

# 59 Copper Cir Listings

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260916-090437-59-copper-cir-listings>

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

- Garage interior condition and finish level could not be verified due to lack of photos.
- Attic and mechanical system (HVAC, water heater) condition could not be assessed from available photos.

### SITE & VIEW

**[HIGH]**    **40-foot greenbelt/wooded buffer directly behind the property providing added privacy**  
Public remarks state 'a 40-foot greenbelt behind the property provides added privacy.' Rear-yard photos show a wood privacy fence backing to an undeveloped, tree-lined slope/common area rather than another rear-facing home, consistent with this description.  
*Source: Public Remarks; corroborated by Photo 45, 46, 47, 49*

### IMAGE QUALITY ISSUES

- Photo 2 is explicitly labeled 'Digitally Altered' (twilight sky enhancement) and should not be relied upon for true exterior lighting/color representation.
- No photographs of the garage interior were included among the 50 listing photos.
- No close-up roof photos were provided; roof condition/materials were only assessable via aerial/elevated shots (Photos 1, 4, 46, 49, 50).

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

**Quality:**    Consistent with Q3 - the dwelling was built with materials and design details above typical builder-grade stock, including full-brick exterior, architectural shingle roofing, quartz kitchen counters, a custom furniture-style vented range hood surround, decorative tile backsplash, tray/coffered ceiling detail with millwork in the entry hall, crown molding, and a tiled walk-in shower with frameless glass and a freestanding soaking tub in the primary bath. These are original 2024 construction features, not later add-ons, so they are scored as quality rather than condition.

**Condition:**    Consistent with C2 - this is new (2024) construction presented in like-new, move-in-ready condition with no visible wear, deferred maintenance, or damage in any photographed area.

**Kitchen/baths:**    Kitchen and primary bath both present as new/modern (quartz counters, tile backsplash, stainless appliances, frameless glass shower, freestanding tub); as new construction these are original finishes rather than post-construction updates, but they read as fully current/modernized for UAD purposes.

*Not visible/verified: Garage interior, attic, and mechanical/utility spaces were not photographed and could not be assessed.; MLS photos are marketing images (staged, ideal lighting); minor condition issues not visible in photos cannot be ruled out.; Photo 2 is a digitally altered twilight image and was not used for quality/condition assessment.*

## 1115 Nix Road, Little Rock, 72223    MLS # 26021215

Photo count check: MATCH (17/17)

**PHOTO-ONLY FINDINGS****[LOW] Deck structure visible in background of rear covered-porch photo**

A raised deck is visible over the tree line/property boundary in the background of the rear patio photo. This may belong to an adjacent property rather than the subject; ownership cannot be confirmed from the image, and it is not mentioned in structured fields or remarks for the subject.

Source: Photo 17

**REVIEW REQUIRED**

- Confirm whether the deck visible in the background of Photo 17 belongs to the subject property or a neighboring lot before including it in any grid adjustment.
- Verify final completion status/punch-list items at time of appraisal inspection, as listing indicates 'Completed Uninhabited' new construction with builder customizations still noted as available in remarks.

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

- Quality:** New-construction spec home by a production builder (Hines Homes) on a slab foundation. Brick veneer exterior with multiple gable rooflines, architectural shingles, and some articulated massing suggest slightly above base-grade design. Interior shows granite/quartz slab counters, engineered hardwood in main living areas, tile bath surrounds, and a freestanding soaking tub - finish levels a step above strict builder-grade stock, but overall massing, window/door grade, and trim detailing remain consistent with a production subdivision build rather than a custom home. Overall impression sits at the Q3/Q4 boundary; leaning toward Q4 stock-plus-upgraded-finish is defensible depending on comparison set.
- Condition:** Property is new construction, listed as 'Completed Uninhabited.' Photos show unoccupied, unfurnished rooms with protective plastic still covering new carpet, consistent with a just-finished, never-lived-in dwelling. No wear, deferred maintenance, or damage is visible in any interior or exterior photo.
- Kitchen/baths:** Kitchen features white shaker-style cabinetry, granite/quartz slab counters, stainless gas range/microwave/dishwasher, and a large island (Photos 4-6; Structured Fields: Kit Counter-Granite Slab, Kit Counter-Quartz, Gas Range, Dishwasher, Disposal). Primary bath has a double-sink vanity with granite top, freestanding tub, and separate tiled walk-in shower with glass door (Photos 9-12). Secondary bath has a granite-top vanity, tub/shower combo (Photo 15), and a half-bath/toilet room is also shown (Photo 13). All finishes appear original to this new build - modern but not a remodel of an older space.

*Not visible/verified: Property is new construction and unoccupied; some rooms still have protective plastic on flooring, which is expected pre-closing and not a condition defect.; 17 total photos with roughly 11 interior images provide reasonable but not exhaustive interior coverage; no photo of garage interior, exterior rear elevation beyond the covered porch, or attic/mechanical spaces.; Marketing language ('quality craftsmanship,' 'thoughtfully designed') is promotional and was not used to inform the quality score.*

**67 Copper Circle, Little Rock, 72223 MLS # 26027251**

**Photo count check: MATCH (33/33)**

**REVIEW REQUIRED**

- Rear yard slope area (Photo 32) shows exposed rock/gravel and thin grass, suggesting site grading, drainage swale, or retaining feature that may not be fully finished - appraiser should confirm final site condition prior to closing.
- Virtual staging was used per public remarks; appraiser should confirm actual as-built condition of staged rooms via a physical inspection or additional unstaged photos before relying on marketing images for condition conclusions.

**CONTRADICTIONS**

- Structured field 'Construction Details: Completed Uninhabited' and vacant-room photos (13,14,17,18,19,28) appear inconsistent with furnished-looking kitchen/living/bedroom photos (3,4,5,6,7); this is explained by the public remarks disclosure

that virtual staging was used, but the specific staged rooms are not identified.

## IMAGE QUALITY ISSUES

- Multiple interior photos (kitchen, dining/living, primary bedroom, closet) may contain virtually staged furniture/décor per public remarks disclosure, making it difficult to assess true room proportions or confirm the presence/absence of built-in furnishings from those images alone.

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

- Quality:** Production/tract-built single-story home in a West Little Rock subdivision with above-builder-grade kitchen finishes (quartz counters, custom vented range hood enclosure, tile backsplash, built-in wall ovens, gas cooktop) and standard-to-good architectural detailing (multi-gable brick front elevation, crown molding, walk-in closets with built-in organizers). Design massing and lot size (0.13 acre, 50x115) are consistent with a subdivision spec/production home rather than a high-end custom build, tempering the upgraded kitchen finishes toward a Q3-to-Q4 holistic call.
- Condition:** New (2026) construction, reported as complete but uninhabited; consistent with like-new condition with no deferred maintenance, though several marketing photos are disclosed as virtually staged, limiting certainty about final as-delivered condition of finish details and yard completion.
- Kitchen/baths:** Kitchen features quartz counters, custom vented hood, tile backsplash, built-in double wall ovens, and gas cooktop - new construction, not a later remodel. Primary bath features a freestanding soaking tub, separate glass walk-in shower, dual-sink quartz vanity - also new construction finishes. Enum term 'updated' is used as closest available UAD descriptor for these as-built (not renovated) new-construction spaces.

*Not visible/verified: Public remarks disclose that virtual staging was used; furnished-looking photos of the kitchen, dining/living area, primary bedroom, and closet may include digitally added furniture and décor that cannot be fully distinguished from real staging.; Because this is new construction, kitchen/bath 'status' reflects original as-built finishes rather than a renovation history; the UAD terms 'updated'/'not updated'/'remodeled' do not perfectly map to a never-before-occupied home.; Rear yard grading/landscaping completion could not be fully confirmed from photos; slope area behind the covered patio shows exposed rock and thin grass cover.*

## 7 Copper Circle, Little Rock, 72223 MLS # 26035393

Photo count check: MATCH (42/42)

## PHOTO-ONLY FINDINGS

### [MEDIUM] Retractable exterior sunshade/roller screen mounted to covered patio ceiling

A rolled-up fabric/mesh shade screen with a mounting track is visible attached to the covered patio ceiling in multiple rear exterior photos. This is a built/attached improvement with no corresponding structured field and no mention in public or agent remarks.

Source: Photo 22, 23, 26, 27, 28

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

- Quality:** Original 2020 construction shows builder-grade-plus detailing: floor-to-ceiling built-in cabinetry flanking the fireplace, crown molding, tall ceilings, an oversized kitchen island, tiled herringbone backsplash, and a built-in wall oven/microwave and gas cooktop. These are above-basic-builder features but not custom-level materials (no stone exterior, no elaborate trim packages, no high-end architectural elements beyond the millwork shown), placing it at the boundary of Q3/Q4 -- well-finished for a production/semi-custom home rather than a true high-end custom build.
- Condition:** Consistent with C3: the home presents as well-maintained with no visible deferred maintenance, consistent with its ~5-6 year age (built 2020). No cracking, staining, or wear is visible in any interior or exterior photo. Finishes appear to be original to construction rather than later updates, so condition reflects a lightly-lived-in newer home rather than a freshly remodeled older one.

**Kitchen/baths:** Kitchen and primary bath appear to be original 2020 construction finishes (quartz/marble-look counters, tile backsplash, built-in appliances) with no evidence of post-construction remodeling or updating; both present as high-quality builder-installed original finishes still in like-new condition.

*Not visible/verified: Photos are marketing photos (staged, favorable lighting); minor wear or maintenance issues in less-photographed areas (attic, garage interior, mechanical closets) could not be assessed.; One secondary bedroom (Photo 20) is empty/staged minimally, limiting ability to assess flooring/wall condition in that specific room.; No photos of garage interior, attic, or crawlspace/mechanical systems were provided.; HVAC and roof condition could not be independently verified beyond the structured field listing 'Architectural Shingle' roof and 'Central Heat-Gas/Central Cool-Electric' HVAC type.*

# 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)<br>MLS # 26029182                                                                                                                                                           | 1115 Nix Road<br>MLS # 26021215                                                                                                                                                                                                                              | 67 Copper Circle<br>MLS # 26027251                                                                                                                                                                                                                                                                                                                   | 7 Copper Circle<br>MLS # 26035393                                                                                                                                                                                                                                                                     |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Q/C impression            | [H] Q3 / C2<br>K: updated<br>B: updated                                                                                                                                                                | [H] Q3-to-Q4 / C2<br>K: updated<br>B: updated                                                                                                                                                                                                                | [M] Q3-to-Q4 / C2<br>K: updated<br>B: updated                                                                                                                                                                                                                                                                                                        | [H] Q3-to-Q4 / C3<br>K: not updated<br>B: not updated                                                                                                                                                                                                                                                 |
| Vs. subject (advisory)    | -                                                                                                                                                                                                      | Q similar / C similar<br>1115 Nix Road's granite/quartz counters and freestanding tub place it at the same Q3-to-Q4 production-home tier as the subject, with only a marginal quality gap; both present as unoccupied new construction with no visible wear. | Q similar / C similar<br>67 Copper Circle's upgraded kitchen (custom hood, built-in wall ovens) keeps it close to the subject's quality tier despite a slightly larger gap; condition reads similarly move-in-ready, though the MEDIUM-confidence virtual-staging disclosure and an unfinished-looking rear slope add some uncertainty to this call. | Q similar / C inferior<br>7 Copper Circle's built-in millwork and kitchen island keep its quality close to the subject's, but as a ~5-6 year old home with original, lightly-lived-in finishes rather than brand-new construction, its condition is a step below the subject's like-new presentation. |
| Detached outbuildings     | -                                                                                                                                                                                                      | -                                                                                                                                                                                                                                                            | -                                                                                                                                                                                                                                                                                                                                                    | -                                                                                                                                                                                                                                                                                                     |
| Photo-only findings       | -                                                                                                                                                                                                      | [L] Deck structure visible in background of rear covered-porch photo                                                                                                                                                                                         | -                                                                                                                                                                                                                                                                                                                                                    | [M] Retractable exterior sunshade/roller screen mounted to covered patio ceiling                                                                                                                                                                                                                      |
| Pools & site improvements | -                                                                                                                                                                                                      | -                                                                                                                                                                                                                                                            | -                                                                                                                                                                                                                                                                                                                                                    | -                                                                                                                                                                                                                                                                                                     |
| Site & view               | [H] 40-foot greenbelt/wooded buffer directly behind the property providing added privacy                                                                                                               | -                                                                                                                                                                                                                                                            | -                                                                                                                                                                                                                                                                                                                                                    | -                                                                                                                                                                                                                                                                                                     |
| Dated renovations         | -                                                                                                                                                                                                      | -                                                                                                                                                                                                                                                            | -                                                                                                                                                                                                                                                                                                                                                    | -                                                                                                                                                                                                                                                                                                     |
| Review required           | - Garage interior condition and finish level could not be verified due to lack of photos.<br>- Attic and mechanical system (HVAC, water heater) condition could not be assessed from available photos. | - Confirm whether the deck visible in the background of Photo 17 belongs to the subject property or a neighboring lot ...<br>- Verify final completion status/punch-list items at time of appraisal inspection, as listing indicates 'Completed ...          | - Rear yard slope area (Photo 32) shows exposed rock/gravel and thin grass, suggesting site grading, drainage swale, or ...<br>- Virtual staging was used per public remarks; appraiser should confirm actual as-built condition of staged rooms via a ...                                                                                           | -                                                                                                                                                                                                                                                                                                     |
| Contradictions            | -                                                                                                                                                                                                      | -                                                                                                                                                                                                                                                            | - Structured field 'Construction Details: Completed Uninhabited' and vacant-room photos (13,14,17,18,19,28) appear ...                                                                                                                                                                                                                               | -                                                                                                                                                                                                                                                                                                     |

## RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

### CONDITION

The subject, 1115 Nix Road, and 67 Copper Circle all present as essentially new, unoccupied or just-completed construction with no visible wear, staining, or deferred maintenance, consistent with a C2 read. 7 Copper Circle, while clearly well cared for with no deferred maintenance, is a modest step behind - it is original 2020 construction

with finishes that read as lightly lived-in rather than brand-new, landing it at C3.

### QUALITY

The subject sits at the top of a fairly tight cluster, with full-brick elevations, a coffered/millwork entry ceiling, a custom furniture-style range hood, and a frameless-glass primary shower supporting a solid Q3 read. 7 Copper Circle, 1115 Nix Road, and 67 Copper Circle all cluster just behind at the Q3-to-Q4 boundary - each shows above-builder-grade kitchen and bath finishes (quartz/granite counters, oversized islands, tiled walk-in showers, freestanding tubs) but on production-subdivision massing and detailing. The spread among these three comps is narrow and likely reflects normal listing-photo variation rather than a true quality hierarchy.

### VERSUS SUBJECT

None of the three comparables deviates sharply from the subject on either scale. On quality, all three sit slightly below the subject's Q3 read but within the range treated as materially similar given how tightly the comp set clusters. On condition, 1115 Nix Road and 67 Copper Circle match the subject's like-new, no-wear presentation; 7 Copper Circle is the only comp showing any separation, being a well-maintained but original-finish 2020 build rather than fresh/new construction, which nudges it toward a slightly inferior condition call relative to the subject.

- 1115 Nix Road: quality similar, condition similar - 1115 Nix Road's granite/quartz counters and freestanding tub place it at the same Q3-to-Q4 production-home tier as the subject, with only a marginal quality gap; both present as unoccupied new construction with no visible wear.

- 67 Copper Circle: quality similar, condition similar - 67 Copper Circle's upgraded kitchen (custom hood, built-in wall ovens) keeps it close to the subject's quality tier despite a slightly larger gap; condition reads similarly move-in-ready, though the MEDIUM-confidence virtual-staging disclosure and an unfinished-looking rear slope add some uncertainty to this call.

- 7 Copper Circle: quality similar, condition inferior - 7 Copper Circle's built-in millwork and kitchen island keep its quality close to the subject's, but as a ~5-6 year old home with original, lightly-lived-in finishes rather than brand-new construction, its condition is a step below the subject's like-new presentation.

- *1115 Nix Road and 7 Copper Circle assessments are HIGH confidence, supported by extensive, unstaged interior/exterior photo coverage.*

- *The subject's assessment is HIGH confidence, though garage, attic, and mechanical spaces were not photographed.*

- *67 Copper Circle carries MEDIUM confidence because public remarks disclose virtual staging in several rooms and a rear-yard grading/landscaping question remains unresolved from photos; its quality and condition calls versus the subject should be held loosely as a result.*