

1135 Mimosa

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260916-110350-1135-mimosa>

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.

1135 Mimosa Dr, Conway, 72034 MLS # 26034947 [SUBJECT]

Photo count check: MATCH (49/49)

PHOTO-ONLY FINDINGS

[LOW] Small exterior storage closet/cabinet attached to house

No structured field or remarks reference; visible as a built-in gray double-door storage unit on the rear exterior wall.

Source: Photo 42

[MEDIUM] In-ground stone fire pit on patio

Site improvement visible in multiple backyard photos with no corresponding structured field or remarks mention.

Source: Photo 40; Photo 41; Photo 43; Photo 47

REVIEW REQUIRED

- Confirm whether the freestanding gazebo/covered deck structure is a permitted, built structure and assess its age/condition, as it is a notable amenity not attached to the dwelling.
- Verify property boundary/fence line in aerial photos 48-49 to determine whether the small shed structures visible near the rear of the frame belong to the subject property or a neighboring lot.
- Garage interior and roof/HVAC condition were not visible in listing photos and should be confirmed via inspection.

DETACHED OUTBUILDINGS

[HIGH] Detached covered gazebo/deck structure in backyard with wood shingled roof, string lighting, and built-in bench/rail seating

Public remarks describe 'the amazing, covered back deck'; photos show this is actually a freestanding gazebo-style covered deck structure situated away from the house in the rear yard, not attached to the dwelling - also documented as 'Deck' in Structured Fields.

Source: Public Remarks; Photo 38-45

[LOW] Small exterior storage closet/cabinet with double gray doors built into rear wall of house near back door

Appears to be a built-in storage closet attached to the house exterior; not mentioned in remarks or structured fields; size/construction unclear from photo alone.

Source: Photo 42

[LOW] Possible small shed structures visible in aerial photos at rear of property/beyond fence line

Two small shed-roofed structures (one with reddish roof, one white) appear near the bottom edge of the aerial frame beyond the subject's fence line; may belong to an adjacent/rear property rather than the subject.

Source: Photo 48; Photo 49

POOLS & SITE IMPROVEMENTS

[MEDIUM] In-ground stone/concrete fire pit on rear patio

Circular stacked-stone fire pit set into concrete patio area, not mentioned in remarks or structured fields.

Source: Photo 40; Photo 41; Photo 43; Photo 47

SITE & VIEW

[HIGH] Direct access to Stone Dam Creek Trail from a cul-de-sac lot

Public remarks state the home is on 'a peaceful cul-de-sac with direct access to the Stone Dam Creek Trail,' corroborated by 'Fitness/Bike Trail' listed under Area Amenities in Structured Fields.

Source: Public Remarks

CONTRADICTIONS

- Public Remarks describe 'the amazing, covered back deck' as part of the home's outdoor living space, but photos show this covered structure is actually a freestanding gazebo/deck combination located away from the house in the rear yard rather than an attached deck off the dwelling.

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

- Quality:** Consistent with Q4 - a 1999 builder-grade brick veneer ranch with vinyl gable accents, vaulted living room ceiling, standard composition roof, and stock raised-panel cabinetry/oak vanities. Design and materials reflect stock/production-home construction meeting code, without custom millwork, upgraded window/door grade, or elevated structural complexity.
- Condition:** Consistent with C3 - the home presents as well-maintained with a modernized kitchen (granite counters, tile backsplash, stainless appliances) layered onto original cabinet boxes, updated-looking laminate flooring throughout main living areas, and no visible deferred maintenance inside. Bathrooms remain original/dated but functional and clean. Exterior yard structures (gazebo-deck) show cosmetic weathering consistent with age but no structural concern visible.
- Kitchen/baths:** Kitchen shows post-construction updating (granite slab counters, tile backsplash, stainless appliances) layered onto what appear to be original painted stock cabinet boxes - assessed as 'updated' per UAD definition. Bathrooms retain original oak vanity cabinetry and solid-surface/cultured-marble tops with standard tub/shower combinations and no visible modernization - assessed as 'not updated.'

Not visible/verified: Garage interior, attic, roof close-up, and HVAC equipment condition/age were not visible in photos.; Only one full bathroom was clearly photographed (photo 26/29/35/36 appear to show the same or similar bath); the primary suite bath condition beyond the vanity was not fully visible.; 49 photos provided with substantial interior coverage, supporting HIGH confidence in overall impression, though some interior spaces (e.g., garage, closets) were not shown.

3915 Gabriel Drive, Conway, 72034 MLS # 25040637

Photo count check: MATCH (22/22)

PHOTO-ONLY FINDINGS

[LOW] Wood privacy fence along rear/side yard

A tall wood privacy fence is visible along the side/rear yard boundary in backyard photos. Not mentioned in structured fields or remarks. Given its position near the property line, it is unclear whether this fence belongs to the subject property or an adjoining neighbor.

Source: Photo 19, Photo 20

REVIEW REQUIRED

- Second full bathroom (per structured field: 2 full baths) is not shown in any photo; its condition/updates could not be assessed.
- Ownership of the wood privacy fence visible in rear-yard photos (19-20) could not be confirmed as belonging to the subject parcel.

DATED RENOVATIONS

[MEDIUM] New roof

Public remarks state "New roof put on in July" - month given but year not explicitly stated (listing entered October 2025, implying the roof work likely occurred in July of the same year).

Source: Public Remarks

IMAGE QUALITY ISSUES

- Backyard/rear photos (18-21) are overcast with flat lighting, making it harder to assess lawn and hardscape condition in detail.
- Hallway area visible in background of Photo 10 is dark, limiting ability to assess that space.

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

- Quality:** Consistent with Q4 - a modest 1,100 sf traditional ranch with brick veneer/vinyl siding, 3-tab shingle roof, slab foundation, simple gable rooflines, attached 2-car garage, and original stock oak cabinetry with laminate countertops. Design and materials reflect builder-grade construction meeting code, with no evidence of custom millwork, upgraded window/door grade, or architectural complexity beyond a standard subdivision spec home.
- Condition:** Consistent with C3-to-C4. The dwelling shows some recent updates that improve condition - a new roof (per remarks) and new luxury vinyl plank flooring with fresh paint in the main living areas - but the kitchen and bath retain original, dated finishes (oak cabinetry, laminate counters, fiberglass tub surround) that have not been modernized. No deferred maintenance, damage, or safety issues are visible in photos.
- Kitchen/baths:** Kitchen and bath both present as original builder-grade installations (oak cabinets, laminate counters, fiberglass tub surround) with no visible remodeling or modernization; classified as 'not updated' per UAD definitions.

Not visible/verified: Only one full bathroom is shown in photos despite structured field indicating 2 full baths; the second bath's condition could not be verified.; Agent remarks note 'No property disclosure. Seller has never lived in the property,' which limits corroboration of maintenance history beyond what is visible in photos.; MLS photos are marketing images (vacant, well-lit); minor wear or maintenance issues not visible in staged/vacant photos cannot be ruled out.; Exact vintage of roof and flooring updates (year) cannot be confirmed beyond the month cited in remarks.

1780 Southern Hills, Conway, 72034 MLS # 25043551

Photo count check: MATCH (28/28)

REVIEW REQUIRED

- Second structure visible beyond the rear fence in Photo 22 may belong to a neighboring property; ownership/boundary should be confirmed before crediting as a subject improvement
- Primary bathroom condition/finish level could not be verified due to insufficient direct photo coverage

DETACHED OUTBUILDINGS

[HIGH] Detached storage building/shed (wood, gable roof, approx. small single-window shed with ramp entry)
Public remarks state 'a storage building for extra space.' Structured field also lists 'Outside Storage Area.' Shed is clearly within the subject's fenced rear yard in Photo 25 (close-up) and Photo 22 (wider yard view).

Source: Public Remarks; Photo 22; Photo 25

[LOW] Possible second small outbuilding visible at rear of yard

A second small structure with pink/tan siding is visible beyond the fence line to the right of the documented storage shed in Photo 22; this may belong to a neighboring property rather than the subject, and is not mentioned in remarks or structured fields.

Source: Photo 22

POOLS & SITE IMPROVEMENTS

[MEDIUM] Small brick-edged fire pit ring in rear yard

A circular brick/paver edging consistent with a fire pit is visible in the rear yard near the shed; not mentioned in remarks or structured fields.

Source: Photo 25

SITE & VIEW

[MEDIUM] Rear yard backs to mature trees/wooded buffer beyond the fence line

Dense mature trees are visible immediately beyond the rear fence, suggesting a private, wooded backdrop; unclear whether this is a permanent common-area buffer or adjacent undeveloped land, so treated as a possible minor view/privacy value driver rather than confirmed excess acreage.

Source: Photo 22; Photo 25

DATED RENOVATIONS

[HIGH] Roof approximately 3-4 years old

"a roof that's only 3-4 years old" - stated as a relative age rather than an exact year, but useful for effective age estimation.

Source: Public Remarks

[HIGH] Water heater installed 2022

"a water heater installed in 2022"

Source: Public Remarks

IMAGE QUALITY ISSUES

- Primary bathroom photo coverage is limited to a partial mirror reflection, preventing full condition assessment

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

Quality:	Original construction is consistent with a standard builder-grade tract home: brick veneer with vinyl gable accents, architectural shingle roof, plain trim, standard-grade windows and doors, and simple millwork/cabinetry throughout. Design is a basic split-plan ranch with no structural upgrades, built-ins, or high-end materials evident. This is consistent with Q4.
Condition:	Overall the home presents as well-maintained with several recent cosmetic and system updates (LVP flooring, tile backsplash, newer appliances, roof, water heater) layered onto original 2001 construction. Some original finishes (laminate counters, dated hall bath vanity/fixtures) remain and show normal wear consistent with age, but no deferred maintenance or soundness issues are visible. This is consistent with C3.
Kitchen/baths:	Kitchen retains original cabinet boxes (repainted white) and laminate-style countertops but has added tile backsplash and updated stainless appliances - cosmetic refresh only, no layout/structural change, consistent with 'updated.' One full bath (Photo 21) shows an original oak vanity, laminate-look top, and dated fixtures consistent with 'not updated,' while a second bath (Photo 24) shows a dark vanity, quartz-look top, and modern fixtures consistent with 'updated' - baths are mixed, with the updated bath treated as dominant for this impression.

Not visible/verified: Primary bathroom is not clearly photographed (only a partial mirror reflection is visible in Photo 18); full condition/finish level could not be confirmed; Kitchen countertop material could not be definitively identified from photos (appears to be laminate/solid-surface, not stone); Exterior brick/siding condition on side elevations was not visible in any photo

3970 Gabrial Dr, Conway, 72034 MLS # 26004557

Photo count check: MATCH (27/27)

REVIEW REQUIRED

- Structure visible over the rear fence line in Photo 23 could not be confirmed as belonging to the subject property or a neighbor; recommend field verification.
- Garage interior and roof surface condition were not visible in provided photos despite being referenced in remarks (new garage door, new roof) - recommend confirming condition matches described updates.

DETACHED OUTBUILDINGS

[LOW] **Low brick building visible across the rear fence line, partially obscured by a wood fence and separate black metal fence**

A structure is visible beyond the subject's wood privacy fence in the far background of the backyard photo. Given the separate fencing, this most likely belongs to a neighboring property or common area and is not confirmed to be part of the subject parcel.
Source: Photo 23

POOLS & SITE IMPROVEMENTS

[MEDIUM] **In-ground paver fire pit ring in backyard**

A circular brick/paver-edged fire pit is visible in the rear yard near the patio area. Not mentioned in structured fields or remarks; construction and depth not fully discernible from photos.
Source: Photo 23, 25, 26

DATED RENOVATIONS

[HIGH] **New A/C unit**
"new A/C unit (2023)"
Source: Public Remarks

[HIGH] **New water heater**
"water heater (2024)"
Source: Public Remarks

[HIGH] **New roof**
"roof (2025)"
Source: Public Remarks

[HIGH] **New garage door**
"garage door (2023)"
Source: Public Remarks

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

- Quality:** Original construction reflects standard builder-grade specification typical of a 2000-built tract home: brick veneer front with vinyl siding gable ends, architectural shingle roof, vaulted ceiling in the living room (a modest upgrade over flat ceilings but still a common builder feature), simple flat-panel interior doors, standard-grade trim, and a small wood tongue-and-groove backsplash accent behind the range that appears original. No custom millwork, structural complexity, or high-end material palette was observed. This is consistent with Q4 stock/builder-grade construction.
- Condition:** The home presents as well-maintained with several recent mechanical and cosmetic updates layered onto the original builder-grade shell. Public remarks cite new A/C (2023), water heater (2024), roof (2025), and garage door (2023), and photos show granite countertops and refreshed/painted white cabinetry in the kitchen, updated vanities and fixtures in both bathrooms, and floors and finishes free of visible wear, staining, or deferred maintenance. This supports a condition impression consistent with C3 (well-maintained, limited

wear, some updates).

Kitchen/baths: Kitchen shows granite counters and refreshed/painted cabinetry over what appears to be original builder-grade cabinet boxes - modernized without structural change, consistent with 'updated' rather than 'remodeled.' Both bathrooms show newer vanities, solid-surface tops, and updated fixtures, also consistent with 'updated.' No evidence of a full gut/remodel (e.g., relocated plumbing, custom tile work, or expanded footprints) was observed in either space.

Not visible/verified: Attic, crawlspace/foundation, and roof surface were not directly visible in any photo; roof condition is taken on faith from remarks (roof 2025).; Garage interior was not shown in any photo despite garage door replacement being cited in remarks.; MLS photos are staged/marketing images; true wear patterns on floors and cabinet hardware may be understated.

2150 Destin Drive, Conway, 72034 MLS # 26019066

Photo count check: MATCH (1/1)

REVIEW REQUIRED

- Interior condition and kitchen/bath status could not be assessed due to zero interior photos - appraiser should verify via other means (prior listing photos, MLS history, or interior inspection).
- Rear/side yard not visible in any photo - any outbuildings, pool, or site improvements in those areas cannot be confirmed or ruled out from available material.

IMAGE QUALITY ISSUES

- Only one photo was supplied for the entire listing; no interior photos, no rear-yard photos, and no additional exterior angles are available.
- Cannot verify presence/absence of any rear-yard features (pool, outbuildings, deck, etc.) since no rear or side-yard photos exist.

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

- Quality:** Exterior shows a brick-veneer, one-story traditional home with a hip-roof design and architectural shingles, attached two-car garage, and standard vinyl windows - consistent with builder-grade/production construction (Q4). No custom architectural details, upgraded materials, or complex rooflines are visible that would support a higher quality tier.
- Condition:** The only available photo shows a well-maintained exterior with no visible deferred maintenance - clean brick, intact roof, no cracking, staining, or damage apparent. Lawn is dormant/brown, consistent with winter dormancy rather than a condition issue. However, with only one exterior photo and no interior images, an overall condition rating cannot be responsibly assigned beyond the exterior impression.
- Kitchen/baths:** No interior photos are available; kitchen and bath condition/quality cannot be assessed from the provided material. Structured fields list standard equipment (microwave, electric range, dishwasher) with no update descriptors.

Not visible/verified: Only 1 photo total was provided for this listing, and it is an exterior front view only.; No interior photos are available; kitchen, baths, and all interior rooms could not be observed.; Interior quality/condition scores above are placeholders based on exterior impression only and general market norms for the era/construction type - they should not be treated as observed ratings.; Public remarks state only 'Sold before listed,' providing no descriptive information.; Agent remarks are blank.

1555 hathaway Drive, Conway, 72034 MLS # 26026000

Photo count check: MATCH (12/12)

REVIEW REQUIRED

- Rear exterior and the 'updated deck' referenced in public remarks are not shown in any photo and could not be verified.

- Second full bathroom is not included in the photo set; overall bath condition/status is based on a single bathroom photo.
- ROOF field is listed as 'Other (see remarks)' but no roof detail appears anywhere in public or agent remarks; roof age/material/condition is not verifiable from the materials provided.
- Photo 7 shows a dark mark on the bedroom carpet near the left wall that may indicate a stain; recommend in-person verification of carpet condition.

POOLS & SITE IMPROVEMENTS

[MEDIUM] Updated deck

Public remarks state 'UPDATED DECK' among the cosmetic improvements, but no deck is visible in any of the 12 provided photos (no rear exterior photo included), so its size, material, and condition could not be visually verified.

Source: Public Remarks

IMAGE QUALITY ISSUES

- Only one exterior photograph (front elevation) is included; no rear or side exterior views were provided, preventing verification of the deck, roof condition, or rear yard.
- Kitchen appliances (range and dishwasher) display an unusual teal/blue color cast in Photo 5 that may be a lighting or white-balance artifact rather than the true appliance finish.

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

- Quality:** Original construction appears consistent with a stock builder-grade ranch: brick veneer exterior, simple hip roofline, standard vinyl-clad windows with shutters, standard 6-panel doors, and painted stock cabinet boxes in the kitchen. Crown molding is present throughout the main living areas, a modest upgrade over base builder trim, but the overall massing, window/door grade, and simple floor plan are consistent with Q4 (stock/builder grade meeting code) rather than a custom or high-upgrade build.
- Condition:** Remarks and photos are consistent in describing a recently refreshed interior: new paint, new light fixtures/ceiling fans, updated kitchen cabinet finish, new granite-look counters, and new bathroom vanity. Flooring (LVP) and carpet appear new or near-new throughout. No structural or safety defects are visible in the photos provided. This supports a condition impression consistent with C3 (well-maintained, limited wear, recent updates) rather than like-new C2, given at least one dated component (original-appearing tub/shower unit) and a possible carpet stain noted below.
- Kitchen/baths:** Kitchen shows modernization (repainted cabinets, new countertops, new appliances) with no structural layout change - consistent with 'updated.' The bathroom shown has a new vanity/countertop/fixtures but retains an older, unreplaced tub/shower surround, also consistent with 'updated' rather than a full remodel. A second bathroom is not shown in the photo set.

Not visible/verified: Only one exterior photo (front) provided; rear/side exterior, roof close-up, and the deck mentioned in remarks are not visible.; Second full bathroom is not shown; baths_status reflects only the single bathroom photographed.; Appliance colors in Photo 5 appear affected by an unusual color cast, limiting ability to confirm true finish/condition.; No dates were provided for any stated updates, limiting effective-age analysis.

2310 Apple Blossom, Conway, 72034 MLS # 26027675

Photo count check: MATCH (16/16)

REVIEW REQUIRED

- Discrepancy in house numbers visible across front exterior photos versus the listed subject address (2310 Apple Blossom) - verify photos correspond to the correct subject property.
- Transmission tower and high-voltage lines directly adjacent to the rear yard - confirm any easement, setback, or value impact.
- Second full bathroom not photographed; condition and updates status unknown.

SITE & VIEW

[HIGH] Large electrical transmission tower and multiple high-voltage power lines running directly along the rear property line

Rear yard photo shows a substantial steel transmission tower with multiple high-voltage lines directly behind the fence line; this is a potential adverse site/view influence not mentioned in remarks or structured fields.

Source: Photo 2

[HIGH] Property located adjacent to neighborhood walking/hiking trail

Public remarks state: 'Property located adjacent to the neighborhood walking/hiking trail.' Potential locational amenity not captured in structured fields.

Source: Public Remarks

CONTRADICTIONS

- Front exterior photos show differing house numbers on the door/mailbox area (appears as '3110' in Photo 1 and '2510' in Photo 3), which do not match the listed address of 2310 Apple Blossom - possible photo mismatch or numbering legibility issue.

IMAGE QUALITY ISSUES

- House number/address plaque in Photo 1 and Photo 3 is not clearly legible enough to confirm consistency with the listed address.
- Only one bathroom is photographed; the second full bath is not visible in any photo.
- No photos of exterior side elevations, garage interior, or additional yard areas beyond the front and rear.

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

Quality: Dwelling presents as consistent with Q4 - a stock, builder-grade production home typical of a 2005-built subdivision tract. Brick veneer front elevation combined with vinyl/metal siding on gable ends, architectural shingle roof, slab foundation, and sheetrock walls/ceilings are all standard-grade construction. A tray ceiling with crown molding in the great room is a modest builder upgrade package item but does not elevate the home beyond stock/builder grade overall. Kitchen cabinetry is stock oak with laminate (not stone) countertops, and the bath vanity/fixtures are basic builder stock - consistent with Q4 design complexity and materials throughout.

Condition: Overall condition impression falls between C3 and C4. The home presents clean and well-kept with newer-looking dark luxury vinyl plank flooring throughout the main living areas and bedrooms, no visible deferred maintenance, staining, or structural concerns, and updated stainless kitchen appliances (range, microwave). However, the kitchen cabinets and countertops (laminate) and the single visible bathroom (cultured-marble/laminate vanity top, dated fixtures, ceramic tile floor) appear original to the 2005 construction with no evidence of remodeling - consistent with 'not updated' kitchen/bath finishes layered with some general maintenance-driven updates (flooring, some appliances) elsewhere.

Kitchen/baths: Kitchen: stock oak cabinetry, laminate countertops, mismatched stainless/black appliances - not updated. Single observed full bath: original oak vanity, laminate/cultured-marble top, standard chrome fixtures, ceramic tile floor - not updated. Second full bath not photographed and could not be assessed.

Not visible/verified: Only one of the two full bathrooms is shown in photos; the second bath's condition could not be assessed.; Countertop material identification (laminate vs. solid surface) is based on visual impression from marketing photos only and should be field-verified.; No side-yard or additional exterior elevation photos provided beyond front and rear yard.; MLS photos are staged/marketing images; areas not photographed (e.g., closets, garage interior, second bath) could not be evaluated for condition.

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	1135 Mimosa Dr (SUBJECT) MLS # 26034947	3915 Gabriel Drive MLS # 25040637	1780 Southern Hills MLS # 25043551	3970 Gabriel Dr MLS # 26004557	2150 Destin Drive MLS # 26019066	1555 hathaway Drive MLS # 26026000	2310 Apple Blossom MLS # 26027675
Q/C impression	[H] Q4 / C3 K: updated B: not updated	[H] Q4 / C3-to-C4 K: not updated B: not updated	[H] Q4 / C3 K: updated B: updated	[H] Q4 / C3 K: updated B: updated	[L] Q4 / C3-to-C4 K: not observed B: not observed	[M] Q4 / C3 K: updated B: updated	[M] Q4 / C3-to-C4 K: not updated B: not updated
Vs. subject (advisory)	-	Q similar / C inferior Same Q4 builder-grade construction as the subject, but its kitchen and bath remain original/not updated (unlike the subject's updated kitchen), leaving overall condition a step behind despite a newer roof and flooring.	Q similar / C similar Matches the subject's Q4 construction and C3-level overall condition; this comp's updated bathroom offsets the subject's not-updated baths, while both have an updated kitchen, netting out to a comparable overall condition.	Q similar / C similar Same Q4 quality tier and C3 overall condition as the subject; this comp has updated baths where the subject's are original, but its kitchen finish level matches the subject's, keeping the overall condition comparable.	Q unclear / C unclear Only a single exterior photo is available with no interior views, and confidence is LOW, so neither quality nor condition can be responsibly compared to the subject's observed interior finishes.	Q similar / C similar Consistent Q4 builder-grade construction and C3 condition overall; this comp's updated bath is offset by the subject's updated kitchen, and confidence here is only MEDIUM, so the comparison is treated as comparable rather than a clear edge either way.	Q similar / C inferior Same Q4 construction as the subject, but its kitchen and bath finishes are original and not updated, versus the subject's updated kitchen, giving the subject a modest edge in overall condition.
Detached outbuildings	[H] Detached covered gazebo/deck structure in backyard with wood shingled roof, string lighting, and built-in bench/rail seating [L] Small exterior storage closet/cabinet with double gray doors built into rear wall of house near back door [L] Possible small shed structures visible in aerial photos at rear of property/beyond fence line	-	[H] Detached storage building/shed (wood, gable roof, approx. small single-window shed with ramp entry) [L] Possible second small outbuilding visible at rear of yard	[L] Low brick building visible across the rear fence line, partially obscured by a wood fence and separate black metal fence	-	-	-
Photo-only findings	[L] Small exterior storage closet/cabinet attached to house [M] In-ground stone fire pit on patio	[L] Wood privacy fence along rear/side yard	-	-	-	-	-

Category	1135 Mimosa Dr (SUBJECT) MLS # 26034947	3915 Gabrial Drive MLS # 25040637	1780 Southern Hills MLS # 25043551	3970 Gabrial Dr MLS # 26004557	2150 Destin Drive MLS # 26019066	1555 hathaway Drive MLS # 26026000	2310 Apple Blossom MLS # 26027675
Pools & site improvements	[M] In-ground stone/concrete fire pit on rear patio	-	[M] Small brick-edged fire pit ring in rear yard	[M] In-ground paver fire pit ring in backyard	-	[M] Updated deck	-
Site & view	[H] Direct access to Stone Dam Creek Trail from a cul-de-sac lot	-	[M] Rear yard backs to mature trees/wooded buffer beyond the fence line	-	-	-	[H] Large electrical transmission tower and multiple high-voltage power lines running directly along the rear property line [H] Property located adjacent to neighborhood walking/hiking trail
Dated renovations	-	[M] New roof	[H] Roof approximately 3-4 years old [H] Water heater installed 2022	[H] New A/C unit [H] New water heater [H] New roof [H] New garage door	-	-	-
Review required	- Confirm whether the freestanding gazebo/covered deck structure is a permitted, built structure and assess its ... - Verify property boundary/fence line in aerial photos 48-49 to determine whether the small shed structures visible near ... - Garage interior and roof/HVAC condition were not visible in listing photos and should be confirmed via inspection.	- Second full bathroom (per structured field: 2 full baths) is not shown in any photo; its condition/updates could not be ... - Ownership of the wood privacy fence visible in rear-yard photos (19-20) could not be confirmed as belonging to the ...	- Second structure visible beyond the rear fence in Photo 22 may belong to a neighboring property; ownership/boundary ... - Primary bathroom condition/finish level could not be verified due to insufficient direct photo coverage	- Structure visible over the rear fence line in Photo 23 could not be confirmed as belonging to the subject property or a ... - Garage interior and roof surface condition were not visible in provided photos despite being referenced in remarks (new ...	- Interior condition and kitchen/bath status could not be assessed due to zero interior photos - appraiser should verify ... - Rear/side yard not visible in any photo - any outbuildings, pool, or site improvements in those areas cannot be ...	- Rear exterior and the 'updated deck' referenced in public remarks are not shown in any photo and could not be verified. - Second full bathroom is not included in the photo set; overall bath condition/status is based on a single bathroom ... - ROOF field is listed as 'Other (see remarks)' but no roof detail appears anywhere in public or agent remarks; roof ... - Photo 7 shows a dark mark on the bedroom carpet near the left wall that may indicate a stain; recommend in-person ...	- Discrepancy in house numbers visible across front exterior photos versus the listed subject address (2310 Apple ... - Transmission tower and high-voltage lines directly adjacent to the rear yard - confirm any easement, setback, or value ... - Second full bathroom not photographed; condition and updates status unknown.
Contradictions	- Public Remarks describe 'the amazing, covered back deck' as part of the home's outdoor living space, but photos show ...	-	-	-	-	-	- Front exterior photos show differing house numbers on the door/mailbox area (appears as '3110' in Photo 1 and '2510' in ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

The subject, 1780 Southern Hills, 3970 Gabriel Dr, and 1555 Hathaway Drive form the top tier, all presenting consistent with C3 - well-maintained homes with a mix of updated kitchens and/or baths and no deferred maintenance. 2310 Apple Blossom and 2150 Destin Drive sit a step below, both trending toward C3-to-C4; Apple Blossom's kitchen and bath finishes are original/not updated despite newer flooring, and Destin Drive's exterior looks well-kept but its condition call is weak given the single exterior-only photo. 3915 Gabriel Drive is the softest of the set - a new roof and fresh flooring help, but its untouched builder-grade kitchen and bath (original oak cabinetry, laminate counters, fiberglass tub) leave it trailing the rest.

QUALITY

Quality is essentially uniform across the set. The subject and every comparable read as stock, builder-grade production construction consistent with Q4 - brick veneer with vinyl accents, simple gable/hip rooflines, standard windows and doors, and stock cabinetry. No property shows custom millwork, upgraded structural complexity, or higher-grade materials that would separate it from the others; differences among these homes are driven almost entirely by condition/updates, not construction quality.

VERSUS SUBJECT

The subject is a 1999 builder-grade brick ranch consistent with Q4 quality and C3 condition, with an updated kitchen (granite counters, tile backsplash, stainless appliances) but original, not-updated bathrooms. Against this baseline, 1780 Southern Hills, 3970 Gabriel Dr, and 1555 Hathaway Drive all read as comparably maintained (C3) with similar Q4 construction, though each of those three shows at least one updated bathroom where the subject's remain original - a modest edge that doesn't clearly move their overall condition ahead of the subject's. 2310 Apple Blossom trails the subject somewhat, since its kitchen and bath finishes are original/not updated versus the subject's updated kitchen. 3915 Gabriel Drive trails the subject more clearly for the same reason, despite its newer roof and flooring. 2150 Destin Drive cannot be reliably compared given the lack of interior photos and low confidence in its assessment.

- 3915 Gabriel Drive: quality similar, condition inferior - Same Q4 builder-grade construction as the subject, but its kitchen and bath remain original/not updated (unlike the subject's updated kitchen), leaving overall condition a step behind despite a newer roof and flooring.
- 1780 Southern Hills: quality similar, condition similar - Matches the subject's Q4 construction and C3-level overall condition; this comp's updated bathroom offsets the subject's not-updated baths, while both have an updated kitchen, netting out to a comparable overall condition.
- 3970 Gabriel Dr: quality similar, condition similar - Same Q4 quality tier and C3 overall condition as the subject; this comp has updated baths where the subject's are original, but its kitchen finish level matches the subject's, keeping the overall condition comparable.
- 2150 Destin Drive: quality unclear, condition unclear - Only a single exterior photo is available with no interior views, and confidence is LOW, so neither quality nor condition can be responsibly compared to the subject's observed interior finishes.
- 1555 hathaway Drive: quality similar, condition similar - Consistent Q4 builder-grade construction and C3 condition overall; this comp's updated bath is offset by the subject's updated kitchen, and confidence here is only MEDIUM, so the comparison is treated as comparable rather than a clear edge either way.
- 2310 Apple Blossom: quality similar, condition inferior - Same Q4 construction as the subject, but its kitchen and bath finishes are original and not updated, versus the subject's updated kitchen, giving the subject a modest edge in overall condition.
- 3915 Gabriel Drive is the weakest performer on condition in this set, since its kitchen and bath remain original/builder-grade despite a new roof and flooring - worth flagging as the one clear laggard.
- 2150 Destin Drive's condition and quality impressions rest on a single exterior photo with no interior views, so its placement in the ranking is much less certain than the others and should be

treated cautiously in adjustment discussions.

- 2150 Destin Drive's assessment is LOW confidence, based on one exterior photo with no interior coverage; its condition and quality placement in this ranking should be treated as provisional only.

- 1555 Hathaway Drive and 2310 Apple Blossom carry MEDIUM confidence due to limited photo coverage (missing second bathroom, some exterior elevations), so their comparative calls are somewhat hedged relative to the HIGH-confidence properties.

- All other properties, including the subject, carry HIGH confidence assessments based on substantial photo coverage, supporting more direct comparative claims.