

13 Rosewood

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260913-150528-13-rosewood>

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: 16

PHOTO-ONLY FINDINGS

- [MEDIUM] Enclosed sunroom/family room addition with brick interior walls and continuous window wall**
Interior room with exposed brick partition walls, extensive window bank, and carpeted floor appears to be a converted porch or sunroom addition; not referenced in any appraiser notes (none provided).
Source: Photo 6
- [HIGH] Large rear concrete patio with seating area**
Substantial poured concrete patio spanning most of the rear elevation, furnished with table and chairs; no corresponding note of this site improvement exists.
Source: Photo 2
- [LOW] Decorative stamped/paver walkway along side yard**
Curved stamped-concrete or paver walkway connecting driveway to side/rear yard; minor hardscape improvement not documented in notes.
Source: Photo 4

REVIEW REQUIRED

- No appraiser notes were provided at all; all quality/condition and improvement impressions rely solely on photo review and should be confirmed against the appraiser's actual inspection findings.
- Photo 4 shows a carport/roof structure whose attachment to the main dwelling is not entirely clear from the angle shown; confirm whether this is an attached or detached structure.
- Photo 5 shows a structure partially visible beyond the rear wood fence line that may belong to a neighboring property; cannot be confirmed as a subject-property improvement.

IMAGE QUALITY ISSUES

- Photos 6, 13, 14, and 16 are dimly lit, limiting ability to fully assess wall and ceiling condition in those rooms.
- No photos provided of roof surface close-up, foundation, mechanical room, or attic/crawlspace access.

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

- Quality:** Dwelling presents as a brick-veneer ranch of standard builder-grade construction with some above-average design touches (exposed brick masonry fireplace/chimney, decorative wood beam ceilings) but otherwise typical materials: louvered stock-style kitchen cabinetry, standard aluminum-frame rear windows, and simple ranch massing. These decorative elements do not elevate it beyond a well-detailed Q4; there is no evidence of custom millwork, high-end structural systems, or architect-driven design consistent with Q3/Q2.
- Condition:** Interior finishes show a mix of updated flooring and updated/remodeled bathrooms layered onto original room configurations and cabinetry, consistent with an owner-maintained home with rolling updates rather than a full gut renovation. No signs of deferred maintenance, structural distress, or moisture damage were observed in the photos provided. Roofing shows normal wear consistent with age but no visible defects.

Kitchen/baths: Kitchen retains original louvered cabinetry with black laminate-look counters and tile backsplash, but has newer stainless appliances - consistent with 'updated' rather than remodeled. Of the two bathrooms photographed, one shows a modest granite-top update (Photo 12) and the other shows a more extensive tile and fixture update bordering on remodeled (Photo 15); dominant impression across both is 'updated.'

Not visible/verified: No close-up roof or foundation photos provided to fully assess exterior condition.; Several interior photos (6, 13, 14, 16) are dimly lit, which limits fine assessment of wall/ceiling/finish condition.; Mechanical systems (furnace, water heater) and attic/crawlspace were not shown.; Only two bathrooms were photographed; total bathroom count and condition of any additional baths could not be verified.; Rooms contain significant personal property/clutter (toys, storage bins) which does not affect condition rating but limits full visibility of some flooring and wall areas.

2913 Joanna Drive, Conway, 72034 MLS # 25049478

Photo count check: MATCH (32/32)

PHOTO-ONLY FINDINGS

[HIGH] Decorative round columns separating living and dining areas

Paired white round columns visibly divide the living room from the dining area in multiple interior photos; this architectural feature has no corresponding structured field or remarks mention.

Source: Photo 2, Photo 3, Photo 8, Photo 15, Photo 16

REVIEW REQUIRED

- Verify actual extent of yard fencing (partially vs. fully fenced) given apparent contradiction between structured field and photos
- Confirm ownership/boundary of structure(s) visible near or beyond the rear fence line in Photos 30 and 32
- Confirm condition and finishes of the second full bathroom, not clearly documented in the photo set

DETACHED OUTBUILDINGS

[LOW] Small structure with a peaked/shed roofline visible at the right edge of the rear yard, partially obscured by vegetation

A small wood structure with a peaked roof is visible near the patio/fence area at image right; too small and obscured to identify as a shed, doghouse, or storage box. Not mentioned in structured fields or remarks.

Source: Photo 32

[LOW] Structure with reddish roofline visible beyond the rear fence line

A structure with a distinct red roof is visible through trees beyond the wood privacy fence at the rear of the lot. Given its position beyond the fence line, this may belong to a neighboring property rather than the subject.

Source: Photo 30

POOLS & SITE IMPROVEMENTS

[HIGH] Wood deck at rear of home

Public Remarks: 'Step outside to the backyard deck, perfect spot to enjoy morning, evening relaxation, or entertaining with friends.' Visible as an elevated wood deck with railing in Photos 6, 7, and 28.

Source: Public Remarks

[MEDIUM] Extensive stone/paver patio with rock garden landscaping and pathways

Structured Field lists only a generic 'Patio' feature; Photos 29-32 show a substantial flagstone/paver patio area combined with stacked-stone garden borders, mulched pathways, and terraced landscaping beyond what a typical patio entry implies.

Source: Structured Field / Photo 29

SITE & VIEW

[MEDIUM] Heavily wooded rear lot providing privacy buffer

Photos 28 and 30-32 show a densely treed rear yard with mature hardwoods extending to the fence line, limiting direct sightlines to structures beyond the property; a modest site-level amenity not addressed in remarks or structured fields.

Source: Photo

DATED RENOVATIONS

[HIGH] New roof

Verbatim from Public Remarks: 'New roof 2021.'

Source: Public Remarks

CONTRADICTIONS

- Structured Field lists 'Partially Fenced,' but backyard photos (28-32) show what appears to be a continuous wood privacy fence enclosing the entire visible rear yard perimeter.

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

- Quality:** Consistent with Q4 - a 1991 brick veneer one-story production/builder home. Architectural shingle roof, formica kitchen counters (original grade per structured field), and simple panel doors/trim are typical builder-grade materials. Decorative round columns dividing the living/dining space and tray ceilings add a modest architectural touch above the most basic builder grade, but overall design complexity and materials remain consistent with stock construction rather than custom or high-end work.
- Condition:** Consistent with C3 - the home presents as well-maintained with some documented updates (roof, paint) and a partially refreshed kitchen (repainted cabinets, tile backsplash, newer stainless double-oven range and dishwasher), but original formica counters and dated bathroom finishes remain. No visible deferred maintenance, staining, or structural issues were observed in the photos provided.
- Kitchen/baths:** Kitchen shows a partial condition update - repainted cabinet boxes, a tile backsplash, and newer stainless double-oven range/dishwasher - layered onto original formica counters and stock cabinet boxes, consistent with 'updated' rather than 'remodeled.' Bathrooms show original-era cabinetry and countertops with only minor hardware/fixture refreshes, consistent with 'not updated.'

Not visible/verified: Only one of two full bathrooms is clearly documented in the photo set; the second full bath's condition could not be independently confirmed; Exterior photo coverage is limited to front and rear views; side elevations, roof close-up, and foundation are not shown; Interior photos contain heavy personal decor/clutter (holiday items, furniture, closet contents) that may obscure some finish details; Marketing photos are curated and may not reveal minor wear or maintenance issues not visible in the frame

954 Joseph Dr, Conway, 72034 MLS # 26007620

Photo count check: MATCH (13/13)

REVIEW REQUIRED

- Baths_status is based solely on the primary bath (2 photos); the second full bath noted in structured fields was not pictured and its condition/updates could not be assessed.
- Kitchen assessed from a single photo; full extent of countertop material, cabinet interior condition, and flooring condition beyond the visible frame could not be verified.
- No photographs of the roof, gutters, or water heater were provided to corroborate the Public Remarks' claims of recent roof and water heater replacement.
- Rooflines/structures visible over the rear fence line in Photos 3 and 4 appear to belong to neighboring properties, not the subject; flagged at LOW confidence due to this ambiguity and excluded from outbuilding findings.

POOLS & SITE IMPROVEMENTS

- [HIGH]** **In-ground pool (kidney/free-form shape) with concrete/aggregate deck and fenced enclosure**
Vinyl-liner in-ground pool with aggregate deck surround, ladder/entry steps, and surrounding wood privacy fence visible in rear yard across multiple photos.
Source: Structured Field (Inground Pool) / Public Remarks ('Where else can you find a pool!') / Photos 2, 3, 4
- [MEDIUM]** **Newer pool pump (no date given)**
Remarks state 'Newer pool pump' but provide no installation date; the pump itself is not visible in any photo, so condition/age cannot be visually confirmed.
Source: Public Remarks

DATED RENOVATIONS

- [MEDIUM]** **Roof - stated as approximately two years old at time of listing**
Public Remarks verbatim: 'Roof is just two years old, with a new water heater and disposal.' No absolute installation date given, but the stated relative age (~2 years) is usable for effective-age estimation; no corresponding roof-age structured field exists to corroborate.
Source: Public Remarks

IMAGE QUALITY ISSUES

- Several interior photos (Photos 7, 10, 11, 12) show vacant, unfurnished rooms lit inconsistently, limiting ability to assess flooring wear or wall finish condition beyond what is directly visible.
- No full rear or side exterior elevation photo is provided to visually verify the remarks' claim of a roof approximately two years old.
- Photo 6 (laundry room) is dim, limiting assessment of flooring and cabinet condition in that space.

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

- Quality:** Dwelling presents as a standard brick-veneer, builder-grade one-story traditional home consistent with Q4 construction quality: simple architectural detailing, standard insulated windows/doors, a prefab wood-burning fireplace with painted wood mantel, and textured/popcorn ceilings typical of circa-1990 production building in this market. No custom millwork, upgraded window/door grade, or complex design elements were observed.
- Condition:** Overall condition impression falls in the C3-to-C4 range. Public Remarks cite a roof approximately two years old, a new water heater, and a new disposal, which support improved mechanical/systems condition, but photos show dated cosmetic finishes (laminare-style kitchen counters, blue-painted primary bath with glass block window and original jetted tub, faux-painted accent walls) and the listing itself offers a painting allowance, indicating the seller anticipates some deferred cosmetic updating. No structural defects, water staining, or safety/soundness issues were visible in the provided photos.
- Kitchen/baths:** Kitchen shows repainted original cabinetry, retained laminare-style counters, and newer stainless appliances/disposal per remarks - consistent with 'updated' status, not a full remodel. Primary bath retains original jetted tub and glass block window with a dated color palette and no visible remodel - consistent with 'not updated' status. A secondary full bath (2 full baths per structured field) was not pictured, so its status could not be independently verified.

Not visible/verified: Only 13 MLS photos provided; secondary bedrooms, the secondary full bath, garage interior, and full rear exterior elevation were not pictured.; Interior photo count (~9) is near the low end of the ~8-photo threshold used for confidence calibration; several rooms are shown vacant, which can mask condition issues normally hidden by furnishings.; No close-up photos of roof, HVAC equipment, or water heater to corroborate remarks' stated recent replacements.; Kitchen countertop material could not be definitively identified (appears to be laminare/Formica) from the single available kitchen photo.

Photo count check: MATCH (41/41)**REVIEW REQUIRED**

- Garage interior not photographed; cannot verify condition/finish or confirm two-car garage claim visually.
- Ambiguous ownership of the green gable-roofed structure visible beyond the rear fence - may belong to neighboring property.
- Exact dimensions/construction of the rear-yard storage shed could not be confirmed from available photo angles.

DETACHED OUTBUILDINGS**[MEDIUM] Storage shed (wood-toned siding, double doors) in rear yard**

A freestanding shed is visible near the rear fence line within what appears to be the subject's fenced yard. Size and construction material cannot be fully confirmed from photo angle. Not mentioned in structured fields or remarks.

Source: Photo 35, 36, 37

[LOW] Green gable-roofed structure visible beyond side/rear fence

A green building with a gable roof appears repeatedly beyond the subject's wood privacy fence. This is likely the neighboring property's structure (matches green house visible from the street in Photo 1) rather than a subject outbuilding; flagged for review due to ambiguity.

Source: Photo 1, 31, 32, 33, 34

POOLS & SITE IMPROVEMENTS**[HIGH] Covered brick patio with low brick seat wall**

Public remarks state 'the fully fenced backyard features a large patio perfect for entertaining.' Photos show a covered concrete patio with an attached brick seat/planter wall running along the rear of the home.

Source: Public Remarks; Photo 31, 32, 33, 34

SITE & VIEW**[MEDIUM] Proximity to Tucker Creek Trail and neighborhood park**

Remarks note the home has 'easy access to Tucker Creek Trail & a park at the end of the street,' a potential locational value driver not captured in structured fields.

Source: Public Remarks

DATED RENOVATIONS**[HIGH] Roof replaced 2021**

Verbatim: 'new roof (2021)'

Source: Public Remarks

[HIGH] HVAC replaced 2020

Verbatim: 'new HVAC (2020)'

Source: Public Remarks

[HIGH] Water heater replaced 2023

Verbatim: 'new water heater (2023)'

Source: Public Remarks

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

Quality: Original construction is a 1986 brick-veneer one-story ranch with builder-grade stock materials - vaulted living room ceiling, brick fireplace surround, and built-in bookshelf/wet bar cabinetry consistent with a slightly-above-base spec home. Cabinetry profile (raised panel, standard overlay), window/door trim, and millwork throughout are stock-grade, not custom. This is consistent with Q4, possibly trending toward

Q3-to-Q4 given the built-in wet bar and vaulted ceiling detail, but overall design and materials remain builder-grade.

Condition: The home presents as well-maintained with numerous recent capital and cosmetic updates (roof, HVAC, water heater, flooring, lighting, painted cabinetry, and countertop upgrades). No signs of deferred maintenance, staining, or structural issues are visible in photos. This supports a C3 impression - well-maintained with limited wear and multiple documented updates, short of a full C2 like-new condition given original cabinet boxes and dated tile/vanity forms that were refreshed with paint rather than replaced.

Kitchen/baths: Kitchen shows white-painted original cabinet boxes with granite countertops, subway-style travertine backsplash, and stainless appliances - a cosmetic modernization without structural/layout change, consistent with 'updated' per UAD. Baths (primary en suite and hall bath) show repainted vanity cabinetry with refreshed solid-surface/granite-look countertops and updated faucets; no evidence of reconfiguration or high-end fixtures, consistent with 'updated' rather than 'remodeled.'

Not visible/verified: Garage interior was not photographed; condition and finish level of garage could not be assessed.; Fourth bedroom described as flex space near garage entry was not clearly distinguishable among photographed bedrooms.; Sub-flooring and areas beneath new LVP/tile could not be verified for hidden damage.; Attic and crawlspace/foundation not visible in any photo.

297 Southwick Cove, Conway, 72034 MLS # 26020040

Photo count check: MATCH (31/31)

PHOTO-ONLY FINDINGS

[LOW] Small wood-framed lean-to/pergola-style structure attached to the rear fence line, adjacent to the covered patio

An open wood-post structure with roof framing but no visible roof covering is attached to the fence near the patio in Photos 29-30. Purpose (pergola, wood storage, trellis) is unclear, and it has no corresponding structured field or remarks mention. Given its attachment to the fence, there is some ambiguity about whether it is fully within the subject's yard.

Source: Photo 29 / Photo 30

REVIEW REQUIRED

- Confirm whether the home has an enclosed garage or only the 'Parking Pads/Two Car' concrete pad noted in structured fields
- no garage door or garage interior photos were provided, and front elevation photos (1-3) show no garage door
- Verify the purpose and ownership of the wood lean-to/pergola-style structure attached to the rear fence (Photos 29-30), as it is undocumented in remarks or structured fields

DETACHED OUTBUILDINGS

[HIGH] Freestanding metal storage shed with gambrel (barn-style) roof, approx. 8-10 ft wide, located in rear yard

Public remarks state 'a storage shed'; structured field lists 'Outside Storage Area'; Photo 31 shows a corrugated metal shed with a rusted gambrel roof and hinged door, clearly within the fenced yard.

Source: Public Remarks / Structured Field (Outside Storage Area) / Photo 31

IMAGE QUALITY ISSUES

- Photo 29-30 wood structure near fence is partially obscured by shadows and trees, making its exact purpose and construction difficult to confirm

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

Quality: Original construction is consistent with a Q4 stock/builder-grade ranch: brick & frame combo exterior,

composition shingle roof, vaulted living-room ceiling with a single decorative beam, crown molding and chair-rail wainscoting, and a brick-faced wood-burning fireplace. These are modest builder upgrades over base-grade construction but not custom-level millwork or complex rooflines, so quality is not elevated beyond Q4 despite later cosmetic updates.

Condition: The home presents as well maintained with several cosmetic updates layered onto original 1988 construction: new-looking luxury vinyl plank flooring throughout main living areas, an updated kitchen with granite-look counters, tin-style backsplash and stainless appliances, and an updated primary bath with granite-look vanity top and modern fixtures. The secondary/hall bath retains original 1980s-era tile work with a red accent band, indicating that updates were not uniform across the home. No signs of deferred maintenance, moisture staining, or structural distress were visible in the photos provided.

Kitchen/baths: Kitchen: oak cabinetry appears original to the 1988 construction, but counters (granite/granite-look), tin backsplash, and stainless appliances have been added later - consistent with 'updated,' not remodeled or original quality upsizing. Primary bath: granite-look vanity top, modern fixtures, garden tub, and separate shower stall suggest updating; hall bath retains original tile work and is not updated. Overall bath status is reported as the dominant 'updated' condition from the primary bath, with a caveat that the secondary bath is dated.

Not visible/verified: 25 interior photos were reviewed, providing strong coverage, but no photos of garage/mechanical space beyond the water-heater closet were provided; Attic, roof structure, and crawlspace/foundation details could not be assessed from photos; Backyard is largely bare dirt/patchy grass - this reflects landscaping/yard condition, not structural condition, and was not scored

13 Sedgefield Drive, Conway, 72034 MLS # 26026134

Photo count check: MATCH (16/16)

PHOTO-ONLY FINDINGS

[MEDIUM] Built-in wood wall shelving unit in a flex/storage room

Multi-tier wood shelving spans a full wall in what appears to be a bonus or storage room; not referenced in structured fields or remarks.

Source: Photo 11

REVIEW REQUIRED

- Full exterior condition (roof, siding, garage, rear yard) could not be assessed due to lack of photos
- Interior clutter and dim lighting limit certainty on cabinet, counter, and flooring condition in kitchen and bedrooms

IMAGE QUALITY ISSUES

- Only 1 exterior photo provided; no rear yard, garage, or roof close-up photos to verify exterior condition or confirm absence of a pool/outbuildings
- Multiple interior photos (kitchen, bedrooms) are dim/low-light, limiting assessment of finish condition
- Heavy clutter and personal belongings throughout most rooms obscure floor, wall, and cabinet surfaces

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

Quality: Dwelling presents as a stock, builder-grade one-story brick ranch consistent with Q4. Original oak cabinetry, simple traditional millwork, standard brick fireplace surround (site-built, later painted), and a straightforward traditional floor plan indicate builder-grade original construction rather than custom or high-end finish work. No structural upgrades, custom cabinetry, or high-grade materials are evident.

Condition: Interior finishes appear dated and largely original to the 1985 construction, consistent with C4 - functional but with clearly dated finishes throughout (cabinetry, laminate counters, bath fixtures, popcorn ceilings). Some appliances (gas range, microwave) appear newer, improving functional utility of the kitchen without altering

its original condition classification. No signs of significant deferred maintenance, active water intrusion, or structural distress were observed in the photos provided, though heavy personal clutter and dim lighting throughout limit a complete assessment.

Kitchen/baths: Kitchen retains original oak cabinetry, laminate-style counters, and tile backsplash with only newer appliances swapped in (gas range, microwave, refrigerator) - consistent with 'not updated' under UAD definitions. Bathrooms show original pedestal sink, double-vanity with cultured-marble-style top, fiberglass/tile shower enclosures, and a garden tub, all appearing original to construction with no modernization evident - consistent with 'not updated.'

Not visible/verified: Photos are heavily cluttered with personal belongings and pet items, which obscures full visibility of floors, walls, and cabinetry condition in several rooms; Several interior photos are dim/low-light (kitchen and bedroom shots), limiting confident assessment of finish condition and any wear/staining; No exterior rear-yard, garage interior, or roof close-up photos were provided, so exterior condition beyond the front elevation could not be verified; Public remarks phrase 'ready for your personal touch' suggests the seller/agent acknowledges a dated condition, supporting the C4 impression

867 Heather, Conway, 72034 MLS # 26027646

Photo count check: MATCH (47/47)

PHOTO-ONLY FINDINGS

[MEDIUM] Covered brick breezeway/walkway connecting sections of the rear deck area

A roofed, brick-walled outdoor corridor connects two wings of the house over the deck; this specific covered breezeway structure is not called out in structured fields (which list only Deck and Porch) or in remarks.

Source: Photo 34

[LOW] Fabric shade sail mounted between rooflines over the rear deck

A triangular shade sail is hardware-mounted between two roof eaves over the rear deck; this fixed shade structure is not mentioned in remarks or structured fields, though it may be considered a lighter-weight removable accessory rather than a permanent improvement.

Source: Photo 35, Photo 36

REVIEW REQUIRED

- Clarify whether the structured 'Whirlpool/Hot Tub/Spa' field refers to a jetted tub, a separate spa/hot tub, or is simply describing the soaking tub shown in photos.
- Confirm actual dimensions of the detached garage to verify the 'oversized' description in remarks.
- Confirm ownership/boundary of the large open field visible beyond the rear fence line in aerial photos.

DETACHED OUTBUILDINGS

[HIGH] Detached two-car garage, described as 'oversized' with room for vehicles, storage, or a workshop

Structured fields list Garage, Two Car, Detached, Auto Door Opener, Side Entry; public remarks call it an 'oversized detached garage.' Photos 4, 37, 38 show a brick/vinyl-sided detached garage with a single wide door and a small built-in wood storage closet inside; footprint in photos appears to be a standard two-car garage rather than conspicuously oversized, which should be verified against actual dimensions.

Source: Structured Field / Public Remarks

POOLS & SITE IMPROVEMENTS

[LOW] Whirlpool/Hot Tub/Spa checkbox (interior fixture)

Structured FEATURES list 'Whirlpool/Hot Tub/Spa' under INTERIORS, and public remarks reference a 'large soaking tub' in the primary suite. Photos 25 and 28 show a tile-surround garden/soaker tub with no visible jets or whirlpool controls, so this likely refers to the soaking tub rather than a true jetted whirlpool or a separate spa/hot tub;

flagged as a possible field/photo mismatch.

Source: Structured Field / Public Remarks

SITE & VIEW

[LOW] Rear yard backs toward a large open mowed field/greenspace beyond the fence line

Aerial photos show the fenced backyard adjoining a large open grassy area with visible sprinkler/irrigation lines, possibly a sports field, park, or adjacent undeveloped land; this is outside the subject's fence line and its ownership/use is unclear, but it may provide added openness/view value.

Source: Photo 5, Photo 44, Photo 45

DATED RENOVATIONS

[HIGH] Roof approximately 4 years old

Public remarks state: 'Updates include new carpet, a 4 yr old roof, and a whole-house water filtration system installed in 2023.'

Source: Public Remarks

[HIGH] Whole-house water filtration system installed 2023

Public remarks state: 'a whole-house water filtration system installed in 2023.'

Source: Public Remarks

CONTRADICTIONS

- Structured field lists 'Whirlpool/Hot Tub/Spa' but bathroom photos (25, 28) show a plain soaking/garden tub with no visible jets, suggesting the field may simply be referencing the soaking tub described in remarks rather than a true whirlpool or separate spa.
- Public remarks describe the detached garage as 'oversized,' but photos (4, 37, 38) show what appears to be a standard-dimension two-car garage; size should be confirmed against actual measurements.

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

- Quality:** Original construction is consistent with a Q4 production-built 1990 brick-and-vinyl traditional rancher: slab foundation, sheetrock walls/ceilings, vaulted great-room ceiling, standard window/door grade, and a single wood-burning brick fireplace. Decorative wrought-iron porch railings and an arched transom window add modest architectural interest above the plainest builder grade, but the overall design, materials, and millwork are consistent with stock/builder-grade construction meeting code rather than custom or semi-custom work.
- Condition:** The dwelling presents as well-maintained with several recent refresh items (new laminate flooring in main living areas, new bedroom carpet, fresh neutral paint, a roof reported at 4 years old, and a 2023 whole-house water filtration system) that offset dated original kitchen and bath finishes. No signs of deferred maintenance, moisture staining, or structural distress are visible in the photos provided, consistent with a C3 impression overall, tempered by kitchen/bath finishes that remain original and dated.
- Kitchen/baths:** Kitchen retains original oak cabinetry and Formica/laminate countertops from the 1990 construction; stainless appliances appear newer but do not, on their own, constitute a full kitchen update per UAD standards, so the kitchen reads as not updated. The primary bath features an original tile-surround garden tub, separate fiberglass shower stall, and oak dual vanity with laminate top; the secondary bath shows an original oak vanity, laminate top, and tub/shower combo. Neither bath shows evidence of cabinet, counter, or fixture replacement, so both read as not updated despite the home's general cosmetic refresh.

Not visible/verified: Photo coverage of individual secondary bedrooms is limited/possibly overlapping (Photos 22-24, 29, 32-33); exact room-by-room condition for each of the 3 bedrooms cannot be fully distinguished; No close-up exterior roof photo is provided to visually corroborate the stated '4 yr old roof'; Attic, crawlspace/slab perimeter, and HVAC equipment condition cannot be assessed from listing photos; MLS photos are marketing photos taken in favorable light/staging; some wear or deferred items may not be 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 inspection photos	2913 Joanna Drive MLS # 25049478	954 Joseph Dr MLS # 26007620	104 Country Club Road MLS # 26011650	297 Southwick Cove MLS # 26020040	13 Sedgefield Drive MLS # 26026134	867 Heather MLS # 26027646
Q/C impression	[M] Q4 / C3 K: updated B: updated	[M] Q4 / C3 K: updated B: not updated	[M] Q4 / C3-to-C4 K: updated B: not updated	[H] Q4 / C3 K: updated B: updated	[H] Q4 / C3 K: updated B: updated	[M] Q4 / C4 K: not updated B: not updated	[H] Q4 / C3 K: not updated B: not updated
Vs. subject (advisory)	-	Q similar / C similar Both present as Q4 builder-grade construction with a similarly well-maintained, updated-kitchen condition profile, though Joanna Drive's baths remain unupdated versus the subject's updated baths without shifting its overall condition standing.	Q similar / C inferior Joseph Dr retains laminated-style counters and a dated original primary bath, and the listing offers a painting allowance, placing its condition moderately below the subject's updated kitchen/baths and fresher overall presentation.	Q similar / C similar Both show extensive, recent kitchen and bath cosmetic updates (new countertops, repainted cabinetry, updated fixtures) over original builder-grade construction, tracking closely with the subject.	Q similar / C similar Southwick Cove shows a comparably updated kitchen and primary bath, though its secondary bath retains original 1980s tile; overall condition still tracks with the subject's mixed-update profile.	Q similar / C inferior Sedgefield Drive's kitchen and both baths remain original and dated with no evidence of updating, a clear step below the subject's updated kitchen and baths.	Q similar / C similar Heather shows recent flooring, paint, and mechanical updates but an entirely original, unupdated kitchen and baths versus the subject's updated ones; the resulting condition gap is modest enough to remain within a similar overall impression.
Detached outbuildings	-	[L] Small structure with a peaked/shed roofline visible at the right edge of the rear yard, partially obscured by vegetation [L] Structure with reddish roofline visible beyond the rear fence line	-	[M] Storage shed (wood-toned siding, double doors) in rear yard [L] Green gable-roofed structure visible beyond side/rear fence	[H] Freestanding metal storage shed with gambrel (barn-style) roof, approx. 8-10 ft wide, located in rear yard	-	[H] Detached two-car garage, described as 'oversized' with room for vehicles, storage, or a workshop
Photo-only findings	[M] Enclosed sunroom/family room addition with brick interior walls and continuous window wall [H] Large rear concrete patio with seating area [L] Decorative stamped/paver walkway along side yard	[H] Decorative round columns separating living and dining areas	-	-	[L] Small wood-framed lean-to/pergola-style structure attached to the rear fence line, adjacent to the covered patio	[M] Built-in wood wall shelving unit in a flex/storage room	[M] Covered brick breezeway/walkway connecting sections of the rear deck area [L] Fabric shade sail mounted between rooflines over the rear deck

Category	SUBJECT PROPERTY inspection photos	2913 Joanna Drive MLS # 25049478	954 Joseph Dr MLS # 26007620	104 Country Club Road MLS # 26011650	297 Southwick Cove MLS # 26020040	13 Sedgefield Drive MLS # 26026134	867 Heather MLS # 26027646
Pools & site improvements	-	[H] Wood deck at rear of home [M] Extensive stone/paver patio with rock garden landscaping and pathways	[H] In-ground pool (kidney/free-form shape) with concrete/aggregate deck and fenced enclosure [M] Newer pool pump (no date given)	[H] Covered brick patio with low brick seat wall	-	-	[L] Whirlpool/Hot Tub/Spa checkbox (interior fixture)
Site & view	-	[M] Heavily wooded rear lot providing privacy buffer	-	[M] Proximity to Tucker Creek Trail and neighborhood park	-	-	[L] Rear yard backs toward a large open mowed field/greenspace beyond the fence line
Dated renovations	-	[H] New roof	[M] Roof - stated as approximately two years old at time of listing	[H] Roof replaced 2021 [H] HVAC replaced 2020 [H] Water heater replaced 2023	-	-	[H] Roof approximately 4 years old [H] Whole-house water filtration system installed 2023
Review required	- No appraiser notes were provided at all; all quality/condition and improvement impressions rely solely on photo review ... - Photo 4 shows a carport/roof structure whose attachment to the main dwelling is not entirely clear from the angle ... - Photo 5 shows a structure partially visible beyond the rear wood fence line that may belong to a neighboring property ...	- Verify actual extent of yard fencing (partially vs. fully fenced) given apparent contradiction between structured field ... - Confirm ownership/boundary of structure(s) visible near or beyond the rear fence line in Photos 30 and 32 - Confirm condition and finishes of the second full bathroom, not clearly documented in the photo set	- Baths_status is based solely on the primary bath (2 photos); the second full bath noted in structured fields was not ... - Kitchen assessed from a single photo; full extent of countertop material, cabinet interior condition, and flooring ... - No photographs of the roof, gutters, or water heater were provided to corroborate the Public Remarks' claims of recent ... - Rooflines/structures visible over the rear fence line in Photos 3 and 4 appear to belong to neighboring properties, not ...	- Garage interior not photographed; cannot verify condition/finish or confirm two-car garage claim visually. - Ambiguous ownership of the green gable-roofed structure visible beyond the rear fence - may belong to neighboring ... - Exact dimensions/construction of the rear-yard storage shed could not be confirmed from available photo angles.	- Confirm whether the home has an enclosed garage or only the 'Parking Pads/Two Car' concrete pad noted in structured ... - Verify the purpose and ownership of the wood lean-to/pergola-style structure attached to the rear fence (Photos 29-30) ...	- Full exterior condition (roof, siding, garage, rear yard) could not be assessed due to lack of photos - Interior clutter and dim lighting limit certainty on cabinet, counter, and flooring condition in kitchen and bedrooms	- Clarify whether the structured 'Whirlpool/Hot Tub/Spa' field refers to a jetted tub, a separate spa/hot tub, or is ... - Confirm actual dimensions of the detached garage to verify the 'oversized' description in remarks. - Confirm ownership/boundary of the large open field visible beyond the rear fence line in aerial photos.

Category	SUBJECT PROPERTY inspection photos	2913 Joanna Drive MLS # 25049478	954 Joseph Dr MLS # 26007620	104 Country Club Road MLS # 26011650	297 Southwick Cove MLS # 26020040	13 Sedgefield Drive MLS # 26026134	867 Heather MLS # 26027646
Contradictions	-	- Structured Field lists 'Partially Fenced,' but backyard photos (28-32) show what appears to be a continuous wood ...	-	-	-	-	- Structured field lists 'Whirlpool/Hot Tub/Spa' but bathroom photos (25, 28) show a plain soaking/garden tub with no ... - Public remarks describe the detached garage as 'oversized,' but photos (4, 37, 38) show what appears to be a ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

The subject, 2913 Joanna Drive, 104 Country Club Road, and 297 Southwick Cove form the top tier of the set, each presenting as well-maintained with rolling cosmetic updates (refreshed kitchens, updated or partially updated baths, newer flooring) layered onto original 1980s-90s construction, with no deferred maintenance visible in photos. 867 Heather sits a modest step below this group - its recent flooring, paint, and water-filtration updates are offset by kitchen and bath finishes that remain entirely original and dated. 954 Joseph Dr is a further step below, with retained laminate-style counters, a dated original primary bath (jetted tub, glass block window), and a seller-offered painting allowance signaling some anticipated cosmetic work. 13 Sedgefield Drive is the clear outlier at the bottom, with original, unupdated kitchen and bath finishes throughout and no material cosmetic refresh evident, consistent with a full condition step below the subject and most of the set.

QUALITY

The comp set is quality-homogeneous. The subject and every comparable are consistent with Q4 builder-grade, brick-veneer production construction, with only minor decorative touches (vaulted ceilings, brick fireplaces, wainscoting, a built-in wet bar, wrought-iron porch rail) that add modest character without elevating any property beyond stock/production grade. No material quality gaps were identified across the set; any differences are at the margin and do not warrant a distinct ranking tier.

VERSUS SUBJECT

Against the subject (Q4 quality, condition consistent with well-maintained C3 with updated kitchen and updated baths), most of the set tracks closely: 2913 Joanna Drive, 104 Country Club Road, and 297 Southwick Cove all present similarly on both quality and condition, though Joanna Drive's baths remain unupdated versus the subject's updated baths, a difference not large enough to move its overall condition standing. 867 Heather is only slightly behind the subject in condition, largely because its kitchen and baths remain fully original where the subject's are updated, though the gap is modest given Heather's other recent updates. 954 Joseph Dr and especially 13 Sedgefield Drive are the two comparables that read as clearly inferior to the subject in condition, both retaining original, dated kitchen and bath finishes the subject has already had refreshed. Quality is essentially uniform across the entire set relative to the subject, with no comparable standing out as superior or inferior on that dimension.

- 2913 Joanna Drive: quality similar, condition similar - Both present as Q4 builder-grade construction with a similarly well-maintained, updated-kitchen condition profile, though Joanna Drive's baths remain unupdated versus the subject's updated baths without shifting its overall condition standing.
- 954 Joseph Dr: quality similar, condition inferior - Joseph Dr retains laminate-style counters and a dated original primary bath, and the listing offers a painting allowance,

placing its condition moderately below the subject's updated kitchen/baths and fresher overall presentation.

- 104 Country Club Road: quality similar, condition similar - Both show extensive, recent kitchen and bath cosmetic updates (new countertops, repainted cabinetry, updated fixtures) over original builder-grade construction, tracking closely with the subject.
- 297 Southwick Cove: quality similar, condition similar - Southwick Cove shows a comparably updated kitchen and primary bath, though its secondary bath retains original 1980s tile; overall condition still tracks with the subject's mixed-update profile.
- 13 Sedgefield Drive: quality similar, condition inferior - Sedgefield Drive's kitchen and both baths remain original and dated with no evidence of updating, a clear step below the subject's updated kitchen and baths.
- 867 Heather: quality similar, condition similar - Heather shows recent flooring, paint, and mechanical updates but an entirely original, unupdated kitchen and baths versus the subject's updated ones; the resulting condition gap is modest enough to remain within a similar overall impression.
- *13 Sedgefield Drive's condition impression sits roughly a full step below the subject and most of the set, driven by original, unupdated kitchen and bathroom finishes with no evidence of cosmetic refresh - this is the clearest focal point for a condition adjustment.*
- *954 Joseph Dr trends moderately below the subject on condition, reflecting retained laminate-style counters, a dated original primary bath, and a seller-offered painting allowance suggesting anticipated cosmetic work; the gap is real but smaller than Sedgefield's.*
- *The subject's own assessment is MEDIUM confidence (dim interior photos, unverified mechanical systems, limited bathroom count), so comparisons drawn against it should be treated as directional rather than precise.*
- *2913 Joanna Drive is MEDIUM confidence due to an undocumented second bathroom and limited exterior photo coverage, tempering the 'similar' condition call somewhat.*
- *954 Joseph Dr is MEDIUM confidence given a low interior photo count and unverified secondary bath and mechanical claims, though the visible dated finishes support the inferior condition call.*
- *13 Sedgefield Drive is MEDIUM confidence due to cluttered, dim photos, but multiple independent evidence points (original cabinetry, dated fixtures, popcorn ceilings) support the inferior condition call with reasonable reliability.*
- *104 Country Club Road, 297 Southwick Cove, and 867 Heather all carry HIGH confidence ratings, providing firmer grounding for their 'similar' condition calls against the subject.*