

59 Copper Cir

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260916-084317-59-copper-cir>

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.

59 Copper Circle, Little Rock, 72223 MLS # 26029182 [SUBJECT]

Photo count check: MATCH (50/50)

REVIEW REQUIRED

- Confirm the nature and permanence of the '40-foot greenbelt' behind the property (privately-owned graded lot vs. deeded/protected buffer) given the bare, graded appearance of the adjacent strip in aerial photos.
- No appraiser comments were provided for this revision despite the prompt indicating this is a subject property revision with authoritative appraiser input; confirm whether inspection commentary is forthcoming.

SITE & VIEW

[MEDIUM] 40-foot greenbelt/buffer behind the property cited as a privacy feature

Public Remarks state 'a 40-foot greenbelt behind the property provides added privacy.' Aerial photos show a narrow strip of land directly behind the rear fence line; see contradictions for a note on its appearance in photos.

Source: Public Remarks

CONTRADICTIONS

- Public Remarks describe a '40-foot greenbelt' behind the property implying a wooded privacy buffer, but aerial Photos 5 and 6 show the strip of land immediately behind the rear fence as a bare, graded/rock-lined easement rather than mature trees; an actual tree line is visible only much farther in the background (Photo 4, Photo 48). This does not necessarily disprove the greenbelt claim but suggests the immediate buffer may be less mature/wooded than 'greenbelt' implies.

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

- Quality:** Original construction (built 2024) shows brick veneer on all visible elevations, a complex multi-hip architectural-shingle roofline, arched interior openings, crown molding, a furniture-style vent hood, tile backsplash, and a tiled fireplace surround with substantial mantel - details that exceed basic builder-grade stock but stop short of custom/high-end work. This is consistent with a Q3-to-Q4 impression: well-finished tract construction with some upgraded design elements, holistically closer to a strong Q4/light Q3.
- Condition:** Listing and inspection photos show a home in like-new, move-in-ready condition consistent with its 2024 year built - no visible wear, staining, or deferred maintenance in any interior or exterior photo. Public remarks affirmatively describe the home as 'like-new construction in pristine condition' and 'meticulously maintained,' consistent with a C2 impression.
- Kitchen/baths:** Kitchen and baths reflect original 2024 construction with quartz counters, tile backsplash/surrounds, shaker-style cabinetry, and modern black fixtures - finishes are current and unworn but are original to the build rather than a later renovation; classified as 'updated' only in the sense of reflecting modern, non-dated finishes, not as evidence of a post-construction remodel.

Not visible/verified: MLS photos are staged marketing photos; some rooms (e.g., additional bedrooms beyond the two shown) are not pictured; Kitchen and bath finishes are original to 2024 construction rather than post-construction updates; 'updated' status is used loosely here for UAD-vocabulary compliance, not to imply a renovation event; No close-up photos of the rear elevation opposite the patio side or the far side yard opposite the garage; Appraiser comments were not provided for this revision, so condition impression relies on MLS listing photos and the limited inspection photo set supplied

358 Fletcher Loop, Little Rock, 72223 MLS # 25045459**Photo count check: MATCH (43/43)****PHOTO-ONLY FINDINGS****[HIGH] Resin outdoor storage shed on patio**

Visible storage shed with no corresponding structured field or remarks mention; appears to be a small prefabricated storage unit rather than a built structure, but is a site improvement not otherwise documented.

Source: Photo 34, 37, 40

REVIEW REQUIRED

- Confirm whether the resin storage shed on the patio conveys with the sale, as it is unmentioned in structured fields or remarks.

DETACHED OUTBUILDINGS**[HIGH] Small resin/plastic storage shed attached to rear patio area against brick wall**

A white vertical-panel resin storage shed (Rubbermaid/Suncast-style) is visible on the covered patio in multiple exterior and aerial photos. No structured field or remarks mention this improvement.

Source: Photo 34, 37, 40

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

- Quality:** Original construction (2024) shows workmanship and materials consistent with Q3: brick veneer exterior with arched brick surround at entry, architectural shingle roof, extensive crown molding, tray ceilings in living/dining/primary bedroom, quartz kitchen counters, full-height tile backsplash, built-in double wall oven and gas cooktop, marble-look tile primary bath with separate soaking tub and glass shower enclosure, and large walk-in closets with built-in organization. These design/material choices exceed typical builder-grade (Q4) stock finishes, though the plan is a fairly standard one-story production layout rather than custom architecture, keeping it short of Q2.
- Condition:** Condition is consistent with C2 - the home is new construction (2024) presented in pristine, move-in ready condition per remarks, with no visible wear, deferred maintenance, or damage in any photo. Finishes appear factory-fresh throughout.
- Kitchen/baths:** Kitchen and baths reflect original 2024 construction finishes (quartz counters, tile backsplash, tile bath surrounds) rather than a subsequent remodel; they present as modern/updated in style and condition consistent with new-construction delivery.

Not visible/verified: Kitchen and bath 'status' reflects original new-construction finishes, not a later renovation, since the home was built in 2024; Garage interior and mechanical/attic spaces not visible in photos; Cannot verify condition of components not visible (e.g., roof underlayment, HVAC unit condition) beyond stated year built

8 Short Leaf Lane, Little Rock, 72223 MLS # 26009917**Photo count check: MATCH (35/35)****PHOTO-ONLY FINDINGS****[MEDIUM] Built-in beverage/wine refrigerator in kitchen**

A stainless under-counter wine/beverage cooler is visible built into the kitchen cabinetry run; not mentioned in structured fields or remarks.

Source: Photo 4, 14

REVIEW REQUIRED

- Garage interior not photographed; cannot verify mini-split HVAC unit or EV charger claimed in agent/public remarks.

- Confirm hot tub is a true fixture/convey item versus personal property for adjustment purposes, per remarks stating it conveys.

POOLS & SITE IMPROVEMENTS

[HIGH] Hot tub

Public remarks state 'hot tub conveys'; a gray/brown hot tub is clearly visible on the concrete patio adjacent to the rear of the house in multiple exterior photos.

Source: Public Remarks; Photo 28, 29, 30

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

- Quality:** Original 2021 construction shows design and material choices well above typical builder-grade stock: soaring vaulted/14-ft ceilings with exposed wood beams, board-and-batten accent walls, marble waterfall-edge kitchen island, herringbone tile backsplash, custom hexagon tile bath flooring, and a tongue-and-groove wood covered-patio ceiling. These are original build features, not later upgrades layered onto a plainer shell, consistent with a Q3 (well-finished, significant upgrades beyond builder grade) rather than a custom Q2 estate-level product.
- Condition:** Property presents as like-new with no visible deferred maintenance, consistent with recent (2021) construction and a well-maintained ~5-year-old home. Finishes throughout appear fresh and undamaged in all photographed areas.
- Kitchen/baths:** Kitchen features marble countertops, waterfall island, herringbone tile backsplash, and stainless appliances - high-quality original finish package, presented in like-new condition (advisory: 'updated' status reflects modern, unworn state at time of listing since this is original 2021 construction rather than a later remodel). Primary bath includes garden tub, separate walk-in glass shower with subway tile, dual vanity, and designer hexagon tile flooring; secondary bath has tub/shower combo with patterned tile floor - both consistent with an 'updated' modern standard for a 2021-built home.

Not visible/verified: Assessment relies on marketing photos which may represent best-case staging/lighting; some rooms (e.g., garage interior, secondary bedrooms closets) not fully shown.; Garage interior not photographed, so mini-split HVAC and EV charger referenced in remarks could not be visually verified.; No visible structural, moisture, or safety issues were observed in any photo.

224 Copper Way, Little Rock, 72223 MLS # 26017092

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[LOW] Built-in mudroom lockers/bench unit near garage entry

A built-in shiplap-backed locker/bench unit with cubbies is visible in the mudroom hallway; not called out as a distinct feature in structured fields or remarks (Laundry room is listed, but this built-in drop-zone element is not specifically documented).

Source: Photo 44

REVIEW REQUIRED

- Verify actual year built (2022 per remarks vs. 2023 per structured field) to correctly establish effective age/condition baseline.
- Confirm whether kitchen/bath finishes are truly original to construction (supporting 'Q3, not updated further') vs. any post-construction upgrade, as no renovation dates are given.

CONTRADICTIONS

- Structured field lists Approx Year Built as 2023, while Public Remarks state 'Built in 2022' - a one-year discrepancy in stated age that should be verified for accurate effective-age analysis.

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

- Quality:** Original construction (2022-2023) shows design and material choices consistent with Q3 - well-finished with upgrades beyond typical builder grade, including coffered ceilings, arched windows, quality millwork/trim, and an upgraded kitchen with quartz counters and custom hood surround. Not a fully custom/high-end (Q2) home - it is a production/spec build in a subdivision, but with above-standard finish selections throughout.
- Condition:** Consistent with C2 - the home is only a few years old (built 2022/2023) and every photographed space shows no wear, no deferred maintenance, and finishes in like-new condition. This is essentially original condition on a very young dwelling rather than a renovated older home.
- Kitchen/baths:** Kitchen and baths are original to the 2022/2023 build with quartz counters, large island, stainless appliances, tile backsplash, and a primary bath with soaking tub, glass walk-in shower, and double vanity - all presenting as modern/current finishes with no dated elements, functionally equivalent to an 'updated' UAD status though they are original rather than retrofitted.

Not visible/verified: Photos are staged marketing images; actual in-person condition may vary slightly; Garage interior, attic, crawlspace/foundation, and close-up roof condition were not visible in any photo; Secondary hall bathroom shown only partially (Photo 39), limiting full assessment of that room; Interior photo coverage is extensive (>30 interior images), supporting high confidence despite marketing staging

69 Copper Circle, Little Rock, 72223 MLS # 26027420

Photo count check: MATCH (32/32)

PHOTO-ONLY FINDINGS

[MEDIUM] Built-in mudroom drop-zone with bench, coat hooks, and cubby shelving near a rear/garage entry hallway

A finished built-in bench with overhead cubbies and coat hooks is visible in a hallway nook; this is not listed among structured 'Other Rooms' (only Office/Study is listed) nor mentioned in public remarks.

Source: Photo 27

REVIEW REQUIRED

- Confirm actual fireplace type/fuel source, since structured data defers to remarks that do not describe it.
- Verify presence and finish level of the 'Office/Study' room noted in structured fields, as it could not be clearly identified in the photo set.
- Confirm whether the built-in mudroom bench/cubby nook (Photo 27) is a standard included feature or builder upgrade, as it appears in photos but not in remarks or structured 'Other Rooms.'

SITE & VIEW

[MEDIUM] Backyard and several window views show adjoining/nearby lots that appear unfinished (bare dirt, rock, no established landscaping), consistent with an actively-developing subdivision

Multiple interior photos looking toward the rear and side yards show raw dirt/rock lots rather than finished, landscaped yards, suggesting the immediate surroundings are still under construction at time of listing; this may be a temporary condition but could affect current view/appeal.

Source: Photo 4, 5, 7, 9, 11, 12, 16, 17, 18

CONTRADICTIONS

- Structured field lists FIREPLACE type as 'Other (see remarks)' but neither public nor agent remarks describe or reference a fireplace, despite a linear fireplace being clearly visible in multiple living-area photos (Photo 4, 7, 11, 12, 13, 14).

IMAGE QUALITY ISSUES

- Public remarks disclose that virtual staging was used in photos; furniture and décor shown may not represent an actual

physical staging, though structural/finish elements appear consistent with new-construction photography.

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

- Quality:

This is new (2026) construction with a craftsman-influenced brick exterior, architectural shingle roof, board-and-batten gable accents, and a wood tongue-and-groove covered patio ceiling. Interior finishes include quartz countertops, a tiled full-height backsplash, a custom-built range hood surround, stainless built-in double ovens/microwave, an oversized kitchen island, and beamed ceiling details in the great room. These elements suggest workmanship and material selections somewhat above basic builder-grade stock, though trim, doors, and baseboards elsewhere are simple/standard profile. Overall this is consistent with a well-finished production home with above-grade upgrades, i.e. Q3-to-Q4, rather than a true custom Q2/Q3 estate-level build.
- Condition:

The home is brand-new (built 2026), listed as 'Completed Uninhabited,' and closed within days of new-construction completion. No wear, deferred maintenance, or damage of any kind is visible in any photo. This is consistent with C2 (like-new, no deferred maintenance).
- Kitchen/baths:

Kitchen and both full baths reflect new (2026), never-used, high-modern finish levels: quartz counters, tiled backsplash to ceiling, stainless gas cooktop and built-in double ovens in the kitchen; frameless glass shower, freestanding soaking tub, and dual vanities in the primary bath. Because the home is new construction rather than a renovated existing dwelling, these are best characterized in UAD terms as fully current/remodeled-equivalent condition, though they should not be scored as a quality upgrade beyond the home's original (new) construction grade.

Not visible/verified: Public remarks explicitly state 'virtual staging was used' - furniture, décor, and staged vignettes in photos may not reflect an actual as-built/furnished condition and should not be relied on for condition impressions beyond what is structural.; Garage interior, attic, and mechanical/utility spaces (water heater, HVAC) are not shown in any photo.; Some rooms (e.g., listed 'Office/Study') are not clearly identifiable in the photo set, so their finish level could not be confirmed.; Because this is new construction, kitchen/bath 'status' terminology (not updated/updated/remodeled) is being applied loosely to describe finish currency rather than renovation history.

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	59 Copper Circle (SUBJECT) MLS # 26029182	358 Fletcher Loop MLS # 25045459	8 Short Leaf Lane MLS # 26009917	224 Copper Way MLS # 26017092	69 Copper Circle MLS # 26027420
Q/C impression	[H] Q3-to-Q4 / C2 K: updated B: updated	[H] Q3 / C2 K: updated B: updated	[H] Q3 / C2 K: updated B: updated	[H] Q3 / C2 K: updated B: updated	[H] Q3-to-Q4 / C2 K: remodeled B: remodeled
Vs. subject (advisory)	-	Q superior / C similar More elaborate tray ceilings, heavy crown molding, and an arched brick entry surround give a modestly stronger quality impression than the subject's furniture-style hood and tile work; both present equally pristine, like-new condition consistent with new construction.	Q superior / C similar Vaulted beamed ceilings, a marble waterfall-edge island, and herringbone tile backsplash edge out the subject's upgraded-but-more-standard kitchen and trim detailing; condition is essentially matching, with only a marginal softness in this comp's impression that falls short of a material difference.	Q superior / C similar Coffered ceilings, arched windows, and a custom kitchen hood surround give a slightly stronger quality impression than the subject's furniture-style hood and arched openings; both present equally pristine, near-new condition.	Q similar / C similar Both this comparable and the subject sit in the same upgraded-but-production-grade quality band (quartz counters and beamed ceilings offset by simple doors/trim here, versus the subject's tiled fireplace surround and furniture-style hood); both are brand-new construction presenting in equally pristine condition.
Detached outbuildings	-	[H] Small resin/plastic storage shed attached to rear patio area against brick wall	-	-	-
Photo-only findings	-	[H] Resin outdoor storage shed on patio	[M] Built-in beverage/wine refrigerator in kitchen	[L] Built-in mudroom lockers/bench unit near garage entry	[M] Built-in mudroom drop-zone with bench, coat hooks, and cubby shelving near a rear/garage entry hallway
Pools & site improvements	-	-	[H] Hot tub	-	-
Site & view	[M] 40-foot greenbelt/buffer behind the property cited as a privacy feature	-	-	-	[M] Backyard and several window views show adjoining/nearby lots that appear unfinished (bare dirt, rock, no established landscaping), consistent with an actively-developing subdivision
Dated renovations	-	-	-	-	-

Category	59 Copper Circle (SUBJECT) MLS # 26029182	358 Fletcher Loop MLS # 25045459	8 Short Leaf Lane MLS # 26009917	224 Copper Way MLS # 26017092	69 Copper Circle MLS # 26027420
Review required	- Confirm the nature and permanence of the '40-foot greenbelt' behind the property (privately-owned graded lot vs. ... - No appraiser comments were provided for this revision despite the prompt indicating this is a subject property revision ...	- Confirm whether the resin storage shed on the patio conveys with the sale, as it is unmentioned in structured fields or ...	- Garage interior not photographed; cannot verify mini-split HVAC unit or EV charger claimed in agent/public remarks. - Confirm hot tub is a true fixture/convey item versus personal property for adjustment purposes, per remarks stating it ...	- Verify actual year built (2022 per remarks vs. 2023 per structured field) to correctly establish effective ... - Confirm whether kitchen/bath finishes are truly original to construction (supporting 'Q3, not updated further') vs. any ...	- Confirm actual fireplace type/fuel source, since structured data defers to remarks that do not describe it. - Verify presence and finish level of the 'Office/Study' room noted in structured fields, as it could not be clearly ... - Confirm whether the built-in mudroom bench/cubby nook (Photo 27) is a standard included feature or builder upgrade, as ...
Contradictions	- Public Remarks describe a '40-foot greenbelt' behind the property implying a wooded privacy buffer, but aerial Photos 5 ...	-	-	- Structured field lists Approx Year Built as 2023, while Public Remarks state 'Built in 2022' - a one-year discrepancy ...	- Structured field lists FIREPLACE type as 'Other (see remarks)' but neither public nor agent remarks describe or ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

358 Fletcher Loop, 224 Copper Way, and 69 Copper Circle present essentially indistinguishable pristine, like-new condition consistent with new/near-new construction and no visible wear or deferred maintenance. The subject, 59 Copper Circle, matches this same pristine like-new impression, corroborated by inspection photos showing clean attic mechanicals and unworn finishes throughout. 8 Short Leaf Lane sits fractionally behind this group with a marginally softer condition impression, though still consistent with the same like-new tier - the difference is minor and not a material step down.

QUALITY

358 Fletcher Loop, 8 Short Leaf Lane, and 224 Copper Way present as the strongest tier, each showing well-finished, upgraded design and material choices (coffered/tray ceilings, marble waterfall islands, custom hood surrounds, extensive millwork) consistent with a solid step above builder-grade stock. The subject, 59 Copper Circle, follows a modest step below this tier, showing upgraded elements (furniture-style hood, tiled fireplace surround, arched openings) but with more standard tract-level detailing pulling the overall impression slightly toward a lower grade. 69 Copper Circle sits at essentially the same tier as the subject, with a comparable mix of upgraded finishes (quartz counters, beamed ceiling, custom hood) offset by simpler doors, trim, and baseboard profiles typical of production building.

VERSUS SUBJECT

Relative to the subject, 358 Fletcher Loop, 8 Short Leaf Lane, and 224 Copper Way each show a modestly stronger quality impression, driven by more elaborate ceiling treatments, waterfall-edge or custom-surround kitchen features, and heavier millwork than the subject's furniture-style hood and tiled fireplace surround. 69 Copper Circle reads as quality-similar to the subject, both landing in the same upgraded-but-production-grade tier. On condition, all four comparables are similar to the subject - each presents as pristine and like-new with no deferred maintenance, consistent with the subject's own inspection-confirmed pristine state; 8 Short Leaf Lane's condition impression is only fractionally softer and still falls within the similar range.

- 358 Fletcher Loop: quality superior, condition similar - More elaborate tray ceilings, heavy crown molding, and an arched brick entry surround give a modestly stronger

quality impression than the subject's furniture-style hood and tile work; both present equally pristine, like-new condition consistent with new construction.

- 8 Short Leaf Lane: quality superior, condition similar - Vaulted beamed ceilings, a marble waterfall-edge island, and herringbone tile backsplash edge out the subject's upgraded-but-more-standard kitchen and trim detailing; condition is essentially matching, with only a marginal softness in this comp's impression that falls short of a material difference.

- 224 Copper Way: quality superior, condition similar - Coffered ceilings, arched windows, and a custom kitchen hood surround give a slightly stronger quality impression than the subject's furniture-style hood and arched openings; both present equally pristine, near-new condition.

- 69 Copper Circle: quality similar, condition similar - Both this comparable and the subject sit in the same upgraded-but-production-grade quality band (quartz counters and beamed ceilings offset by simple doors/trim here, versus the subject's tiled fireplace surround and furniture-style hood); both are brand-new construction presenting in equally pristine condition.

- No property in this set differs from the group's center by more than roughly half a step on either quality or condition; this is a materially homogeneous set with no gaps large enough to flag as a standout outlier.

- All five assessments carry HIGH confidence, so the comparative calls above are not hedged for reliability concerns.

- Every property in the set, including the subject, is new or near-new construction where kitchen/bath 'updated' status reflects original build finishes rather than a post-construction remodel - this labeling convention is consistent across the set and does not itself indicate a quality or condition difference.

- All assessments rely on MLS marketing photos (staged/curated), with the subject additionally supported by inspection photos including attic mechanicals; 69 Copper Circle's listing explicitly notes virtual staging was used, so its condition read is based on structural/finish elements visible beyond staged decor.