

15 Weaver Heights

Comp feature detection report for the work file

[Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20260911-145637-15-weaver-heights](http://nabholz-comp-extractor.up.railway.app/jobs/20260911-145637-15-weaver-heights)

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.

3735 Friendship, Conway, 72032 MLS # 25036758

Photo count check: MATCH (5/5)

PHOTO-ONLY FINDINGS

[MEDIUM] Covered outdoor living pavilion/cabana adjacent to pool with heavy timber-frame gable roof and brick walls matching the main house

A substantial covered structure with exposed timber trusses and brick to match the home is visible at poolside in Photo 3, appearing to be more than a simple patio cover; no structured field or remarks describe this specific structure beyond the generic 'Patio' feature.

Source: Photo 3

[MEDIUM] Rock-lined linear water feature/fountain trough running along the pool's edge

A narrow rock-lined trough/fountain feature is visible running parallel to the pool deck in multiple photos; there is no corresponding structured field or remarks mention of a water feature or fountain.

Source: Photo 1 / Photo 2 / Photo 3

REVIEW REQUIRED

- Kitchen and bathroom quality/condition could not be assessed due to a complete absence of interior photos; on-site or additional photo review recommended.
- Small building visible near the lake shore in Photo 4 should be verified for ownership/parcel boundary and function (boathouse, storage, etc.).
- Fence material discrepancy (structured field 'Iron Fence' vs. white fence visible in Photo 4) should be clarified.

DETACHED OUTBUILDINGS

[HIGH] Detached garage/shop building with apartment, metal panel construction, gable roof, glass-panel garage doors, covered timber-accent entry porch, four-car-or-more capacity

Structured fields list 'Detached', 'Garage Apartment', and 'Four Car or More' parking; Photo 5 shows a large freestanding metal building with two oversized glass garage doors and a separate covered entrance with timber gable accent, consistent with a detached shop/garage-apartment.

Source: Structured Field / Photo 5

[LOW] Small white building visible in distance near lake shore, function unclear (possible boathouse, storage building, or accessory structure)

A small white gable-roofed structure is visible near the lake shore along the driveway in the far background of Photo 4. Distance and lack of detail make it impossible to confirm construction, size, or even whether it sits on this parcel versus an adjoining property.

Source: Photo 4

POOLS & SITE IMPROVEMENTS

[HIGH] In-ground pool with tanning ledge/sun shelf area, stone coping, and adjacent raised paver patio

Structured field lists 'Inground Pool'; Photos 1-3 show a large rectangular pool with stone coping, floating loungers, and extensive paver patio surrounding it.

Source: Structured Field / Photo 1 / Photo 2 / Photo 3

[MEDIUM] Hot Tub/Spa

Listed under EXT. FEATURES as 'Hot Tub/Spa' but not clearly distinguishable as a separate spa vessel in the available photos; may be integrated into the pool design or simply outside photo frame.

Source: Structured Field

SITE & VIEW

[HIGH] Elevated ridge-top lake view of Lake Beaverfork

Structured field lists 'Lake View'; Public Remarks state 'Beautiful Ridge top home with amazing view of Lake Beaverfork'; Photos 2 and 4 show an expansive lake view from the elevated rear yard/pool area.

Source: Structured Field / Public Remarks / Photo 2 / Photo 4

[HIGH] 17.19 acres, sloped and wooded, not in a subdivision

Structured field shows Approx Acreage 17.19 with LOT features 'Sloped', 'Wooded', 'Cleared', and 'Not in Subdivision' - substantially larger than typical suburban lots, a clear site value driver.

Source: Structured Field

[MEDIUM] Possible walkout basement level at rear, opening directly onto pool patio

Structured field lists 'Basement' under Other Rooms; Photo 1 shows a grade-level door/patio access beneath the upper two stories, consistent with a walkout basement design given the sloped lot, though this is not explicitly confirmed in remarks.

Source: Photo 1 / Structured Field

CONTRADICTIONS

- Structured field lists 'Iron Fence' as an exterior feature, but the fencing visible in Photo 4 along the driveway/lawn appears to be white vinyl or wood picket-style fencing rather than iron.

IMAGE QUALITY ISSUES

- Only 5 photos were provided for the entire listing, none of which show any interior space, severely limiting the ability to assess interior quality, condition, kitchen, or bathrooms.
- Photo 4 shows a distant structure near the lake shore that is too small/far to characterize with confidence.

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

- Quality:** Exterior massing and detailing suggest a custom-built, high-end residence: complex multi-gable rooflines, heavy timber-frame gable accents, full-height glazed window walls, and painted brick veneer all point toward above-builder-grade design and materials. No interior photos are available, so millwork, cabinetry, and fixture grade cannot be confirmed, but the site improvements (pool, detached apartment/garage building on 17+ acres) are consistent with a custom-quality property rather than a stock production home.
- Condition:** The home was built in 2021 and sold in 2025, making it only about four years old at time of sale. Exterior brick, roofline, and hardscape show no visible deferred maintenance, and the pool/patio hardscape appears new and well-kept. Without interior photos, overall interior condition cannot be confirmed, so the impression here is anchored primarily to exterior/site evidence and the recent construction date.
- Kitchen/baths:** No interior photographs were provided (0 of 5 images show interior spaces), so kitchen and bathroom condition/quality/updates could not be visually assessed. Structured fields list built-in stove, double oven, microwave, gas range, dishwasher, disposal, and pantry, consistent with a fully equipped kitchen, but finish level, counter material, and cabinetry cannot be verified.

Not visible/verified: No interior photos were provided at all (0 of 5 images); kitchen, bath, and general interior condition/quality could not be

verified.; Quality/condition impression relies primarily on exterior photos and structured field data; interior finish level is unconfirmed and could shift the rating materially.; MLS photos are marketing images, taken in ideal light, and may omit problem areas.

205 Shagbark Trail, Maumelle, 72113 MLS # 26000345

Photo count check: MATCH (4/4)

PHOTO-ONLY FINDINGS

[MEDIUM] Built-in outdoor countertop/bar structure adjacent to covered patio

A dark countertop surface set into a brick pier is visible at the edge of the covered patio opening in Photo 4, suggesting a built-in outdoor bar or kitchen counter. No structured field or remarks mention an outdoor kitchen/bar feature, and the extent of the build-out (grill, sink, storage) cannot be confirmed from this single partial view.

Source: Photo 4

REVIEW REQUIRED

- No interior photos available - kitchen, bath, and general interior condition/quality could not be visually verified and should be confirmed via interior inspection or additional photos before finalizing quality/condition ratings.
- Extent of the outdoor countertop/bar structure seen in Photo 4 is unclear (partial view only) - recommend confirming whether this is a full outdoor kitchen or a simple built-in counter.

POOLS & SITE IMPROVEMENTS

[HIGH] Heated in-ground pool with attached hot tub/spa and stone waterfall feature

Structured fields list Inground Pool, Heated Pool, Hot Tub/Spa, and Whirlpool/Hot Tub/Spa; remarks state 'Heated pool with hot tub'; photos show a free-form pool with an elevated spa/hot tub with a stone-clad waterfall spillover into the pool.

Source: Structured Field / Public Remarks / Agent Remarks / Photo 2, Photo 4

[HIGH] Iron fence enclosing pool/rear yard

Structured field lists 'Iron Fence'; photos show black metal fencing surrounding the pool area and rear yard perimeter.

Source: Structured Field / Photo 2, Photo 4

[MEDIUM] Stamped/textured concrete pool deck with flagstone-paved covered patio transition

Large stamped concrete pool surround visible in both pool photos, transitioning to a flagstone paver patio near the house - consistent with structured 'Patio' and 'Covered Patio' fields, though the specific decking material is only confirmed via photo.

Source: Photo 2 / Photo 4

SITE & VIEW

[HIGH] Pond/creek visible at rear of lot

Structured fields list WATERFRONT: Creek and LOT: Pond; Photo 2 shows a body of water visible through the tree line beyond the rear fence, corroborating a water feature adjacent to or near the lot.

Source: Structured Field / Photo 2

[MEDIUM] Wooded lot providing privacy buffer at rear

Structured field lists 'Wooded' under LOT; photos show a dense tree line immediately behind the fenced pool area, consistent with a treed/buffered rear yard.

Source: Structured Field / Photo 2, Photo 4

[MEDIUM] Gated neighborhood entrance

Area Amenities field lists 'Gated Entrance' and remarks describe 'Beautiful Bayou Gated Neighborhood' - a site-level value driver not independently visible in the provided photos.

Source: Structured Field / Public Remarks / Agent Remarks

IMAGE QUALITY ISSUES

- Only 4 photos supplied, but they represent just two unique vantage points - Photo 1 and Photo 3 are near-duplicate front exterior shots, and Photo 2 and Photo 4 are near-duplicate pool/patio shots.
- No interior photographs are included, preventing verification of kitchen, bathroom, or general interior condition/quality despite detailed structured interior feature fields.

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

- Quality:** Exterior shows a custom-designed traditional home with complex multi-gable rooflines, a brick turret element, brick and cedar board-and-batten exterior, architectural shingles, and heavy timber porch columns - well beyond typical builder-grade massing and detailing. Structured fields corroborate an above-standard build: granite slab and quartz counters, built-ins, walk-in shower, gas fireplace with gas logs, high-efficiency HVAC/furnace, tankless water heater, and a three-car garage. No interior photos are available to verify millwork, ceiling treatments, or door/window grade firsthand, so this quality impression relies heavily on exterior photos plus structured data.
- Condition:** Property is new construction (built 2026, sold as new) with no deferred maintenance visible in the two exterior views provided; landscaping and hardscape appear freshly installed. No interior photos exist to confirm finish condition, so the condition impression is based on exterior/pool photos and the new-construction status alone.
- Kitchen/baths:** Structured fields list granite slab and quartz counters and a walk-in shower, consistent with an above-builder-grade original specification for this new-construction home; however, no interior photographs are provided to directly observe cabinetry, fixtures, or layout, so kitchen and bath status cannot be visually confirmed.

Not visible/verified: Only 4 photos provided, and they consist of only two unique vantage points (front exterior duplicated as Photo 1/3, pool/patio duplicated as Photo 2/4) - no interior photos at all.; Kitchen and bath condition/quality inferred only from structured fields (counter materials), not from direct visual inspection.; New construction means effective age is 0, but interior finish quality/workmanship could not be verified via photos.

101 Shagbark Trail, Maumelle, 72113 MLS # 26010003

Photo count check: MATCH (1/1)

REVIEW REQUIRED

- Interior kitchen and bath conditions could not be visually verified due to lack of interior photos; status relies solely on remarks and structured fields.
- Shop structure's size, construction type, and condition are undocumented beyond 'site-built' and should be field-verified.
- Internal date inconsistency between Approx Year Built (2026) and Contract/Off Market/Closed dates should be clarified before relying on this comp for effective age or timeline analysis.

DETACHED OUTBUILDINGS

[HIGH]

Site-built shop

Structured Field lists 'Shop' under EXT. FEATURES; Agent Remarks state 'Site-built shop.' No size, dimensions, or construction detail beyond 'site-built' provided, and the shop is not visible in the single exterior photo supplied.

Source: Structured Field; Agent Remarks

POOLS & SITE IMPROVEMENTS

[HIGH] Custom in-ground pool

Structured Field notes 'Inground Pool.' Public Remarks and Agent Remarks both state 'Custom in-ground pool with hot tub.' Not visible in the single provided exterior photo.

Source: Structured Field; Public Remarks; Agent Remarks

[HIGH] Hot tub/spa

Structured Field lists 'Hot Tub/Spa'; remarks describe it paired with the custom in-ground pool. Not visible in the single provided photo.

Source: Structured Field; Public Remarks; Agent Remarks

[MEDIUM] Lawn sprinkler (in-ground irrigation) system

Structured Field lists 'Lawn Sprinkler' under EXT. FEATURES, indicating an in-ground irrigation system; not independently visible in the single exterior photo and not mentioned in remarks.

Source: Structured Field

SITE & VIEW**[MEDIUM] 0.89-acre cul-de-sac lot with extra landscaping**

Structured Field lists Approx Acreage 0.89, LOT features 'Level, Cul-de-sac, Extra Landscaping, In Subdivision.' Given the \$1.4M price point and 4,947 SF home, this lot size may represent a value driver relative to typical subdivision lots, though comparison data for the immediate area is not available to confirm it is truly 'excess.'

Source: Structured Field

CONTRADICTIONS

- Approx Year Built is listed as 2026 while Contract Date and Off Market Date are both 2/5/2025 and Closed Date is 3/3/2026 - the sequence and gap between these dates relative to the stated year built is internally inconsistent and should be verified.
- The 'New Construction?' field is marked 'No' despite Approx Year Built 2026, a named Builder (Holloway Homes), and a 'Sold Before Listed' status typical of a builder spec sale - this designation appears inconsistent with the other data.

IMAGE QUALITY ISSUES

- Only 1 photo was provided for the entire listing (front exterior elevation only); no interior, pool/hot tub, or shop photos are available, severely limiting visual verification of remarks-based claims.

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

- Quality:** Consistent with Q2 (custom/high-end): stone-and-brick exterior with complex multi-gable roofline, architectural shingle roof, custom in-ground pool/spa, site-built shop, and remarks describing a 'custom built home' with 3 gas fireplaces, Taj Mahal quartzite counters, Cafe series appliances, commercial fridge/freezer, built-in ice maker and wine fridge. These are original construction/design characteristics, not later add-ons, supporting a high quality tier rather than a builder-grade home with upgraded finishes layered on.
- Condition:** Consistent with C2 (like-new, no deferred maintenance): listing status 'Sold Before Listed' with Approx Year Built 2026 suggests a newly built or near-completion spec home; exterior in Photo 1 shows fresh landscaping, unweathered stone/brick, and no visible wear or deferred maintenance.
- Kitchen/baths:** Kitchen described as featuring Taj Mahal quartzite counters, Cafe series appliances, commercial-grade fridge/freezer, built-in ice maker, and wine fridge (Agent Remarks; corroborated by structured Kit Counter-Quartzite field), consistent with high-end, currently modern finishes. Baths include multiple en suite bathrooms and a walk-in shower per structured fields and remarks, but no photos or specific finish descriptions are available to characterize their update status.

Not visible/verified: Only 1 photo was provided for the entire listing, showing the front exterior only - no interior, pool, hot tub, or shop photos available to visually verify condition.; Kitchen and bath conditions are inferred from remarks and structured fields only, not visually confirmed, so interior confidence is limited.; Listing contains internal date inconsistencies (Approx Year Built 2026 vs. Contract/Off Market dates in 2025) that add uncertainty to the true construction/completion timeline and effective age.

11 Taryn Trail, Greenbrier, 72058 MLS # 26012566**Photo count check: MATCH (50/50)****PHOTO-ONLY FINDINGS**

[MEDIUM] Built-in mudroom drop-zone with bench, cubbies, and upper cabinetry near a rear entry hallway
White built-in mudroom cabinetry with open cubbies and bench visible in hallway; no corresponding structured field (only 'Laundry' is listed under Other Rooms) and no remarks mention of a mudroom.
Source: Photo 18

REVIEW REQUIRED

- Confirm whether Photos 5 and 6 represent actual as-built conditions or marketing renderings, given the listing's 'Under Construction' status at input.
- Clarify ownership of the partially built structure visible over the fence line in Photo 4 and the white outbuilding in Photo 49 - both may belong to neighboring lots rather than the subject.
- Verify actual countertop material (granite per remarks vs. apparent quartzite/quartz slab per photos) for accurate quality classification.

DETACHED OUTBUILDINGS

[LOW] Partially constructed structure with green door, visible dumpster and construction debris on adjacent lot to the left of subject
Structure appears across a fence line into what looks like an adjacent lot under construction; unclear if it belongs to the subject parcel or a neighboring property. Flagged for review given ambiguity.
Source: Photo 4

[LOW] White detached garage-type building visible behind fence line in rear aerial views
A separate white building with garage-style opening is visible past the subject's rear fence; likely belongs to a neighboring lot, not confirmed as part of subject property.
Source: Photo 49

SITE & VIEW

[HIGH] Vista View lot designation
LOT field lists 'Vista View.' Corroborated by open pasture/field views visible from rear windows and covered patio (Photos 8, 15, 17, 20, 45, 46), showing unobstructed rural vista beyond the fenced rear yard.
Source: Structured Field

CONTRADICTIONS

- Public Remarks describe the kitchen countertops as 'granite,' but photos (10-14, 39-40) show a light-background slab with bold gold/brown veining more visually consistent with an exotic quartzite or marble-look engineered quartz than typical granite - material should be verified.

IMAGE QUALITY ISSUES

- Photos 5 and 6 show reflections/lighting inconsistencies (e.g., mismatched exterior views through glass doors) suggestive of virtual staging or rendering rather than straight photography; recommend confirming these depict the true as-built interior.
- Several rooms (secondary bedrooms/baths beyond those shown) are not individually photographed, limiting full interior condition assessment.

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

Quality: This new-construction dwelling presents complex massing (multiple gables, stone/brick veneer mix,

standing-seam metal roof accents), an 8-ft arched steel entry door, 14-ft vaulted ceilings, extensive tray/coffered ceiling detail, a large custom wood-hooded kitchen island with waterfall-edge slab counters, and a spa-style primary bath with dual walk-through tiled showers and a freestanding tub - features consistent with Q2/Q3 upscale custom construction. However, flooring throughout the main living areas is luxury vinyl plank (not hardwood or tile), and window units appear to be standard vinyl double-hung sash rather than clad-wood or aluminum - both builder-grade indicators more typical of Q3 production-luxury construction. Overall impression splits the difference: strong custom detailing pulls toward Q2, but stock flooring/window grade holds it at Q3 in places.

Condition: Property is new construction (built 2026, listed as Under Construction, closed within 8 days of listing) and was never occupied prior to sale. All systems, finishes, and fixtures are new with no wear or deferred maintenance evident in any photo. This is consistent with a C1-C2 rating.

Kitchen/baths: Kitchen and all baths are original to this 2026 new-construction dwelling; no renovation history applies. Finishes (large island, custom hood, stone countertops, walk-through primary shower, secondary marble-look vanity tops) present as modern/current with no structural alteration history, closest match to UAD 'updated' vocabulary given the absence of a true remodel event.

Not visible/verified: 50 listing photos provided, exceeding the ~8-photo threshold, but several rooms (e.g., additional secondary bedrooms/baths) are not fully documented; Photos 5 and 6 exhibit visual characteristics (mismatched window reflections, unusual lighting) suggesting possible virtual staging or rendering rather than pure photography - actual as-built condition at closing should be confirmed; Listing shows Construction Details as 'Under Construction' at input; some images may represent design renderings rather than the true completed/sold condition; Cannot verify roofing, foundation, or attic/crawlspace condition from available photos; Countertop material is described as 'granite' in public remarks but photos depict a dramatic light-background slab with bold gold/brown veining more consistent with an exotic quartzite or marble-look quartz product - material identity should be confirmed

15 Weaver Heights, Greenbrier, 72058 MLS # 26027956

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[MEDIUM] Built-in two-story slide and rock-climbing wall structure in upstairs bonus/playroom

A permanently mounted slide descending from a loft, plus an attached climbing wall, are visible in the bonus/playroom. Structured fields/remarks reference only a generic 'Bonus Room' or 'oversized bonus or playroom' with no mention of this built-in play structure.

Source: Photos 42, 44

[LOW] Built-in wet bar/sink cabinet in bonus room

A small cabinet with sink is built into the bonus room wall; not referenced in structured fields or remarks.

Source: Photo 44

[LOW] Possible outdoor kitchen pass-through opening on covered rear patio

A wall opening near the patio grill/brick wall may represent an outdoor kitchen or serving pass-through; remarks mention only the 'tiled living area and stone fireplace' without describing this feature.

Source: Photo 49

REVIEW REQUIRED

- Confirm interior finish/use of the second story above the detached shop/garage (dormer window visible in Photo 50) - not shown in photos.
- Confirm scope and value impact of the 'pool-ready half bath' plumbing referenced in remarks, since no pool is currently built.
- Clarify structured-field garage counts (Two Car/Three Car/Detached) against the two separate garage structures visible in photos.

DETACHED OUTBUILDINGS

[HIGH] 29' x 43' detached shop/garage with apparent finished or storage space above (dormer window)
Public remarks state the property is 'complemented by a 29' x 43' shop.' Structured fields list 'Shop' and a 'Detached' garage under EXT. FEATURES/PARKING. Aerial (Photo 3) and dusk exterior (Photo 50) show a separate brick/stone building with two garage bays and a dormered window above, consistent with the stated shop but with an upper level not otherwise described.
Source: Public Remarks; Photos 3, 50

POOLS & SITE IMPROVEMENTS

[LOW] Pool-ready plumbing/half bath stub-out (no in-ground pool currently built)
Public remarks describe 'a pool-ready half bath,' indicating plumbing/prep for a future pool. No constructed pool is visible in any interior, exterior, or aerial photo (including Photo 3), so this should be treated as unbuilt infrastructure only.
Source: Public Remarks

SITE & VIEW

[HIGH] 2.51-acre elevated/upslope cul-de-sac homesite with wooded buffer and open lawn
Lot size is well above typical subdivision lots in the area; aerial photos show an elevated site position with extensive manicured lawn and mature tree buffer, functioning as a site/view amenity.
Source: Structured Fields (Approx Acreage 2.51; LOT: Upslope, Cul-de-sac, Extra Landscaping); Public Remarks ('Perched atop 2.51 private acres'); Photos 1, 3

CONTRADICTIONS

- Structured PARKING fields list 'Two Car,' 'Three Car,' 'Detached,' and 'Side Entry' together without separating them; photos show a 3-car attached garage at the main house (Photo 1) and a separate 2-car detached shop/garage (Photo 50), so the structured data likely conflates two distinct garage structures.

IMAGE QUALITY ISSUES

- Primary exterior shots (Photos 1, 3, 50) are twilight/dusk photography, which can present an idealized appearance versus daylight condition of roof and siding.
- No close-up daytime photos of roofing material or siding condition were provided.

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

Quality: Custom 2024 builder home (Hill Construction Management) with complex Craftsman/Tudor massing, full brick and stone veneer, dual-pitch rooflines, and extensive interior millwork, wainscoting, vaulted wood-beam ceilings, and custom cabinetry throughout - consistent with Q2 custom/high-end construction rather than builder-grade stock.

Condition: Home is new construction (2024) and presents as essentially unused/like-new across all observed rooms, with no visible wear, staining, or deferred maintenance - consistent with C2.

Kitchen/baths: Kitchen and baths feature original, high-end 2024 construction finishes (quartzite/marble counters, custom stained-wood island, professional appliances, marble tile, heated floors, freestanding tub with fireplace, oversized glass shower) - these are original builder finishes rather than later updates, but being brand new they present in fully modernized, no-deferred-maintenance condition.

Not visible/verified: 50 photos provided with strong interior coverage (>8 rooms), supporting HIGH confidence, but roof surface and siding close-ups are limited to twilight/aerial views.; Interior finish level of the detached shop/garage's apparent second story (visible dormer window in Photo 50) is not shown and cannot be rated.; Not every bedroom is individually photographed; kitchen/bath ratings extrapolated from the primary suite and main kitchen only.

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	3735 Friendship MLS # 25036758	205 Shagbark Trail MLS # 26000345	101 Shagbark Trail MLS # 26010003	11 Taryn Trail MLS # 26012566	15 Weaver Heights MLS # 26027956
Q/C impression	[L] Q2-to-Q3 / C2-to-C3 K: not observed B: not observed	[L] Q2-to-Q3 / C1-to-C2 K: not observed B: not observed	[M] Q2 / C2 K: updated B: not observed	[M] Q2-to-Q3 / C1-to-C2 K: updated B: updated	[H] Q2 / C2 K: updated B: updated
Detached outbuildings	[H] Detached garage/shop building with apartment, metal panel construction, gable roof, glass-panel garage doors, covered timber-accent entry porch, four-car-or-more capacity [L] Small white building visible in distance near lake shore, function unclear (possible boathouse, storage building, or accessory structure)	-	[H] Site-built shop	[L] Partially constructed structure with green door, visible dumpster and construction debris on adjacent lot to the left of subject [L] White detached garage-type building visible behind fence line in rear aerial views	[H] 29' x 43' detached shop/garage with apparent finished or storage space above (dormer window)
Photo-only findings	[M] Covered outdoor living pavilion/cabana adjacent to pool with heavy timber-frame gable roof and brick walls matching the main house [M] Rock-lined linear water feature/fountain trough running along the pool's edge	[M] Built-in outdoor countertop/bar structure adjacent to covered patio	-	[M] Built-in mudroom drop-zone with bench, cubbies, and upper cabinetry near a rear entry hallway	[M] Built-in two-story slide and rock-climbing wall structure in upstairs bonus/playroom [L] Built-in wet bar/sink cabinet in bonus room [L] Possible outdoor kitchen pass-through opening on covered rear patio
Pools & site improvements	[H] In-ground pool with tanning ledge/sun shelf area, stone coping, and adjacent raised paver patio [M] Hot Tub/Spa	[H] Heated in-ground pool with attached hot tub/spa and stone waterfall feature [H] Iron fence enclosing pool/rear yard [M] Stamped/textured concrete pool deck with flagstone-paved covered patio transition	[H] Custom in-ground pool [H] Hot tub/spa [M] Lawn sprinkler (in-ground irrigation) system	-	[L] Pool-ready plumbing/half bath stub-out (no in-ground pool currently built)
Site & view	[H] Elevated ridge-top lake view of Lake Beaverfork [H] 17.19 acres, sloped and wooded, not in a subdivision [M] Possible walkout basement level at rear, opening directly onto pool patio	[H] Pond/creek visible at rear of lot [M] Wooded lot providing privacy buffer at rear [M] Gated neighborhood entrance	[M] 0.89-acre cul-de-sac lot with extra landscaping	[H] Vista View lot designation	[H] 2.51-acre elevated/upslope cul-de-sac homesite with wooded buffer and open lawn
Dated renovations	-	-	-	-	-

Category	3735 Friendship MLS # 25036758	205 Shagbark Trail MLS # 26000345	101 Shagbark Trail MLS # 26010003	11 Taryn Trail MLS # 26012566	15 Weaver Heights MLS # 26027956
Review required	- Kitchen and bathroom quality/condition could not be assessed due to a complete absence of interior photos; on-site or ... - Small building visible near the lake shore in Photo 4 should be verified for ownership/parcel boundary and function ... - Fence material discrepancy (structured field 'Iron Fence' vs. white fence visible in Photo 4) should be clarified.	- No interior photos available - kitchen, bath, and general interior condition/quality could not be visually verified and ... - Extent of the outdoor countertop/bar structure seen in Photo 4 is unclear (partial view only) - recommend confirming ...	- Interior kitchen and bath conditions could not be visually verified due to lack of interior photos; status relies ... - Shop structure's size, construction type, and condition are undocumented beyond 'site-built' and should be ... - Internal date inconsistency between Approx Year Built (2026) and Contract/Off Market/Closed dates should be clarified ...	- Confirm whether Photos 5 and 6 represent actual as-built conditions or marketing renderings, given the listing's 'Under ... - Clarify ownership of the partially built structure visible over the fence line in Photo 4 and the white outbuilding in ... - Verify actual countertop material (granite per remarks vs. apparent quartzite/quartz slab per photos) for accurate ...	- Confirm interior finish/use of the second story above the detached shop/garage (dormer window visible in Photo 50) - ... - Confirm scope and value impact of the 'pool-ready half bath' plumbing referenced in remarks, since no pool is currently ... - Clarify structured-field garage counts (Two Car/Three Car/Detached) against the two separate garage structures visible ...
Contradictions	- Structured field lists 'Iron Fence' as an exterior feature, but the fencing visible in Photo 4 along the driveway/lawn ...	-	- Approx Year Built is listed as 2026 while Contract Date and Off Market Date are both 2/5/2025 and Closed Date is ... - The 'New Construction?' field is marked 'No' despite Approx Year Built 2026, a named Builder (Holloway Homes), and a ...	- Public Remarks describe the kitchen countertops as 'granite,' but photos (10-14, 39-40) show a light-background slab ...	- Structured PARKING fields list 'Two Car,' 'Three Car,' 'Detached,' and 'Side Entry' together without separating them ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

Best to worst: 11 Taryn Trail leads, presenting as fully new, unoccupied construction with no wear anywhere observed. 205 Shagbark Trail follows very closely, also new construction with fresh landscaping and an unweathered pool/patio, though this read rests on only two unique exterior vantage points. 101 Shagbark Trail and 15 Weaver Heights present similarly to one another, both like-new with no deferred maintenance visible; 15 Weaver Heights carries a much stronger photographic basis for that call than 101 Shagbark Trail, which had only a single listing photo. 3735 Friendship sits a step below the rest of the group - exterior brick, roofing, and hardscape show no deferred maintenance, but with zero interior photos available, the overall condition read for that property is the least well-supported and skews slightly worse due to its comparatively older effective age (built 2021 vs. the others' 2024-2026 vintages).

QUALITY

101 Shagbark Trail and 15 Weaver Heights present at the top of the set, both showing custom high-end original construction with quartzite/marble counters, professional-grade appliance suites, and extensive built-in millwork corroborated by strong photo or remarks evidence. 3735 Friendship and 205 Shagbark Trail sit just behind, with exterior massing and structured data both pointing to custom/high-end quality, but neither has interior photos to confirm cabinetry, fixture, or millwork grade, so their quality placement is less certain. 11 Taryn Trail rounds out the group in last position - strong custom detailing (waterfall island, vaulted coffered ceilings, spa primary bath) is offset by builder-grade indicators (luxury vinyl plank flooring throughout, standard vinyl double-hung windows) that pull it slightly below its peers, though it remains broadly in the same upscale tier. Overall, quality gaps across this set are modest; this reads as a fairly homogeneous, high-quality comp group rather than one with sharp

quality divides.

VERSUS SUBJECT

No subject property was identified in this set - all five properties are comparables, and the rankings above describe their standing relative to one another rather than to a subject.

- No property in this set differs from the group's center by a full internal-score step on either scale, so there are no severe outliers requiring major adjustment scrutiny.
- 3735 Friendship and 205 Shagbark Trail carry LOW confidence on both quality and condition because neither listing included any interior photographs; their placement in the rankings should be treated as provisional pending further verification.
- 11 Taryn Trail's quality read, while MEDIUM confidence, is pulled down within the group by identified builder-grade flooring and window components despite otherwise custom-level detailing - worth flagging since it is the one property where quality evidence points in two directions.
- 15 Weaver Heights carries HIGH confidence on both quality and condition, backed by 50 photos with strong interior coverage across nearly all major rooms.
- 101 Shagbark Trail and 11 Taryn Trail carry MEDIUM confidence: 101 Shagbark Trail's read leans heavily on agent remarks and structured fields with only one exterior photo, while 11 Taryn Trail's otherwise strong photo count is undercut by possible rendering/staging artifacts in a couple of images and an unresolved countertop material discrepancy.
- 3735 Friendship and 205 Shagbark Trail both carry LOW confidence because neither listing provided any interior photographs, leaving kitchen, bath, and general interior quality/condition inferred largely from exterior views and structured data alone.