

563 Crepe Myrtle Loop

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260913-163510-563-crepe-myrtle-loop>

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.

563 Crepe Myrtle Loop, Cabot, 72023 MLS # 26032349 [SUBJECT]

Photo count check: MATCH (20/20)

PHOTO-ONLY FINDINGS

[HIGH] **Primary bathroom has a separate garden soaking tub, separate walk-in tiled shower, and dual-sink vanity (rather than a single combined wet area)**

Structured fields list only 'Walk-in Shower' as an interior feature with no separate garden tub or double-vanity field selected, and remarks do not mention this configuration; photos clearly show both a stand-alone tiled shower and a separate soaking tub with a granite ledge, plus dual sinks, in the primary suite - an upgraded bath configuration beyond a single wet area.

Source: Photo 8; Photo 9; Photo 10

REVIEW REQUIRED

- Confirm construction completion status/certificate of occupancy - multiple photos show the home mid-construction (wrapped appliances, unfinished grading)
- Verify presence/condition of the patio listed in structured fields, as it is not visible in any supplied photo
- Clarify the distant transmission tower/power line structure visible in Photo 14 and Photo 15 - confirm whether it affects the subject site or is unrelated infrastructure on a neighboring parcel

SITE & VIEW

[LOW] **Distant high-voltage transmission tower/power line structure visible through two bedroom windows**

Two rear-facing bedroom window photos show a transmission tower and what may be power infrastructure in the background across an adjacent or nearby lot. Distance from the subject and any impact on view/value cannot be determined from the photos, and this is not mentioned in remarks or structured fields.

Source: Photo 14; Photo 15

IMAGE QUALITY ISSUES

- No rear or side exterior photos were provided, limiting assessment of the patio (listed in structured fields), yard, and any site improvements not visible from the front elevation.

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

- Quality:** The dwelling is a builder-grade, tract-built one-story home (new construction, Pleasant Forest Subdivision) with a brick and vinyl/metal siding exterior, architectural shingle roof, and simple traditional massing with minimal architectural detailing. Kitchen and baths feature granite slab counters and tile shower surrounds, which are attractive finish upgrades but reflect selection-level choices rather than elevated structural/design complexity. Overall this is consistent with Q4 (stock/builder grade) construction with some upgraded finish selections; it does not rise to a custom or significantly upgraded Q3 level.
- Condition:** The home is brand-new, unoccupied construction with no wear, staining, or deferred maintenance visible anywhere in the photo set. However, multiple photos show the property still mid-construction (appliances taped/wrapped, unfinished exterior grading, materials staged on bedroom floors), so the fully completed,

move-in-ready condition cannot be confirmed from these images alone. Once complete, this is consistent with a C2 impression (like-new, no deferred maintenance).

Kitchen/baths: Kitchen: white shaker-style cabinets, granite slab counters, tile backsplash, stainless appliances (refrigerator, range, microwave, dishwasher) - all original to this 2026 new-construction build, not a remodel of an existing space. Primary bath: separate walk-in tiled shower with marble-look tile and niche, a separate garden soaking tub with granite-topped ledge, and a dual-sink granite-topped vanity. A second full bath has a granite-topped vanity and a tub/shower combo with matching marble-look tile surround. All fixtures and finishes appear new and unused.

Not visible/verified: Property was under active construction at the time photos were taken (unfinished grading, taped/wrapped appliances); final completed condition may differ slightly from what is shown; Patio is listed in structured fields but is not visible in any provided photo; No rear or side exterior photos were provided, limiting full site/condition assessment; Garage interior was not photographed

412 N 3rd Street, Cabot, 72023 MLS # 25026032

Photo count check: MATCH (50/50)

REVIEW REQUIRED

- Ambiguous ownership of a small outbuilding/shed visible in background of several photos (1, 25, 48) - may belong to a neighboring property rather than the subject; could not be confirmed given fence-line placement.

DETACHED OUTBUILDINGS

[LOW] Small white structure visible in background beyond fence line

A white shed/outbuilding is visible in the distance behind/adjacent to the subject property in several exterior shots (Photos 1, 25, 48). Given its position relative to the fence line and neighboring lot, this most likely belongs to an adjacent property, not the subject. Not confirmed as belonging to subject.

Source: Photo 1

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

Quality: This is a brand-new (2025) one-story Craftsman-style spec home with full brick veneer exterior, architectural shingles, vaulted/tray ceilings, craftsman-style trim and column details, an electric fireplace with tile surround, quartz counters, tile backsplash, and an open-concept kitchen island. These are above-basic builder-grade appointments consistent with a well-finished spec home, though the modest size (1,480 sf), simple one-story massing, and stock cabinetry/door styles keep it from a true custom Q2/Q3 tier. Overall the dwelling presents as upper builder-grade with some upgraded finishes, consistent with Q3-to-Q4.

Condition: Property is new construction (built 2025), completed but uninhabited at time of listing per structured fields. All photos show pristine, unused finishes with no wear, staining, or deferred maintenance visible anywhere in the home. This is consistent with C2 (like-new, no deferred maintenance).

Kitchen/baths: Kitchen features quartz counters, tile backsplash, stainless appliances, and white shaker-style cabinetry - new construction finishes, not a later remodel, so classified as 'updated' modern construction rather than 'remodeled.' Both full baths show matching quartz-look counters, tile tub/shower surrounds, and modern black fixtures, also new-construction 'updated' finishes; primary bath has a 36-inch garden tub with tile surround per remarks.

Not visible/verified: Home is vacant/staged with no furnishings, limiting ability to assess livability or layout usage.; No mechanical/attic/crawlspace/roof close-up photos provided; HVAC and foundation condition assessed from structured fields only.; No exterior rear yard photos beyond two elevation shots (Photos 48-49); side yard and fencing configuration not fully visible.; Photos are marketing images taken under ideal lighting; typical limitations of MLS photography apply.

30 Echohawk, Cabot, 72023 MLS # 25049976

Photo count check: MATCH (41/41)

PHOTO-ONLY FINDINGS

[MEDIUM] Wall-mounted ductless mini-split unit in upstairs bonus room

A ductless mini-split (heat/cool) unit is visible mounted on the wall of the upstairs bonus/4th bedroom area. This supplemental HVAC equipment is not mentioned in structured HVAC fields (which list Central Cool-Electric, Central Heat-Electric, Heat Pump) nor in remarks, suggesting it may serve as zoned conditioning for the upper level not captured elsewhere in the listing data.

Source: Photo 36

REVIEW REQUIRED

- Owner/Agent Disclosure indicates the listing agent/broker has an ownership interest and the seller is the builder (Lafever & Co. Builders) - a related-party/builder sale; may warrant additional scrutiny for arm's-length comparability in the appraisal analysis.
- Ductless mini-split unit visible in bonus room (Photo 36) is not documented in structured HVAC fields or remarks; appraiser should confirm scope/purpose of this equipment.
- No photos provided of garage interior or attic space to confirm condition/finish level referenced in remarks (floored attic storage).

SITE & VIEW

[HIGH] Corner lot with no rear neighbors

Public remarks state 'nestled on a large corner lot... Will never have houses directly behind you.' Structured field confirms 'Corner Lot' and 'In Subdivision.' Photos 1, 2, 13, 14 show open side/rear yard area with no adjacent structures directly behind the home, consistent with the corner-lot claim.

Source: Public Remarks / Structured Field (Corner Lot)

IMAGE QUALITY ISSUES

- Photo 2 shows significant window glare/reflection on the front window, limiting ability to assess glazing/window condition in that specific photo.
- Some bathroom and closet photos are tightly framed/angled, limiting full-room condition assessment (e.g., Photos 21-27).

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

- Quality:** Builder-spec new construction (2025) with a traditional/contemporary 1.5-story design. Exterior combines brick veneer on primary elevations with vinyl/metal board-and-batten siding on secondary elevations - a common cost-saving builder practice. Architectural shingle roof, insulated low-E windows, and standard builder millwork/trim throughout. Some design flourishes (tray ceiling in primary suite, vaulted bonus room ceiling, linear tile-surround fireplace, board-and-batten accent wall) show more effort than a bare-bones spec house, but overall the construction quality, window/door grade, and cabinetry stock are consistent with a mid-tier production builder rather than custom construction.
- Condition:** Property is new construction, vacant and never occupied per structured field ('Completed Uninhabited'), with no wear, deferred maintenance, or dated finishes evident in any photo. All systems, fixtures, cabinetry, flooring, and countertops appear brand-new and fully finished.
- Kitchen/baths:** Kitchen (Photos 4-10) features quartz countertops (matches structured field 'Kit Counter-Quartz'), custom vent hood with wood accent, patterned tile backsplash, stainless appliances, large island with farmhouse sink - fully new/modern finish level consistent with 'updated' UAD status (though technically original construction, not a later modernization). Primary bath (Photos 20-27) has a freestanding soaking tub, full-height patterned tile shower with glass door, dual vanities with quartz-look counters, and tile flooring - also modern/new, classified as 'updated'. Secondary bath (Photo 32) is simpler - tub/shower combo, single vanity, patterned floor tile - still new but more builder-basic finish.

Not visible/verified: Assessment based on marketing photos of a vacant, staged-for-sale new construction property; no ability to observe under normal occupancy/use conditions.; Rear/side exterior elevations show vinyl siding not fully visible in all photos; exact percentage of brick vs. siding coverage on non-photographed elevations could not be confirmed.; No photos of garage interior, attic, or mechanical/utility areas were provided to assess system installation quality.

974 Augusta Street, Cabot, 72023 MLS # 26010449

Photo count check: MATCH (35/35)

REVIEW REQUIRED

- Approx Lot Dimensions and Approx Acreage are both recorded as 0.00, so actual usable lot size cannot be verified from structured data despite the sloped, view lot depicted in photos.
- No garage interior photos were provided to verify garage condition/finish.
- Fireplace discrepancy (structured 'None' vs. remarks/photos showing an electric fireplace) should be confirmed with the listing agent.

SITE & VIEW

[HIGH] Sloped, wooded/hillside-view lot with no rear neighbors

Public Remarks state 'huge yard overlooking the hillside' and 'No back yard neighbors!' Aerial and rear-elevation photos confirm the rear of the lot backs to a sloped, tree-covered hillside with no adjacent home directly behind.

Source: Public Remarks; Photos 25, 26, 30-34

[HIGH] High-voltage transmission tower and overhead power lines adjacent to/behind the property

A large steel transmission tower with multiple overhead lines is visible immediately behind or beside the home in several front and aerial photos; this is not mentioned in remarks or structured fields.

Source: Photos 1, 2, 3, 25, 30, 31, 32

[MEDIUM] Nearby industrial/commercial building and dirt or gravel storage/staging area within view of the rear yard

Aerial photos show a metal commercial building, vehicles, and large dirt/gravel piles in the field beyond the rear property line; visible from the deck in ground-level Photo 25 as well. Not referenced in remarks; proximity/impact is not fully clear from photos alone.

Source: Photos 2, 25, 29, 30, 31, 32, 33, 34

[HIGH] Elevated rear deck on tall posts due to significant grade drop at the rear of the home

Rear deck is raised roughly 6-8 feet on posts, consistent with a sloped lot/steep rear grade despite a slab foundation; described in remarks as an 'oversized deck.'

Source: Structured Field (Deck); Public Remarks ('Oversized deck overlooking mother nature!'); Photos 25-28

CONTRADICTIONS

- Structured FIREPLACE field is listed as 'None,' but Public Remarks describe a 'cool electric fireplace that has changing fire colors' and Photos 5, 6, and 18 show a built-in electric fireplace insert in the living room wall - likely a plug-in/electric unit not captured by the structured fireplace field.
- Public Remarks emphasize a hillside view and 'no back yard neighbors,' but photos (1, 2, 25, 30-34) reveal a high-voltage transmission tower and a nearby industrial/gravel operation within view of the rear yard and deck, which are not mentioned in the remarks.

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

Quality: Consistent with Q3-to-Q4: a production-built (G2 Builders) one-story home in a golf-course subdivision. It shows several finishes above typical builder-grade stock - all-brick exterior on every elevation, granite slab

kitchen counters, full subway-tile backsplash, a vaulted great room with an exposed wood ceiling beam and built-in wood shelving flanking the fireplace, and a fully tiled walk-in primary shower - but the floor plan and massing are a standard tract design, so it sits between Q3 (well-finished, significant upgrades) and Q4 (stock/builder grade).

Condition: Consistent with C2: essentially new construction (built 2025) that was occupied only a few months before being listed as a family estate sale. Agent remarks describe the home as barely lived-in and 'still immaculate - like a brand new home,' and no wear, staining, or deferred maintenance is visible in any of the 35 photos.

Kitchen/baths: Kitchen: large center island, granite slab counters, subway tile backsplash, stainless appliances, walk-in pantry - modern finish level consistent with 'updated' even though it is original to the 2025 build. Baths: primary bath has a double-sink quartz-look vanity and a fully tiled, glass-enclosed walk-in shower ('custom tiled walk-in shower' per remarks); secondary/hall baths show simpler tub/shower combinations with white solid-surface vanity tops - all finishes read as new/modern rather than dated.

Not visible/verified: Garage interior was not photographed, so its finish/condition could not be verified.; Exact siding material on the gable accents (vinyl vs. fiber cement board-and-batten) could not be confirmed from photos alone.; Kitchen and baths are original to the 2025 construction rather than later renovations; 'updated' status here reflects current finish level for grid comparability, not a post-construction update.

18 Dale Court, Cabot, 72023 MLS # 26013187

Photo count check: MATCH (32/32)

PHOTO-ONLY FINDINGS

[LOW] Built-in mudroom bench with overhead cabinet near rear entry/laundry area

A built-in bench with cubby storage and an overhead wall cabinet is visible in the mudroom-style hallway near the garage/laundry entry. This built-in feature is not called out in structured fields (which list only 'Laundry' under Other Rooms) or in remarks.

Source: Photo 10

REVIEW REQUIRED

- Confirm the nature and extent of the neighbor's fence encroachment mentioned in agent remarks - may affect usable lot area or require survey review.
- Verify whether any portion of the flood-zone area at the rear of the lot affects insurability, usable yard area, or future development potential, despite the dwelling itself being outside the flood zone.
- Clarify ownership of the small structure visible near the rear fence line (Photo 30) - may belong to an adjacent property rather than the subject.
- Approx. Acreage is listed as 0.00 in structured fields, which appears to be a data omission rather than an accurate lot size - recommend confirming actual lot size/dimensions via the referenced survey.

DETACHED OUTBUILDINGS

[LOW] Small white outbuilding/shed visible at rear of lot, near fence line, in background of exterior photo

A small white structure is visible beyond the rear fence line in the background of the side/rear yard photo. Given its position across the fence, this structure may belong to the neighboring property rather than the subject; ownership cannot be confirmed from photos alone.

Source: Photo 30

POOLS & SITE IMPROVEMENTS

[HIGH] Covered back patio

Public remarks state 'You will want to enjoy your covered back patio on those beautiful Arkansas Mornings.'

Confirmed visible in Photos 28, 29, and 32 - a covered concrete patio with brick-accented edge along the rear of the home.
Source: Public Remarks

SITE & VIEW

- [HIGH]

Cul-de-sac lot location

LOT field lists 'Cul-de-sac' in addition to 'Level.'

Source: Structured Field
- [HIGH]

Rear portion of lot situated in a flood zone (dwelling itself is not in the flood zone; no flood insurance required)

Agent remarks: 'Back of lot is in a flood zone but home is not and flood insurance is not required.' Rear yard/ditch area visible in Photos 28, 30, 32 shows a graded drainage swale/ditch along the tree line at the back of the property.

Source: Agent Remarks
- [HIGH]

City-maintained drainage ditch at rear of property

Agent remarks state 'The city is responsible to maintain the ditch in the back.' A graded ditch/swale is visible running along the rear property line bordering the wooded area (Photos 28, 30, 32).

Source: Agent Remarks
- [MEDIUM]

Neighbor's fence encroaching onto the property line

Agent remarks: 'The neighbor's fence is encroaching on the property seller has discussed with them about moving it for them.' A fence line is visible at the rear/side yard in Photo 30, though the specific encroachment cannot be visually confirmed from photos.

Source: Agent Remarks
- [MEDIUM]

Rear yard backs to a wooded/treed buffer

Mature trees line the rear of the lot beyond the patio and drainage ditch (Photos 28, 30, 31, 32), providing a wooded backdrop/privacy buffer, though acreage is listed as 0.00 in structured fields (likely a data entry gap rather than an actual reflection of lot size).

Source: Photo 28

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

Quality:	Consistent with Q4 (stock/builder-grade construction meeting code) with a few finish upgrades - quartz kitchen and bath counters, tiled walk-in primary shower - that lift it slightly above base-grade but do not indicate custom or high-end original construction. Design is a simple traditional gable-roof plan, painted shaker-style cabinetry, standard vinyl double-hung windows, and vinyl plank/laminate flooring throughout - all consistent with production/builder-grade new construction rather than custom millwork or high-end structural detailing.
Condition:	Consistent with C2 - brand-new construction (built 2026, sold same year as new) with no deferred maintenance and no wear evident. All finishes appear pristine and unused in photos; landscaping is newly installed (mulch beds, young shrubs) and some bare/settling soil near walkways is typical of a just-completed new build rather than a maintenance concern.
Kitchen/baths:	Kitchen features quartz counters, tile backsplash, stainless appliances (range, microwave, dishwasher), and a large walk-in pantry - all original to this new-construction home, giving a modern/updated appearance despite being builder-grade construction. Primary bath has a tiled walk-in shower with glass door, double vanity with quartz top, and linen tower; secondary bath has a single vanity with quartz top and a tub/shower combo with fiberglass surround - both baths present as clean, modern, 'updated'-looking despite being original equipment in a brand-new home.

Not visible/verified: Home is new construction (2026); traditional condition-aging concepts (deferred maintenance, wear) do not apply in the usual sense - condition reflects as-built/new status only.; 32 photos provided including ~20+ interior images, giving good interior coverage; no basement/crawlspace or attic access photos to assess unseen mechanical/structural areas.; Photos are vacant/staged-empty marketing photos; cannot confirm finish condition under normal occupied/furnished use.

744 Grand Valley Loop, Austin, 72007 MLS # 26017391

Photo count check: MATCH (46/46)

PHOTO-ONLY FINDINGS

[MEDIUM] Mud room

Floor plan labels a distinct 'Mud Room' adjacent to the laundry/garage entry; structured OTHER ROOMS field lists only 'Laundry' with no mention of a separate mud room, and it is not otherwise described in remarks.
Source: Photo 46 (floor plan)

REVIEW REQUIRED

- Confirm whether photographed finishes (quartz counters, tile primary bath, fireplace surround, siding/brick combination) match the actual as-built/as-sold configuration, given remarks noting the buyer could select finishes before sheetrock installation.
- Distant red metal building visible in aerial Photo 9 appears to be an unrelated community/school structure, not an accessory structure on the subject parcel - excluded from findings but noted for awareness given proximity in the aerial shot.

CONTRADICTIONS

- Public Remarks state 'Framing has just been completed' and describe the home as still open for finish selections, while all interior/exterior photos show a fully completed, finished, staged-empty home with flooring, cabinetry, fixtures, and paint installed
- suggesting photos may represent the completed final product after the remarks were originally drafted, or could be representative builder photos rather than the specific unit's final finishes.

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

- Quality:** This is a new-construction (2026) spec-built home combining builder-grade structural bones with several upgraded finish selections. Exterior uses brick, Hardie board, and metal/vinyl siding with an architectural-shingle roof and a mix of gable/dormer massing - above a plain builder box but not custom. Interior shows real quartz counters, tile backsplash, a linear electric fireplace with board-and-batten surround, panel-wall accent detailing, and a fully tiled primary bath with frameless glass shower and freestanding tub - details that push toward Q3, while the secondary bath uses a standard fiberglass tub/shower insert and simpler finishes more consistent with Q4 stock construction. Overall impression sits at the Q3/Q4 boundary - a well-finished builder-grade home with some upgrades beyond typical stock, not a full custom Q2/Q3 build.
- Condition:** Property is new construction, sold as 'Completed Uninhabited,' with no signs of wear, deferred maintenance, or prior occupancy. All finishes appear factory/builder new throughout. Consistent with C2 (like-new, no deferred maintenance).
- Kitchen/baths:** Kitchen features quartz counters, tile backsplash, stainless appliances, and a large island - modern, current finishes typical of an 'updated' look though technically original to this new build. Primary bath is highly finished with tile shower, glass enclosure, and freestanding tub; secondary bath is a more basic tub/shower unit - baths vary from remodeled-quality (primary) to standard builder-grade (hall bath).

Not visible/verified: Property is new construction; 'kitchen_status'/'baths_status' vocabulary (not updated/updated/remodeled) is imperfectly suited to a never-occupied new build - finishes are original to construction, not retrofits.; Public remarks state framing had 'just been completed' and buyer could still select finishes with a non-refundable deposit prior to sheetrock - it is unclear whether the finished photos reflect the actual finishes delivered at closing or are representative/builder stock photos of the floor plan.; Secondary bedrooms and closets were not all individually photographed; general condition assumed consistent with photographed rooms given uniform new-construction status.

514 Madeleine Circle, Austin, 72007-0000 MLS # 26017447**Photo count check: MATCH (37/37)****REVIEW REQUIRED**

- Agent remarks state 'Active Construction Site, Proceed with Caution' - confirm final completion status of grading, landscaping, and any remaining punch-list items at time of appraisal inspection, since exterior photos show an unfinished dirt yard and construction staging materials.
- Confirm the actual rear exterior structure (elevated wood deck vs. patio) and its dimensions/materials, since the structured field and photographic/floor-plan evidence differ.
- Confirm whether the home was fully completed and landscaped by the contract/closing date (6/4/2026-6/30/2026), given photos depict an earlier, incomplete construction stage.

CONTRADICTIONS

- Structured field EXT. FEATURES lists 'Patio,' but exterior photos (3, 4, 5, 36) show a raised wood deck with stairs at the rear elevation rather than a ground-level patio; the floor plan (Photo 35) labels this same area 'Rear Porch' (13'-0" x 6'-4"). The structured 'Patio' designation may not accurately describe the built rear deck structure.

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

- Quality:** Exterior is brick veneer with an architectural-shingle hip roof, simple massing typical of a production-builder plan (consistent with Q4 stock/builder grade). Interior shows LVP flooring throughout, painted bead-board style stock cabinetry, marble/quartz-look laminate-appearance counters, tile tub/shower surrounds, and crown molding in the main living areas. These are modest upgrades over base builder grade but do not rise to significant custom millwork, high-end cabinetry, or elaborate architectural detail, so the dwelling reads as Q4 with slightly above-minimum finish selections.
- Condition:** This is a 2025 new-construction home, per structured data (Year Built 2025, 'Completed Uninhabited') and confirmed by photos showing unused, pristine finishes with no wear, staining, or deferred maintenance anywhere in the interior. Exterior grounds were still an active construction site at time of photos (bare dirt yard, portable toilet, staging materials), which is normal for a home not yet fully landscaped/closed, but the dwelling itself presents as new and move-in ready, consistent with C2.
- Kitchen/baths:** Kitchen: white bead-board panel cabinetry, marble/quartz-look counters, tile backsplash, stainless/black electric range, microwave, dishwasher, disposal - all new construction, no prior condition to modernize, so it presents as a fully modern, updated-equivalent kitchen. Primary bath: double-sink vanity with marble-look top, separate walk-in tiled shower and soaking tub, large walk-in closet. Secondary bath: single vanity, marble-look top, tub/shower combo with tile surround. Both baths are new-construction finishes presenting as modern/updated; no legacy fixtures observed.

Not visible/verified: Property was an active construction site at time of photos; final landscaping/grading and any late-stage finish details may differ at closing.; UAD vocabulary lacks a dedicated 'new construction' kitchen/bath term; 'updated' was selected as the closest fit since finishes are new rather than remodeled from an older condition.; Exact countertop material (quartz vs. cultured marble/laminate) could not be confirmed from photos alone.; No photos provided of garage interior, attic, or crawlspace/foundation details.; Interior photo count exceeds 8, supporting reasonable confidence in interior impressions, but exterior site completion status adds uncertainty to overall condition rating.

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	563 Crepe Myrtle Loop (SUBJECT) MLS # 26032349	412 N 3rd Street MLS # 25026032	30 Echohawk MLS # 25049976	974 Augusta Street MLS # 26010449	18 Dale Court MLS # 26013187	744 Grand Valley Loop MLS # 26017391	514 Madeleine Circle MLS # 26017447
Q/C impression	[M] Q4 / C2 K: updated B: updated	[M] Q3-to-Q4 / C2 K: updated B: updated	[H] Q4 / C2 K: updated B: updated	[H] Q3-to-Q4 / C2 K: updated B: updated	[H] Q4 / C2 K: updated B: updated	[H] Q3-to-Q4 / C2 K: updated B: updated	[M] Q4 / C2 K: updated B: updated
Vs. subject (advisory)	-	Q superior / C similar 412 N 3rd Street shows more elevated design detailing (vaulted/tray ceilings, craftsman trim and column details, tile fireplace surround) than the subject's simpler traditional massing, though both are anchored at a like-new condition level.	Q similar / C similar 30 Echohawk sits at the same lower end of the Q4 quality range as the subject, with comparable builder-grade massing and finish selections, and both present as like-new construction.	Q superior / C similar 974 Augusta Street shows additional upgraded elements (all-brick elevations, exposed wood beam accent, subway tile backsplash) beyond the subject's finish level, while both remain like-new in condition.	Q similar / C similar 18 Dale Court's quartz counters and tiled shower place it close to the subject's finish tier, with only a marginal quality difference and matching like-new condition.	Q superior / C similar 744 Grand Valley Loop's primary bath (frameless glass shower, freestanding tub) and fireplace/accent-wall detailing exceed the subject's finish level, though its secondary bath is more basic and both properties are like-new in condition.	Q similar / C similar 514 Madeleine Circle matches the subject's Q4 tier and builder-grade massing, and both share similar caveats about incomplete site/construction details at time of photos while remaining anchored at like-new condition.
Detached outbuildings	-	[L] Small white structure visible in background beyond fence line	-	-	[L] Small white outbuilding/shed visible at rear of lot, near fence line, in background of exterior photo	-	-
Photo-only findings	[H] Primary bathroom has a separate garden soaking tub, separate walk-in tiled shower, and dual-sink vanity (rather than a single combined wet area)	-	[M] Wall-mounted ductless mini-split unit in upstairs bonus room	-	[L] Built-in mudroom bench with overhead cabinet near rear entry/laundry area	[M] Mud room	-
Pools & site improvements	-	-	-	-	[H] Covered back patio	-	-

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Site & view	[L] Distant high-voltage transmission tower/power line structure visible through two bedroom windows	-	[H] Corner lot with no rear neighbors	[H] Sloped, wooded/hillside-view lot with no rear neighbors [H] High-voltage transmission tower and overhead power lines adjacent to/behind the property [M] Nearby industrial/commercial building and dirt or gravel storage/staging area within view of the rear yard [H] Elevated rear deck on tall posts due to significant grade drop at the rear of the home	[H] Cul-de-sac lot location [H] Rear portion of lot situated in a flood zone (dwelling itself is not in the flood zone; no flood insurance required) [H] City-maintained drainage ditch at rear of property [M] Neighbor's fence encroaching onto the property line [M] Rear yard backs to a wooded/treed buffer	-	-
Dated renovations	-	-	-	-	-	-	-
Review required	- Confirm construction completion status/certificate of occupancy - multiple photos show the home mid-construction ... - Verify presence/condition of the patio listed in structured fields, as it is not visible in any supplied photo - Clarify the distant transmission tower/power line structure visible in Photo 14 and Photo 15 - confirm whether it ...	- Ambiguous ownership of a small outbuilding/shed visible in background of several photos (1, 25, 48) - may belong to a ...	- Owner/Agent Disclosure indicates the listing agent/broker has an ownership interest and the seller is the builder ... - Ductless mini-split unit visible in bonus room (Photo 36) is not documented in structured HVAC fields or remarks ... - No photos provided of garage interior or attic space to confirm condition/finish level referenced in remarks (floored ...	- Approx Lot Dimensions and Approx Acreage are both recorded as 0.00, so actual usable lot size cannot be verified from ... - No garage interior photos were provided to verify garage condition/finish. - Fireplace discrepancy (structured 'None' vs. remarks/photos showing an electric fireplace) should be confirmed with the ...	- Confirm the nature and extent of the neighbor's fence encroachment mentioned in agent remarks - may affect usable lot ... - Verify whether any portion of the flood-zone area at the rear of the lot affects insurability, usable yard area, or ... - Clarify ownership of the small structure visible near the rear fence line (Photo 30) - may belong to an adjacent ... - Approx. Acreage is listed as 0.00 in structured fields, which appears to be a data omission rather than an accurate lot ...	- Confirm whether photographed finishes (quartz counters, tile primary bath, fireplace surround, siding/brick ... - Distant red metal building visible in aerial Photo 9 appears to be an unrelated community/school structure, not an ...	- Agent remarks state 'Active Construction Site, Proceed with Caution' - confirm final completion status of grading ... - Confirm the actual rear exterior structure (elevated wood deck vs. patio) and its dimensions/materials, since the ... - Confirm whether the home was fully completed and landscaped by the contract/closing date (6/4/2026-6/30/2026), given ...

Category	563 Crepe Myrtle Loop (SUBJECT) MLS # 26032349	412 N 3rd Street MLS # 25026032	30 Echohawk MLS # 25049976	974 Augusta Street MLS # 26010449	18 Dale Court MLS # 26013187	744 Grand Valley Loop MLS # 26017391	514 Madeleine Circle MLS # 26017447
Contradictions	-	-	-	- - Structured FIREPLACE field is listed as 'None,' but Public Remarks describe a 'cool electric fireplace that has ... - Public Remarks emphasize a hillside view and 'no back yard neighbors,' but photos (1, 2, 25, 30-34) reveal a ...	-	- - Public Remarks state 'Framing has just been completed' and describe the home as still open for finish selections, while ...	- - Structured field EXT. FEATURES lists 'Patio,' but exterior photos (3, 4, 5, 36) show a raised wood deck with stairs at ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

All seven properties-412 N 3rd Street, 30 Echohawk, 974 Augusta Street, 18 Dale Court, 744 Grand Valley Loop, 514 Madeleine Circle, and the subject (563 Crepe Myrtle Loop)-present as essentially tied, all consistent with a like-new, no-deferred-maintenance impression befitting brand-new or barely-occupied construction with no wear visible in any photo set. There is no meaningful separation on condition across the group.

QUALITY

412 N 3rd Street, 974 Augusta Street, and 744 Grand Valley Loop present as a step above the rest of the set, driven by upgraded design elements such as exposed wood beams, craftsman trim/column detailing, subway tile, and more elaborate primary bath finishes (tiled walk-in showers, freestanding tubs). 18 Dale Court sits slightly below that group but still shows modest upgrades (quartz counters, tiled walk-in shower) over base builder grade. 30 Echohawk, 514 Madeleine Circle, and the subject cluster at the lower end of the range, presenting as more basic stock/builder-grade construction with simpler massing and standard trim, despite granite or quartz counters and tile surrounds. The overall spread is narrow, consistent with a fairly homogeneous new-construction comp set.

VERSUS SUBJECT

- The subject (563 Crepe Myrtle Loop) presents at the lower end of the Q4 quality range, similar to 30 Echohawk and 514 Madeleine Circle, with simple traditional massing and brick/vinyl-metal siding elevated by granite counters and tiled bath surrounds. On condition, the subject is consistent with C2 like the entire comp set, though photos taken mid-construction (wrapped appliances, unfinished grading) leave some uncertainty about the fully completed state, similar to the caveats noted for 514 Madeleine Circle. 412 N 3rd Street, 974 Augusta Street, and 744 Grand Valley Loop show somewhat more upgraded quality finishes than the subject, while 18 Dale Court and 30 Echohawk read as closer in quality tier to the subject.
- 412 N 3rd Street: quality superior, condition similar - 412 N 3rd Street shows more elevated design detailing (vaulted/tray ceilings, craftsman trim and column details, tile fireplace surround) than the subject's simpler traditional massing, though both are anchored at a like-new condition level.
 - 30 Echohawk: quality similar, condition similar - 30 Echohawk sits at the same lower end of the Q4 quality range as the subject, with comparable builder-grade massing and finish selections, and both present as like-new construction.
 - 974 Augusta Street: quality superior, condition similar - 974 Augusta Street shows additional upgraded elements (all-brick elevations, exposed wood beam accent, subway

tile backsplash) beyond the subject's finish level, while both remain like-new in condition.

- 18 Dale Court: quality similar, condition similar - 18 Dale Court's quartz counters and tiled shower place it close to the subject's finish tier, with only a marginal quality difference and matching like-new condition.
- 744 Grand Valley Loop: quality superior, condition similar - 744 Grand Valley Loop's primary bath (frameless glass shower, freestanding tub) and fireplace/accent-wall detailing exceed the subject's finish level, though its secondary bath is more basic and both properties are like-new in condition.
- 514 Madeleine Circle: quality similar, condition similar - 514 Madeleine Circle matches the subject's Q4 tier and builder-grade massing, and both share similar caveats about incomplete site/construction details at time of photos while remaining anchored at like-new condition.
- *No property in the set falls more than roughly one internal-score step from the group's center on either the quality or condition scale; the set is tight and homogeneous, being composed entirely of new or near-new construction.*
- *412 N 3rd Street, 514 Madeleine Circle, and the subject carry MEDIUM confidence due to caveats about incomplete construction-site documentation (vacant staging, active construction elements, or missing mechanical/exterior photos) at the time photos were taken.*
- *30 Echohawk, 974 Augusta Street, 18 Dale Court, and 744 Grand Valley Loop carry HIGH confidence with more complete photo documentation, though all new-construction properties share the general caveat that photos are vacant/staged marketing images rather than occupied-use documentation.*
- *Because condition anchors are uniformly C2 with several MEDIUM-confidence entries in the mix, condition comparisons are described as similar rather than asserting fine-grained distinctions the underlying evidence cannot support.*