the overall impression close to the subject. | Q similar / C similar<br>Semi-custom architectural detailing is broadly comparable to the subject, with builder-grade kitchen cabinetry pulling it only marginally lower on a medium-confidence basis; only the primary bath was remodeled but overall maintenance tracks closely with the subject's well-kept impression. |
| Detached outbuildings  | [H] Detached garage with finished second-floor bonus area (living space, home gym, office/den, and two bathrooms)<br>[H] Detached pavilion with outdoor kitchen and fireplace | [H] Detached brick shop/outbuilding with hip roof matching main house, single overhead garage-style door on one elevation and a pedestrian door with covered porch on another; interior fitted with pegboard walls, built-in workbench, and storage                                           | [H] 1,500 sq. ft. heated and cooled detached shop with 2-bay garage and upper-level floor space                                                                                                                          | [H] Detached garage (part of four-car garage total), side entry<br>[M] Small storage shed visible at rear/side yard                                                                                                                                                                                  | -                                                                                                                                                                                                                                                                                                                                     | [H] Detached shop/garage building<br>[L] Outside storage area                                                                                                                                                                                                                                                | [M] Detached/attached storage shed(s) near garage and side yard                                                                                                                                                                                                                                                            |
| Photo-only findings    | [H] Enclosed sunroom/porch addition off the rear of the main house                                                                                                            | [L] Primary bath garden/soaking tub with jets<br>[L] Gated concrete parking/storage pad separate from main driveway                                                                                                                                                                           | [H] Covered breezeway/carport physically connecting the main residence to the detached shop                                                                                                                              | [M] Small storage shed in rear yard                                                                                                                                                                                                                                                                  | -                                                                                                                                                                                                                                                                                                                                     | [H] Covered front porch with column portico<br>[M] Covered rear patio with columns, separate from the open deck                                                                                                                                                                                              | -                                                                                                                                                                                                                                                                                                                          |

| Category                  | SUBJECT PROPERTY<br>inspection photos                                                                                                                                                                                                                 | 4320 Tree House<br>MLS # 25035227                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4965 College Ave<br>MLS # 25043716                                                                                                                                                                                                                | 760 Bristol Lane<br>MLS # 26007375                                                                                                                                                                                                                        | 125 Las Colinas<br>MLS # 26007412                                                                                                                                                                                                                                                                                                                                                | 2835 Glohaven<br>MLS # 26009757                                                                                                                                                                                                                            | 2560 Pinnacle Ridge<br>MLS # 26019388                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pools & site improvements | [H] Sizable concrete driveway with sports court                                                                                                                                                                                                       | [H] In-ground pool<br>[M] Poolside gazebo/covered structure<br>[H] Concrete pool deck/patio and covered rear brick patio                                                                                                                                                                                                                                                                                                                                                                                              | [M] Covered patio with outdoor fireplace                                                                                                                                                                                                          | -                                                                                                                                                                                                                                                         | [H] In-ground pool<br>[H] Covered patio/pergola structure over rear patio and pool area<br>[M] Poured concrete patio pad(s)<br>[L] Two newly installed fence gates<br>[L] Custom matching trash enclosure                                                                                                                                                                        | -                                                                                                                                                                                                                                                          | [M] Whirlpool/jetted corner tub in primary bathroom                                                                                                                                                                                                                                                                                                                                        |
| Site & view               | [L] Pond/water feature at rear of property line                                                                                                                                                                                                       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | [H] 1.05-acre wooded, secluded lot, well above typical subdivision lot size                                                                                                                                                                       | [H] 0.61-acre corner lot, larger than typical subdivision parcel                                                                                                                                                                                          | -                                                                                                                                                                                                                                                                                                                                                                                | [M] 1.00-acre lot (larger than typical subdivision parcel)<br>[M] Heavily wooded, private lot setting                                                                                                                                                      | [H] 1.76-acre wooded cul-de-sac lot, well above typical surrounding lot sizes, within city limits<br>[H] Elevated tree-line/vista view from rear of home                                                                                                                                                                                                                                   |
| Dated renovations         | -                                                                                                                                                                                                                                                     | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | -                                                                                                                                                                                                                                                 | -                                                                                                                                                                                                                                                         | [H] Roof - architectural shingle<br>[H] Interior paint<br>[H] Carpet                                                                                                                                                                                                                                                                                                             | -                                                                                                                                                                                                                                                          | -                                                                                                                                                                                                                                                                                                                                                                                          |
| Review required           | - Ambiguity regarding whether the pond visible in Photo 6 lies within the subject's boundary or belongs to an adjacent ...<br>- No photos were provided of the foundation, basement/crawlspace, or mechanical systems (roof close-up, HVAC, water ... | - Confirm existence/condition of the third full bathroom noted in structured fields; not clearly identified in the photo ...<br>- Clarify whether the backyard structure described in remarks as a 'pergola' is more accurately a gazebo, which may ...<br>- Verify interior condition of the attached side-entry garage referenced in structured fields, as photographed workshop ...<br>- Confirm identity/ownership of structure or fence lines abutting neighboring properties visible in wide exterior shots ... | - Photo 20 shows a bathroom with commercial-style 'Restrooms' and 'Employees Only' door signage, which is inconsistent ...<br>- Covered patio with outdoor fireplace mentioned in remarks could not be located in any provided photo; confirm ... | - Ownership/location of the small shed seen in Photo 28 should be confirmed - appears to sit within the subject's fenced ...<br>- No photos provided of secondary bedrooms, additional bathrooms, garage interior, workshop/craft room, or bonus room ... | - Only one bathroom is photographed (primary bath); baths_status determination is based on limited coverage and dominant ...<br>- Photos 12 and 15 show a neighboring brick house's roofline and chimney visible over the rear wood fence; this structure ...<br>- No interior photos of the garage or the three lower-level secondary bedrooms were provided, limiting full ... | - Aerial photos (8-10) show numerous neighboring structures, pools, and outbuildings in the surrounding area; care should ...<br>- Attached garage interior was not shown, limiting ability to confirm its finish/condition relative to the detached shop. | - Reconcile GLA: structured field lists 3,000 SF, agent remarks reference a prior appraisal showing higher than 3,000 SF ...<br>- Confirm whether the storage structures seen in Photo 3 and Photo 49 are one building or two separate structures, and ...<br>- Secondary full bath and powder room update/condition status could not be fully verified from available photos beyond a ... |

| Category       | SUBJECT PROPERTY<br>inspection photos | 4320 Tree House<br>MLS # 25035227                                                                                            | 4965 College Ave<br>MLS # 25043716 | 760 Bristol Lane<br>MLS # 26007375 | 125 Las Colinas<br>MLS # 26007412 | 2835 Glohaven<br>MLS # 26009757 | 2560 Pinnacle Ridge<br>MLS # 26019388                                                                                         |
|----------------|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------|-----------------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Contradictions | -                                     | - Public remarks describe a backyard 'pergola,' but the photographed structure (Photos 5, 6, 7, 8, 45) is a metal-roofed ... | -                                  | -                                  | -                                 | -                               | - Agent remarks state the home was 'recently appraised for asking price' with square footage higher than the listed 3,000 ... |

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

125 Las Colinas and the subject present similarly as the best-maintained properties in the set, both reflecting recent cosmetic updates with no visible deferred maintenance. 4320 Tree House trails only slightly, still well-kept despite its original, not-updated bathrooms. 4965 College Ave, 760 Bristol Lane, 2835 Glohaven, and 2560 Pinnacle Ridge cluster just below that, all clean and well-maintained but retaining largely original kitchen and bath finishes rather than recent updates. Overall the group is tightly bunched, with no property showing meaningful deferred maintenance.

QUALITY

4965 College Ave, 760 Bristol Lane, 2835 Glohaven, and the subject present similarly at a well-finished level, each showing upgraded trim, millwork, or architectural detailing clearly above basic builder grade. 2560 Pinnacle Ridge sits just a touch below, its semi-custom architectural detailing offset by builder-grade kitchen cabinetry. 4320 Tree House and, more so, 125 Las Colinas trend further below the group, both anchored at a boundary between well-finished and production-grade construction, with stock cabinetry undercutting otherwise above-standard trim work. The overall spread in quality across the set is modest.

VERSUS SUBJECT

The subject reads as a well-finished, custom-detailed French country home with updated kitchen and baths, placing it among the strongest properties in the set for both quality and condition. Most comparables cluster close to the subject on quality, with 4320 Tree House and especially 125 Las Colinas trailing due to more production-grade cabinetry. On condition, the set is tightly grouped with the subject, and only original (not updated) kitchen/bath finishes in several comparables distinguish them, without materially separating overall condition impressions.

- 4320 Tree House: quality inferior, condition similar - Production-grade stock oak kitchen and bath cabinetry keep this a step below the subject's custom French country millwork and detailing, despite comparably above-standard trim accents; condition scores are essentially even and both present as well-maintained.
- 4965 College Ave: quality similar, condition similar - Both show upgraded trim, built-ins, and finishes beyond builder grade at a comparable quality tier, and both present as well-maintained with only cosmetic layering over original construction.
- 760 Bristol Lane: quality similar, condition similar - Similar upgraded trim, moulding, and built-ins to the subject, though this read carries medium confidence given more limited photo coverage; original, not-updated kitchen/baths differ from the subject's updated spaces but overall maintenance appears comparably clean.
- 125 Las Colinas: quality inferior, condition similar - Stock production kitchen and bath cabinetry pull this toward a lower quality boundary than the subject's more custom-finished design, though the call is medium-confidence given limited bath photo coverage; recent cosmetic updates keep condition in line with the subject's well-maintained impression.
- 2835 Glohaven: quality similar, condition similar - Comparable architectural detailing (stone fireplace, vaulted ceilings, extensive moulding) closely matches the subject's

quality tier; original, not-updated kitchen/baths are offset by otherwise clean, well-kept condition, keeping the overall impression close to the subject.

- 2560 Pinnacle Ridge: quality similar, condition similar - Semi-custom architectural detailing is broadly comparable to the subject, with builder-grade kitchen cabinetry pulling it only marginally lower on a medium-confidence basis; only the primary bath was remodeled but overall maintenance tracks closely with the subject's well-kept impression.

- *No property deviates by a full internal-score step from the set's center on either scale, so no true outliers exist, but 125 Las Colinas is the furthest below the group on quality and 4320 Tree House is a secondary step below on quality as well - both worth watching in adjustment discussions.*

- 760 Bristol Lane, 125 Las Colinas, and 2560 Pinnacle Ridge assessments carry MEDIUM confidence, so any quality or condition gap involving them should be treated as a softer signal.

- 760 Bristol Lane, 125 Las Colinas, and 2560 Pinnacle Ridge assessments are MEDIUM confidence due to limited photo coverage of secondary rooms and bathrooms, so their comparisons to the subject should be read as directional rather than definitive.

- 125 Las Colinas's quality and bath condition calls rely on only one visible bathroom out of three, and 2560 Pinnacle Ridge's kitchen vintage is inferred stylistically rather than confirmed by remarks, both warranting some caution in adjustment weighting.