

27 Arnoldsburg S

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260916-154621-27-arnoldsburg-s>

DETECTION AID ONLY. This tool reports what appears in the MLS data, remarks, and photos. It cannot confirm a feature is absent - a shop can sit off-frame. The appraiser owns the final call.

SUBJECT PROPERTY - appraiser inspection photos

Appraiser inspection photos: 23

PHOTO-ONLY FINDINGS

[HIGH] Covered rear patio/porch with ceiling fan

Substantial covered patio spanning the rear of the home with brick/stone support columns and a ceiling fan, furnished with outdoor seating; not referenced in any appraiser notes (none provided).

Source: Photos 2, 5

REVIEW REQUIRED

- Clarify whether the large unfinished interior space in Photos 20, 21, and 23 is the same structure as the pole barn in Photo 6 or a separate building, and confirm its finished/contributory status for valuation purposes.
- Rough-plumbed half bath in the outbuilding (Photo 22) appears incomplete (exposed connections, unfinished walls) - confirm completion status before assigning contributory value.

DETACHED OUTBUILDINGS

[HIGH] Detached metal pole barn/shop with attached open lean-to carport

Metal-sided building with a single roll-up garage door and side entry door, plus an open lean-to extension on wood posts sheltering ATVs/UTVs; sits on a concrete pad in a wooded rear portion of the lot.

Source: Photo 6

[MEDIUM] Large detached shop/flex building interior with steel truss ceiling and rough-in rooms

Interior of a large open structure with exposed steel roof trusses, decorative hexagon LED lighting, insulated ductwork, and several partially finished small rooms (one containing a rough-plumbed half bath, Photo 22). Polished/broom-finished concrete floor and a visible overhead garage door in the background (Photo 21) suggest a substantial accessory building, still being finished out, that may be separate from or an interior view of the barn in Photo 6.

Source: Photos 20, 21, 23

SITE & VIEW

[LOW] Heavily wooded, spacious rear/side yard suggesting larger-than-typical lot

Photos show mature trees bordering the property on multiple sides and a detached shop set well back from the house, consistent with a larger rural-type parcel, though exact acreage cannot be confirmed from photos alone.

Source: Photos 1, 3, 5, 6

IMAGE QUALITY ISSUES

- Several interior shots use a wide-angle/fisheye lens producing distortion that makes room size and wall condition harder to assess precisely (Photos 7-11, 17, 19).

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

Quality: Brick veneer with stone accents, complex multi-gable roofline, arched window, stone-columned entry portico,

tray ceilings, crown molding throughout, and built-in cabinetry/bookcases indicate an above-builder-grade original build consistent with Q3. No later upgrades were identified that would change the original construction quality - finishes such as granite counters and furniture-style glazed cabinetry appear original to construction rather than later remodels.

Condition: Interior finishes (granite/dark-stone counters, oil-rubbed bronze fixtures, tile flooring and shower surrounds) appear original in style but are clean and well maintained with no significant wear, consistent with C3. Exterior painting supplies staged on the rear patio suggest maintenance/painting work in progress at time of inspection. No structural damage, water staining, or deferred maintenance was visible in any photo.

Kitchen/baths: Kitchen features glazed raised-panel cabinetry, dark stone-look countertops, stone tile backsplash, vent hood, and pendant lighting consistent with an upscale original build with no obvious later remodel (Photo 8). Primary and hall baths show matching dark granite counters, oil-rubbed bronze fixtures, tile flooring/showers, and a jetted tub, all appearing original and well kept (Photos 12, 13, 18). A powder room shows a pedestal sink with matching fixtures (Photo 16). No cabinetry or counter replacements suggesting a distinct remodel event were identified.

Not visible/verified: Roof surface and condition could not be closely inspected beyond ground-level photos.; Secondary bedrooms and closets are not shown in detail; several rooms are heavily cluttered with personal belongings, which may obscure minor condition issues.; No exterior close-up of foundation or crawlspace/basement access was provided.; Wide-angle/fisheye distortion in several interior photos makes precise room proportions difficult to assess.; The relationship between the small pole barn shown in Photo 6 and the much larger unfinished interior space shown in Photos 20-23 is unclear; if these are different structures, the second was not documented from the exterior.

214 Carroll Rd Road, Conway, 72032 MLS # 25017419

Photo count check: MATCH (28/28)

PHOTO-ONLY FINDINGS

[LOW] Small red outbuilding visible in wooded background

A small red shed/outbuilding is visible through the screened porch window in Photo 6, situated near a chain-link fence line. Not mentioned in structured fields or remarks; ownership (subject parcel vs. neighboring property) cannot be confirmed.

Source: Photo 6

[LOW] Additional structure/roofline beyond fence line

A brick roofline is faintly visible through trees on the far right of Photo 3, beyond the subject's rear yard area. This may be a neighboring residence rather than a structure on the subject's 4-acre parcel; ambiguous ownership.

Source: Photo 3

REVIEW REQUIRED

- Foundation type discrepancy (Slab per MLS vs. apparent block/crawlspace skirting visible in Photo 2) should be field-verified.
- Ownership of structures visible in the background of Photos 3 and 6 (possible red shed and brick roofline near the fence line) should be confirmed as belonging to the subject parcel and not a neighboring property.
- Storm cellar/tornado shelter's structural condition and functionality were not visible in photos and should be inspected.
- The claimed 'well over 100K' in remodeling/updates 'two years ago' per Public Remarks could not be corroborated with specific dates or documentation; appraiser should confirm actual scope and timing of updates for effective age purposes.

DETACHED OUTBUILDINGS

[HIGH] Detached shop/pole building

Gray metal-sided pole-barn/shop structure visible at the rear of the 4-acre lot in Photo 3, corroborating the MLS 'Shop' checkbox and the public remarks reference to a 'shop.' Exact dimensions are not stated in the listing text and cannot be reliably estimated from the distant photo.

Source: Structured Field / Public Remarks / Photo 3

[LOW] Outside Storage Area

MLS structured fields also check 'Outside Storage Area' as a separate feature from 'Shop.' No distinct second storage structure was clearly identified in the photos; this may refer to the same shop building noted above or to an unphotographed smaller shed.

Source: Structured Field

POOLS & SITE IMPROVEMENTS

[HIGH] In-ground storm cellar / tornado shelter

A hinged, ground-level storm shelter door and adjacent vent pipe are visible in the yard in Photo 5, consistent with the structured 'Storm Cellar' field and the public remarks' mention of a 'tornado shelter.'

Source: Structured Field / Public Remarks / Photo 5

SITE & VIEW

[HIGH] 4.00-acre lot (174,240 sq. ft.)

Structured fields list Approx. Acreage of 4.00 acres, and public remarks describe 'a large lot size' - substantially above a typical residential lot, a clear site value-driver reflected in the wide tree-lined yard shown across multiple photos (Photos 3-5).

Source: Structured Field / Public Remarks

[MEDIUM] Pond on the property

Public remarks state 'There is also a pond' on the property; the pond itself is not clearly visible in the provided photos, possibly located beyond the wooded tree line seen in Photos 3-4.

Source: Public Remarks

CONTRADICTIONS

- Structured field lists foundation as 'Slab,' but Photo 2 shows a concrete block foundation/skirting wall with vent-like openings beneath the rear deck area, which is more consistent with a crawlspace foundation; foundation type should be field-verified.
- Public Remarks state the home was built in 2005 with 1,992 sq. ft., while structured fields list Year Built 2006 and Approx. SQFT 1,994 - minor, likely immaterial discrepancies.

IMAGE QUALITY ISSUES

- Photo 3 is a long-distance shot; the shop building's construction details, condition, and exact size cannot be confirmed at that distance.
- No close-up photos of the shop exterior/interior, garage interior, roof, or HVAC/mechanical systems were provided, limiting condition assessment of those components.

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

Quality: Original construction reflects a well-finished builder home: brick veneer with vinyl/metal siding accents, architectural gable rooflines, decorative entry columns, tray and vaulted ceilings, crown molding, dining room chair rail/wainscoting, and site-finished hardwood flooring in main living areas - consistent with Q3 (well-finished, above builder-grade). No custom/high-end elements (extensive stone, elaborate custom millwork, structural complexity) were observed that would support a Q2 rating, and the level of finish is well above a plain Q4 stock house.

Condition: The dwelling presents as well-maintained overall, with the most substantial recent updates concentrated in the kitchen and primary bath, consistent with the remarks' claim of significant remodeling. Finishes throughout appear fresh with no visible deferred maintenance; however, the two hall/guest bathrooms retain more basic, simpler finishes than the primary suite, so the home is not uniformly at a high remodeled

standard. Overall consistent with C2-to-C3.

Kitchen/baths: Kitchen shows modernized finishes (painted cabinetry, quartz-look counters, subway tile backsplash, stainless appliances) with no evidence of a structural/layout change - consistent with 'updated' rather than 'remodeled.' The primary bath shows a more significant alteration (separated glass shower and soaking tub, upgraded tile/counters) approaching 'remodeled,' but the two hall/guest baths show only modest fixture-level updates with standard tub/shower units, so the dominant bath condition across the home is best characterized as 'updated.'

Not visible/verified: Roof condition, attic space, and mechanical systems (HVAC, water heater) were not visible in any photo.; Garage interior condition was not shown in the photo set.; Shop/outbuilding condition could not be assessed beyond a single distant exterior view.; Foundation type could not be conclusively verified from photos and appears to conflict with the structured 'Slab' field (see contradictions).; MLS photos are marketing photos and may not reflect wear in areas obscured by furniture, decor, or closets.

27 Majestic Valley, Conway, 72032 MLS # 25026622

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[LOW] Outdoor cooking/grill station area on covered patio (pellet smoker, offset smoker, gas grill, griddle)
Multiple free-standing cooking appliances shown on the covered patio; these appear to be movable personal property/appliances rather than a built-in outdoor kitchen, so not flagged as a structural improvement, but noting for completeness that this arrangement is not mentioned in remarks or structured fields.

Source: Photo 6

[LOW] Farm pond near rear tree line
See site_and_view entry - visible water feature with no corroborating remarks or structured field, and possible neighboring-property ambiguity.

Source: Photo 1, 12, 13

REVIEW REQUIRED

- Ownership/boundary of the pond visible in aerial photos (Photo 1, 12, 13) relative to the 3-acre subject parcel should be confirmed against a plat or survey.
- No interior photos of the garage were provided to verify the stated tornado shelter.
- Bathroom modernization status could not be fully confirmed as remodeled vs. original; appraiser should confirm counter/vanity age during inspection.

DETACHED OUTBUILDINGS

[HIGH] Detached insulated shop, approximately 40' x 60', metal/stone-accent construction with two garage bay doors (one oversized) and man door

Public remarks: 'a huge insulated shop that is approx. 40 X 60'; confirmed in Photos 2, 3, 13, 50 showing a large dark metal building with stone wainscot and two overhead doors near the driveway.

Source: Public Remarks

POOLS & SITE IMPROVEMENTS

[HIGH] In-ground gunite/vinyl-liner pool with tanning ledge, water feature/waterfall, and slide

Remarks: 'a stunning upgraded in-ground pool with a tanning ledge, water feature, and great slide.' Confirmed extensively in Photos 4, 5, 7, 8, 9, 10, 11, 47, 48 showing a large free-form pool with stone waterfall/slide feature and tanning ledge with in-pool loungers.

Source: Public Remarks

- [MEDIUM]

New pool liner

Remarks list 'Pool liner' among recent upgrades, implying a vinyl-liner pool with a recent liner replacement; not independently verifiable from photos.
Source: Public Remarks
- [HIGH]

Extensive stamped/finished concrete pool deck and stone patio steps

Large multi-level concrete patio and stacked-stone stair/waterfall feature surrounding the pool, beyond a typical patio.
Source: Photo 4, 7, 9, 11

SITE & VIEW

- [HIGH]

3.00-acre lot described as secluded but convenient, wooded/pastoral surroundings

Structured 'Approx Acreage: 3.00'; Public Remarks: 'Enjoy evenings on a covered back porch overlooking 3 beautiful acres... Very desirable neighborhood that is convenient but also secluded.' Aerial photos (1, 12, 13) confirm large wooded lot with open lawn.
Source: Structured Field / Public Remarks
- [MEDIUM]

Tornado shelter in garage

Remarks: 'Garage has a tornado shelter.' Not independently visible in garage interior photos (none provided of garage interior).
Source: Public Remarks
- [HIGH]

Covered back porch overlooking acreage/pool area

Remarks reference 'evenings on a covered back porch'; confirmed in Photos 4, 6, 47 showing a covered rear porch with brick columns overlooking the pool and open yard.
Source: Public Remarks
- [LOW]

Pond visible in rear/side acreage view

An irrigation/farm-style pond is visible in aerial photos near the tree line beyond the shop; given the property's 3-acre footprint and the pond's distance from the home/shop cluster, this may sit on adjoining/neighborhood land rather than the subject parcel. Not mentioned in remarks or structured fields.
Source: Photo 1, 12, 13

DATED RENOVATIONS

- [HIGH]

Roof

'roof- only 3 years old' (stated verbatim in Public Remarks; implies approx. 2022 given 2025 listing date).
Source: Public Remarks

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

Quality:	Dwelling presents as a well-finished builder home consistent with Q3-to-Q4: full brick exterior, architectural shingle roof, extensive crown molding, wainscoting, arched openings, columns, and a tray ceiling in the primary suite indicate above-standard millwork and design complexity beyond base builder grade, though the plan and cabinetry (stock arched-panel cherry cabinets) are consistent with a solid production/semi-custom build rather than true custom Q2 work.
Condition:	Overall condition is consistent with C3 - well maintained with limited wear and several recent component updates (roof, HVAC, appliances per remarks) evident; no deferred maintenance or soundness issues are visible in photos, though bathroom finishes appear original to construction and are simply well cared for rather than remodeled.
Kitchen/baths:	Kitchen retains original cherry, arched-panel cabinetry and layout typical of the 2007 build, but appliances (range, refrigerator, dishwasher, microwave) appear new/near-new per remarks and photos, supporting an

'updated' condition call without structural kitchen change. Bathrooms (primary and hall) show original cherry vanities, cultured-marble/granite-look counters, and garden tub - well maintained but no clear evidence of remodeling, so classified as 'not updated.'

Not visible/verified: Full bathroom fixtures (tub/shower hardware age, grout condition) not clearly visible in all photos; No photos of garage interior or tornado shelter to verify condition/finish; MLS photos are staged/marketing photos; some wear may be minimized

30 Sellers Rd, Vilonia, 72173 MLS # 25039051

Photo count check: MATCH (1/1)

PHOTO-ONLY FINDINGS

[MEDIUM] Covered full-width front porch with wood support posts on brick piers

A substantial covered porch spans the front elevation with tapered wood columns atop brick piers; the EXTERIOR structured field is populated only with 'Other (see remarks)' and no remarks describe this feature.

Source: Photo 1

REVIEW REQUIRED

- Interior condition and quality (kitchen, baths, flooring, systems) cannot be assessed due to complete absence of interior photos
- recommend obtaining additional listing photos or a property visit.
- Ownership and nature of the small reddish-roofed structure visible in the background of Photo 1 should be confirmed - it may be located on a neighboring parcel.

DETACHED OUTBUILDINGS

[LOW] Possible small outbuilding or structure with reddish/rust-colored roof visible in the far right background of the photo

A small structure with a dark red or rust-toned roof is visible near the tree line at the far right edge of the image; it is partially cropped and at a distance, and may belong to an adjacent/neighboring property rather than the subject site. No structured field or remarks reference an outbuilding.

Source: Photo 1

SITE & VIEW

[HIGH] 3.73 acres of land

Approx Acreage listed as 3.73 acres for a Rural Residential class property, which represents notably more usable land than a typical suburban lot; open lawn/pasture is visible extending to a tree line in the background of Photo 1.

Source: Structured Field

IMAGE QUALITY ISSUES

- Only one photo was provided for the entire listing, limiting assessment to a single exterior front elevation view.
- No interior photos are available, preventing any assessment of kitchen, baths, or interior condition/quality.
- The possible background outbuilding is small, distant, and partially cropped at the photo edge, making identification and ownership determination unreliable.

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

Quality: Exterior shows farmhouse-style design with combination brick veneer and board-and-batten siding, a covered full-width front porch with tapered wood posts on brick piers, multiple gable rooflines, and a transom window above the entry door - details suggesting construction somewhat above basic builder grade. No interior photos are available, so overall quality is inferred largely from exterior massing and detailing only; interior millwork, cabinetry, and finish grade could not be assessed.

Condition: Exterior appears new to lightly-worn, consistent with the reported 2020 year built - roofing, siding, and porch materials show no visible deterioration, and landscaping/lawn is maintained. No interior views are available to confirm condition of kitchen, baths, mechanical systems, or finishes, so condition rating is based solely on exterior impression.

Kitchen/baths: No interior photographs were provided and remarks contain no description of kitchen or bath finishes; status cannot be determined from available materials.

Not visible/verified: Only one MLS photo was provided, and it is an exterior front view only.; No interior photos exist, so kitchen, bath, and general interior quality/condition are not observed and scores above are estimates only.; Public remarks are limited to 'Plenty of room'; agent remarks are blank, so no corroborating text detail exists.; Structured fields for EXTERIOR, KITCHEN EQUIP, FLOORS, ROOF, FOUNDATION, and STYLE are all populated with placeholder 'Other (see remarks)' with no actual remarks provided, so no structured corroboration is available.

24 Sandlewood Road, Greenbrier, 72058 MLS # 25044781

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[LOW] Possible structure (play equipment) visible beyond rear fence line in aerial photo

An object resembling a trampoline/play structure appears in the far background beyond the property's rear fence; likely belongs to a neighboring lot and is not confirmed as part of the subject property.

Source: Photo 49

REVIEW REQUIRED

- Hairline crack in concrete floor finish appears to extend up the wall/baseboard in the dining area (Photo 11), with related floor cracking visible in the living room and foyer (Photos 6, 10) - recommend inspection to rule out slab or foundation movement.
- Ambiguous structure visible beyond the rear fence line in aerial Photo 49 - confirm whether it lies within the subject property boundary.
- Shop/ADU living quarters bathroom and bedroom finish condition are only partially visible in photos - recommend field verification to support effective age and quality conclusions.

DETACHED OUTBUILDINGS

[HIGH] Detached brick shop with finished living quarters (bedroom, small office, full bath, epoxy floors, heated/cooled)

Public remarks describe it as a 'car-enthusiast's dream' with epoxy floors, full HVAC, a bedroom, small office, full bathroom, and walk-in storm shelter; photos confirm a large brick building with two garage bays, an attached carport, and a finished garage/shop interior plus an adjoining bedroom with a bed staged inside.

Source: Structured Field (Shop; ADU # of Beds 1, ADU # of Baths 1.0) / Public Remarks / Photo 3, 30, 33, 37-42

[HIGH] Small detached storage outbuilding/shed

Wood-sided shed with roll-up door and side entry door visible near the pool/shop area, separate from the main shop building.

Source: Structured Field (Outside Storage Area) / Public Remarks ('another outbuilding for storage') / Photo 47

[HIGH] Large covered carport/RV-boat parking area attached to shop

Open-sided covered carport structure attached to the shop building, matching remarks describing a large covered area for RV/boat parking.

Source: Structured Field (RV Parking, Parking Pads) / Public Remarks / Photo 3, 37

[MEDIUM] Walk-in storm shelter/safe room within the shop

Remarks state the shop includes a walk-in storm shelter; not independently confirmed in photos but corroborated by

a matching structured field.

Source: Structured Field (Safe/Storm Room) / Public Remarks

POOLS & SITE IMPROVEMENTS

[HIGH] In-ground saltwater pool with custom tile finish, heated, and tanning ledge

Free-form pool with tile coping and tanning ledge shown in multiple aerial and ground-level photos; remarks confirm it is a heated saltwater pool with custom tile.

Source: Structured Field (Inground Pool) / Public Remarks / Photo 2, 4, 31-35

[HIGH] Built-in raised spa/hot tub integrated with the pool

Circular raised stone-clad spa attached to the pool, visible in multiple photos; remarks describe a 'built-in hot tub.'

Source: Public Remarks / Photo 2, 4, 32, 34

[HIGH] Covered back patio

Covered patio area at rear of home overlooking the pool, matching structured fields and remarks.

Source: Structured Field (Covered Patio, Patio) / Public Remarks / Photo 30, 36

[MEDIUM] Stacked-stone retaining wall/hardscape border around pool patio

Curved stacked-block retaining wall separating pool patio from rear lawn; not specifically named in remarks but consistent with the general 'Extra Landscaping' field.

Source: Structured Field (Extra Landscaping) / Photo 2, 32, 34

[HIGH] Gated entrance with brick columns at driveway

Black metal automatic gate flanked by brick columns at the property entrance, confirmed in photo and remarks.

Source: Public Remarks ('gated entrance at the end of the cul-de-sac') / Photo 46

[HIGH] Perimeter fencing: 8' wood privacy fence (rear) and iron/metal fence (front)

Remarks specify an 8' wood privacy fence in back and metal fence/gate in front; both fence types are visible in photos enclosing the yard and pool area.

Source: Structured Field (Wood Fence, Iron Fence) / Public Remarks / Photo 1, 2, 32, 45, 48

SITE & VIEW

[MEDIUM] 1.08-acre lot supporting pool, shop, and additional structures

Aerial photos show a large, mostly wooded/fenced parcel accommodating the home, detached shop, pool, and outbuildings; whether this exceeds neighborhood-typical lot size is not confirmed.

Source: Structured Field (Approx Acreage 1.08) / Photo 48, 49

[HIGH] Spring-fed brook with wood footbridge crossing rear portion of the lot

Remarks describe 'a small spring-fed brook rambles through the property with a peaceful bridge crossing it'; photo shows a small stream with a wood bridge and handrail in a wooded section of the rear yard.

Source: Public Remarks / Photo 44

[MEDIUM] Private, gated cul-de-sac setting

Remarks note the home is at a gated entrance at the end of a cul-de-sac, suggesting privacy as a site value driver.

Source: Public Remarks / Directions field

IMAGE QUALITY ISSUES

- Wide-angle/aerial lens distortion in several exterior and interior photos may exaggerate room and lot proportions.
- Property is vacant and staged with minimal furniture, which can mask condition issues typically revealed by daily use.

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

Quality: Consistent with Q3: full brick veneer exterior, arched transom windows, extensive crown molding,

vaulted/tray ceilings, granite kitchen counters with tumbled-tile backsplash, and scored/stained concrete flooring throughout reflect well-finished original construction exceeding typical builder-grade (Q4), though the design and detailing stop short of true custom/high-end (Q2) complexity. The matching-brick detached shop/ADU with finished living quarters supports an above-standard overall impression but is a secondary structure and does not itself raise the main dwelling's quality rating.

Condition: Overall condition appears consistent with C3 (well-maintained, limited wear) based on vacant marketing photos showing clean original finishes with no major deferred maintenance. However, hairline cracking is visible in the stained/scored concrete floor finish that appears to continue up the wall/baseboard in the dining area, plus similar floor cracking in adjacent living spaces, which introduces uncertainty and should be field-verified for possible slab or foundation movement - pending that verification, a range toward C4 is advisable.

Kitchen/baths: Kitchen retains granite countertops, tumbled-tile backsplash, and cherry-toned stock cabinetry that appear original to the 2012 construction - classified as not updated. The primary bath has dual vanities, solid-surface counters, and a corner tiled shower, also appearing original - not updated. The secondary/hall bath has a fiberglass tub/shower combination consistent with original construction.

Not visible/verified: Home was vacant/staged with no furniture in most rooms; photography may minimize visible wear.; Secondary bedrooms and closets are not individually well-documented in the photo set.; Shop/ADU living quarters (bedroom, office, bathroom) interior finish condition is only partially visible in photos.; Crack pattern in concrete flooring warrants field verification before finalizing a condition rating.

75 Summit Road, Conway, 72032 MLS # 26000793

Photo count check: **MATCH (29/29)**

PHOTO-ONLY FINDINGS

[MEDIUM] Covered rear patio with tongue-and-groove wood ceiling, ceiling fan, recessed lighting, and brick paver border

A substantial covered outdoor living area with wood ceiling, fan, and brick-edged concrete patio is visible off the rear of the home; not clearly described in remarks (Other Rooms field lists 'Other (see remarks)' and 'Hearth Room' but remarks text does not elaborate on this structure).

Source: Photo 20

REVIEW REQUIRED

- Owner/Agent Disclosure notes 'Listing Agent/Broker is related to seller/owner with ownership interest' - verify arm's-length nature of this sale before use as a comparable
- Confirm whether the car lift and shop equipment (tool chests, crane, tire machine) convey with sale as stated in remarks, since personal property inclusions can affect price comparability
- Verify property line/ownership of the rear storage shed and shop carport relative to subject boundary, though both appear to sit on the same parcel as the shop

DETACHED OUTBUILDINGS

[HIGH] Detached shop with car lift, epoxy flooring, mini-split HVAC, and workbench/storage

Public remarks state 'detached shop with a car lift that can convey with the property.' Photos show a fully finished detached building with a garage door, man-door, epoxy-coated floor, hexagonal LED ceiling lighting, mini-split wall AC unit, tool chests, and a two-post automotive lift with vehicle in place.

Source: Public Remarks; Photos 21,22,23,24,25

[MEDIUM] Lean-to carport attached to the detached shop

An open, roofed carport bay is attached to the side of the detached shop, sheltering a trailer and stacked materials; not separately itemized in remarks, which only reference the 'detached shop.'

Source: Photo 21,22,26

[HIGH] **Small storage shed at rear of wooded lot**

A freestanding wood-sided storage shed with double doors and a shingled roof is visible in the rear/side yard near the shop carport; no corresponding structured field or remarks mention.

Source: Photo 26,27

SITE & VIEW

[HIGH] **1.75± acre sloped, wooded lot**

Structured fields list 1.75 acres with a sloped lot; public remarks state the home 'is situated on a 1.75± acre sloped lot, the home provides space and privacy.' Photos (1,2,28,29) confirm a wooded, elevated, sloped setting with distant tree-line views.

Source: Structured Field (Approx Acreage 1.75; Lot: Sloped); Public Remarks

IMAGE QUALITY ISSUES

- Several exterior photos (1,2,20-23,29) taken at dusk/under overcast skies, limiting clarity on exterior siding and roof condition
- No close-up or elevated roof photos to verify roof condition/age beyond the stated Architectural Shingle material
- Attached 2-car garage interior not photographed for cross-reference against the detached shop

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

- Quality:** Original 2022 construction reflects a craftsman design with exposed timber-frame gable accents, stacked-stone fireplace, vaulted wood-beam ceilings, custom cabinetry, and a finished detached shop with epoxy flooring and lift - consistent with Q3 (well-finished, upgrades beyond builder grade). Millwork, door, and trim profiles appear production-grade rather than fully custom, so not consistent with Q2.
- Condition:** Property presents in new-construction condition (built 2022) with modern, unworn finishes and no visible deferred maintenance in the photos provided; consistent with C3, reflecting light use since completion. Cannot fully confirm C2 like-new status without closer inspection of exterior siding/roof and less-staged areas.
- Kitchen/baths:** Kitchen shows custom cabinetry, quartz counters, tile backsplash, and stainless appliances - modern finishes original to the 2022 build rather than a later update, so quality is scored from these original materials while condition reflects like-new status. Primary bath has a large tiled walk-in shower with rain-head fixture, double-sink vanity, and quartz counters, similarly original and modern.

Not visible/verified: No close-up roof photos provided; roof condition beyond structured field (Architectural Shingle) not independently verifiable; Many exterior photos taken at dusk/overcast light, limiting fine assessment of siding and roof condition; Primary garage interior (attached 2-car) not photographed; only detached shop interior shown; MLS photos are staged/marketing images; minor wear or maintenance issues may be omitted

27 Stevenson Lane, Conway, 72032 MLS # 26008651

Photo count check: MATCH (1/1)

PHOTO-ONLY FINDINGS

[MEDIUM] **Full-width covered front porch**

A substantial covered porch spans most of the home's façade, visible in Photo 1. No structured field (e.g., under Other Rooms or Exterior) or remarks text documents this feature.

Source: Photo 1

REVIEW REQUIRED

- Interior condition and quality (kitchen, baths, flooring, etc.) could not be observed due to lack of interior photos - appraiser

should verify via other means.

- Verify actual exterior material (wood vs. vinyl) given discrepancy between structured field and photo.
- Confirm covered front porch details (size, flooring material, structural soundness) as it is undocumented in structured fields or remarks.

SITE & VIEW

[HIGH] 10-acre lot, described as level, wooded, and partially cleared

Approx Acreage field states 10.00 acres with Lot features Level/Wooded/Cleared; this is well above a typical residential lot size and is a clear site value driver. Photo 1 confirms a large wooded lot surrounding the home.

Source: Structured Field

CONTRADICTIONS

- Structured EXTERIOR field states 'Wood' but the siding visible in Photo 1 appears consistent with vinyl siding, not wood - possible data entry error or mismatch.

IMAGE QUALITY ISSUES

- Only 1 photo provided for the entire listing; no interior photos exist, preventing assessment of kitchen, baths, and general interior condition/quality.
- Single exterior photo is an aerial/elevated angle which may distort perceived roof and siding condition slightly.

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

Quality: Two-story traditional home with a full-width covered front porch, three decorative gable dormers, and architectural shingle roofing. Design shows modest architectural interest beyond a plain box, but siding and trim appear standard-grade. Consistent with Q4 stock/builder-grade construction with slightly elevated curb appeal from the porch and dormers.

Condition: Exterior shown in the single available photo appears sound and well-maintained for a home built in 2014, with no visible damage to siding, roof, or trim. Grass and vegetation around the porch and foundation are overgrown, suggesting some deferred lawn maintenance, but this does not appear to reflect on the structure itself. Consistent with C3, average condition for age.

Kitchen/baths: Kitchen and bathrooms are not visible in the single available photo (an exterior front view); no interior photos were provided, so update/remodel status cannot be assessed.

Not visible/verified: Only one MLS photo is provided, and it is an exterior front view only; No interior photos available - kitchen, bathrooms, and interior finishes could not be observed; Overall confidence in quality/condition impression is LOW due to severely limited photo coverage; Structured field lists EXTERIOR as 'Wood' but the photo appears to show vinyl siding, a possible data inconsistency

216 Carroll Road, Conway, 72032 MLS # 26013760

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[MEDIUM] Corner whirlpool/jetted garden tub in primary bathroom

Primary bath features a large corner soaking tub with visible jet nozzles; structured fields list only 'Walk-in Shower' under interior features, and remarks do not mention a jetted tub.

Source: Photo 23, 25

REVIEW REQUIRED

- Verify whether the structure in Photo 1 near the driveway is an enclosed detached garage or an open carport, and reconcile against the structured 'Garage, Two Car, Detached' field.
- Confirm the count and dimensions of the additional outbuilding(s) behind the main shop - public remarks reference one, but

Photo 38 appears to show two small joined shed structures.

- Hairline crack visible in the shop's concrete slab floor (Photo 39); appears cosmetic/confined to the accessory structure but should be confirmed as non-structural.

DETACHED OUTBUILDINGS

[HIGH] **Detached shop building - large pole-barn style metal structure with concrete floor, electrical panel, built-in workbenches/shelving, and roll-up garage door; per floor plan approx. 30'8"x40'8" plus an attached 15'1"x9'1" room and 15'7"x9'7" covered patio**

Large finished pole-barn shop with insulated roof, lighting, and 220V-style panel visible; substantial square footage per attached floor plan, well beyond a typical storage shed.

Source: Structured Field (Shop); Public Remarks ('spacious detached shop'); Photo 37, 39, 40

[MEDIUM] **Additional small outbuilding(s)/sheds adjacent to the main shop**

Remarks reference a single additional outbuilding, but Photo 38 appears to show two small joined metal shed structures (gray and maroon) behind the main shop; exact count/size unconfirmed.

Source: Public Remarks ('an additional outbuilding'); Photo 38

[MEDIUM] **Detached carport/garage structure near driveway, separate from the shop**

An open-sided, metal-roofed carport-style structure is visible near the driveway loop in Photo 1; structured field labels detached parking as a 'Garage,' but the photographed structure appears open-sided like a carport rather than an enclosed garage - worth confirming which structure this field refers to.

Source: Structured Field (Parking: Garage, Two Car, Detached); Photo 1

POOLS & SITE IMPROVEMENTS

[HIGH] **Above-ground pool with winter cover**

Large round above-ground pool situated behind the home, currently covered.

Source: Structured Field (Above Ground Pool); Public Remarks ('cooling off in the above-ground pool'); Photo 34, 36, 41

[MEDIUM] **Pool safety fencing surrounding the above-ground pool**

Black mesh child-safety fencing encloses the pool area; likely the basis for the 'Partially Fenced' structured field, though this is not explicitly stated.

Source: Photo 36, 41 (see also Structured Field: Partially Fenced)

SITE & VIEW

[HIGH] **Approximately 4 acres of rural land**

Aerial photos confirm an elongated ~4-acre parcel with a mix of open yard and wooded area, consistent with rural excess acreage relative to typical subdivision lots.

Source: Structured Field (Approx Acreage 4.00); Public Remarks ('Set on approximately 4 acres'); Photo 43-48 (aerial)

[MEDIUM] **Wooded rear/side buffer providing privacy/seclusion**

A substantial portion of the rear of the lot is wooded, screening the home from neighboring parcels and the road; a potential value driver for privacy.

Source: Photo 43-48 (aerial)

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

Quality: The dwelling presents as a well-appointed one-story brick traditional (built 2007) with above-builder-grade original details - full brick veneer, vaulted/cathedral ceilings, continuous crown molding, a site-built brick fireplace, and granite slab kitchen counters with a furniture-style island - but standard vinyl windows and a conventional architectural-shingle roofline keep it short of a true custom Q3. Overall impression is consistent with Q3-to-Q4.

- Condition:** Public remarks describe the home as 'meticulously maintained' and 'pet free,' and photos support a well-kept, no-deferred-maintenance interior. However, updating is uneven: the hall bathroom shows a clearly newer quartz-look counter and modern herringbone tile surround, while the primary bath and half bath retain original 2007 tile, garden tub, and vanity finishes. Kitchen cabinetry and layout are original with a newer stainless refrigerator swapped in. This pattern of good upkeep with limited, partial updating is consistent with C3.
- Kitchen/baths:** Kitchen retains original 2007 raised-panel cabinetry, granite slab counters, and tile backsplash with a newer stainless refrigerator; layout and cabinetry unchanged - classified as not updated. Of the two full baths and one half bath, the primary bath and half bath appear original (tan tile, garden tub, builder-grade vanity) while the hall bath shows a distinctly updated counter and tile surround; the dominant bath condition across the home is not updated.

Not visible/verified: Attached 2-car garage interior (per floor plan) not shown in photos; Roof condition assessed from exterior only; no close-up or age documentation provided; HVAC/mechanical system age not documented in listing; Full finish detail of all three bedrooms and their shared bath not fully visible in photo set

SIDE-BY-SIDE COMPARISON

Finding titles only - full detail and sources on each comp's pages. Q/C row is advisory (beta); appraiser assigns ratings.

Category	SUBJECT PROPERTY inspection photos	214 Carroll Rd Road MLS # 25017419	27 Majestic Valley MLS # 25026622	30 Sellers Rd MLS # 25039051	24 Sandlewood Road MLS # 25044781	75 Summit Road MLS # 26000793	27 Stevenson Lane MLS # 26008651	216 Carroll Road MLS # 26013760
Q/C impression	[M] Q3 / C3 K: not updated B: not updated	[H] Q3 / C2-to-C3 K: updated B: updated	[H] Q3-to-Q4 / C3 K: updated B: not updated	[L] Q3-to-Q4 / C3 K: not observed B: not observed	[H] Q3 / C3-to-C4 K: not updated B: not updated	[H] Q3 / C3 K: updated B: updated	[L] Q4 / C3 K: not observed B: not observed	[H] Q3-to-Q4 / C3 K: not updated B: not updated
Vs. subject (advisory)	-	Q similar / C superior Similar above-builder-grade brick construction, but this comparable's updated kitchen and remodeled primary bath give it a fresher condition than the subject's original, unupdated finishes.	Q similar / C superior Comparable quality level is similar, but near-new appliances, HVAC, and roof (per remarks) give this comparable an edge in condition over the subject's original, well-kept but unupdated finishes.	Q unclear / C unclear Only a single exterior photo is available with no interior views, so quality and condition relative to the subject cannot be confidently assessed (LOW confidence).	Q similar / C inferior Quality level is comparable, but visible cracking in the concrete floor finish introduces a condition concern not present in the subject, pending field verification.	Q similar / C superior Quality is close to the subject with only a slight edge from custom craftsman detailing; condition is notably better given the property's 2022 construction and like-new, updated finishes versus the subject's original unupdated kitchen/baths.	Q unclear / C unclear Assessment is based on a single exterior photo with no interior documentation and LOW confidence, so a reliable comparison to the subject's quality or condition cannot be made.	Q inferior / C similar Standard vinyl windows and a conventional roofline make this comparable's original construction a step below the subject's more elevated detailing, while both properties show similar well-maintained, non-updated kitchen/bath condition.
Detached outbuildings	[H] Detached metal pole barn/shop with attached open lean-to carport [M] Large detached shop/flex building interior with steel truss ceiling and rough-in rooms	[H] Detached shop/pole building [L] Outside Storage Area	[H] Detached insulated shop, approximately 40' x 60', metal/stone-accent construction with two garage bay doors (one oversized) and man door	[L] Possible small outbuilding or structure with reddish/rust-colored roof visible in the far right background of the photo	[H] Detached brick shop with finished living quarters (bedroom, small office, full bath, epoxy floors, heated/cooled) [H] Small detached storage outbuilding/shed [H] Large covered carport/RV-boat parking area attached to shop [M] Walk-in storm shelter/safe room within the shop	[H] Detached shop with car lift, epoxy flooring, mini-split HVAC, and workbench/storage [M] Lean-to carport attached to the detached shop [H] Small storage shed at rear of wooded lot	-	[H] Detached shop building - large pole-barn style metal structure with concrete floor, electrical panel, built-in workbenches/shelving, and roll-up garage door; per floor plan approx. 30'8"x40'8" plus an attached 15'1"x9'1" room and 15'7"x9'7" covered patio [M] Additional small outbuilding(s)/sheds adjacent to the main shop [M] Detached carport/garage structure near driveway, separate from the shop

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Photo-only findings	[H] Covered rear patio/porch with ceiling fan	[L] Small red outbuilding visible in wooded background [L] Additional structure/roofline beyond fence line	[L] Outdoor cooking/grill station area on covered patio (pellet smoker, offset smoker, gas grill, griddle) [L] Farm pond near rear tree line	[M] Covered full-width front porch with wood support posts on brick piers	[L] Possible structure (play equipment) visible beyond rear fence line in aerial photo	[M] Covered rear patio with tongue-and-groove wood ceiling, ceiling fan, recessed lighting, and brick paver border	[M] Full-width covered front porch	[M] Corner whirlpool/jetted garden tub in primary bathroom
Pools & site improvements	-	[H] In-ground storm cellar / tornado shelter	[H] In-ground gunite/vinyl-liner pool with tanning ledge, water feature/waterfall, and slide [M] New pool liner [H] Extensive stamped/finished concrete pool deck and stone patio steps	-	[H] In-ground saltwater pool with custom tile finish, heated, and tanning ledge [H] Built-in raised spa/hot tub integrated with the pool [H] Covered back patio [M] Stacked-stone retaining wall/hardscape border around pool patio [H] Gated entrance with brick columns at driveway [H] Perimeter fencing: 8' wood privacy fence (rear) and iron/metal fence (front)	-	-	[H] Above-ground pool with winter cover [M] Pool safety fencing surrounding the above-ground pool
Site & view	[L] Heavily wooded, spacious rear/side yard suggesting larger-than-typical lot	[H] 4.00-acre lot (174,240 sq. ft.) [M] Pond on the property	[H] 3.00-acre lot described as secluded but convenient, wooded/pastoral surroundings [M] Tornado shelter in garage [H] Covered back porch overlooking acreage/pool area [L] Pond visible in rear/side acreage view	[H] 3.73 acres of land	[M] 1.08-acre lot supporting pool, shop, and additional structures [H] Spring-fed brook with wood footbridge crossing rear portion of the lot [M] Private, gated cul-de-sac setting	[H] 1.75± acre sloped, wooded lot	[H] 10-acre lot, described as level, wooded, and partially cleared	[H] Approximately 4 acres of rural land [M] Wooded rear/side buffer providing privacy/seclusion
Dated renovations	-	-	[H] Roof	-	-	-	-	-

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Review required	- Clarify whether the large unfinished interior space in Photos 20, 21, and 23 is the same structure as the pole barn in ... - Rough-plumbed half bath in the outbuilding (Photo 22) appears incomplete (exposed connections, unfinished walls) - ...	- Foundation type discrepancy (Slab per MLS vs. apparent block/crawl space skirting visible in Photo 2) should be ... - Ownership of structures visible in the background of Photos 3 and 6 (possible red shed and brick roofline near the ... - Storm cellar/tornado shelter's structural condition and functionality were not visible in photos and should be ... - The claimed 'well over 100K' in remodeling/updates 'two years ago' per Public Remarks could not be corroborated with ...	- Ownership/boundary of the pond visible in aerial photos (Photo 1, 12, 13) relative to the 3-acre subject parcel should ... - No interior photos of the garage were provided to verify the stated tornado shelter. - Bathroom modernization status could not be fully confirmed as remodeled vs. original; appraiser should confirm ...	- Interior condition and quality (kitchen, baths, flooring, systems) cannot be assessed due to complete absence of ... - Ownership and nature of the small reddish-roofed structure visible in the background of Photo 1 should be confirmed - ...	- Hairline crack in concrete floor finish appears to extend up the wall/baseboard in the dining area (Photo 11), with ... - Ambiguous structure visible beyond the rear fence line in aerial Photo 49 - confirm whether it lies within the subject ... - Shop/ADU living quarters bathroom and bedroom finish condition are only partially visible in photos - recommend field ...	- Owner/Agent Disclosure notes 'Listing Agent/Broker is related to seller/owner with ownership interest' - verify ... - Confirm whether the car lift and shop equipment (tool chests, crane, tire machine) convey with sale as stated in ... - Verify property line/ownership of the rear storage shed and shop carport relative to subject boundary, though both ...	- Interior condition and quality (kitchen, baths, flooring, etc.) could not be observed due to lack of interior photos - ... - Verify actual exterior material (wood vs. vinyl) given discrepancy between structured field and photo. - Confirm covered front porch details (size, flooring material, structural soundness) as it is undocumented in structured ...	- Verify whether the structure in Photo 1 near the driveway is an enclosed detached garage or an open carport, and ... - Confirm the count and dimensions of the additional outbuilding(s) behind the main shop - public remarks reference one ... - Hairline crack visible in the shop's concrete slab floor (Photo 39); appears cosmetic/confined to the accessory ...
Contradictions	-	- Structured field lists foundation as 'Slab,' but Photo 2 shows a concrete block foundation/skirting wall with vent-like ... - Public Remarks state the home was built in 2005 with 1,992 sq. ft., while structured fields list Year Built 2006 and ...	-	-	-	-	- Structured EXTERIOR field states 'Wood' but the siding visible in Photo 1 appears consistent with vinyl siding, not ...	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

75 Summit Road presents best, showing essentially new-construction condition with unworn, updated finishes throughout. A step behind, 214 Carroll Rd Road and 27

Majestic Valley present similarly to each other, each well maintained with recent targeted updates (kitchen and primary bath remodeling at 214 Carroll Rd Road; near-new appliances, HVAC, and roof at 27 Majestic Valley). The subject, 30 Sellers Rd, and 216 Carroll Road form a middle tier, all presenting as well-kept but with original, non-updated kitchen and bath finishes. 24 Sandlewood Road sits a step below this group due to visible cracking in the stained concrete floor finish that appears to continue into the wall/baseboard, a condition flag warranting field verification. 27 Stevenson Lane appears lowest, based only on an exterior photo showing overgrown vegetation at the foundation; this call rests on LOW confidence given the near-total absence of interior documentation.

QUALITY

75 Summit Road edges out the rest of the set with craftsman-level detailing (timber-frame accents, custom cabinetry), though the margin over the next group is modest. 214 Carroll Rd Road, 27 Majestic Valley, 24 Sandlewood Road, and the subject present similarly to one another, all reflecting well-finished, above-builder-grade original construction with crown molding, tray/vaulted ceilings, and brick exteriors - quality gaps within this group are minor. 30 Sellers Rd trails slightly, though this is uncertain given only a single exterior photo was available (LOW confidence). 216 Carroll Road is a step below the main cluster, as standard vinyl windows and a conventional roofline keep it closer to builder grade despite otherwise nice detailing. 27 Stevenson Lane appears lowest, consistent with a more standard stock/builder-grade design, but this too rests on a single exterior photo and LOW confidence.

VERSUS SUBJECT

The subject presents as a well-finished, above-builder-grade home (stone/brick exterior, tray ceilings, built-ins) with kitchen and bath finishes that appear original to construction rather than later-updated, placing it in the middle of both the quality and condition rankings for this set. It compares closely in quality to 214 Carroll Rd Road, 27 Majestic Valley, and 24 Sandlewood Road, and in condition to 30 Sellers Rd and 216 Carroll Road, while comps with recent kitchen/bath updates or near-new construction (214 Carroll Rd Road, 27 Majestic Valley, 75 Summit Road) show better condition than the subject's original, unupdated finish level.

- 214 Carroll Rd Road: quality similar, condition superior - Similar above-builder-grade brick construction, but this comparable's updated kitchen and remodeled primary bath give it a fresher condition than the subject's original, unupdated finishes.
- 27 Majestic Valley: quality similar, condition superior - Comparable quality level is similar, but near-new appliances, HVAC, and roof (per remarks) give this comparable an edge in condition over the subject's original, well-kept but unupdated finishes.
- 30 Sellers Rd: quality unclear, condition unclear - Only a single exterior photo is available with no interior views, so quality and condition relative to the subject cannot be confidently assessed (LOW confidence).
- 24 Sandlewood Road: quality similar, condition inferior - Quality level is comparable, but visible cracking in the concrete floor finish introduces a condition concern not present in the subject, pending field verification.
- 75 Summit Road: quality similar, condition superior - Quality is close to the subject with only a slight edge from custom craftsman detailing; condition is notably better given the property's 2022 construction and like-new, updated finishes versus the subject's original unupdated kitchen/baths.
- 27 Stevenson Lane: quality unclear, condition unclear - Assessment is based on a single exterior photo with no interior documentation and LOW confidence, so a reliable comparison to the subject's quality or condition cannot be made.
- 216 Carroll Road: quality inferior, condition similar - Standard vinyl windows and a conventional roofline make this comparable's original construction a step below the subject's more elevated detailing, while both properties show similar well-maintained, non-updated kitchen/bath condition.
- 27 Stevenson Lane's quality impression (more builder-grade/stock detailing) is a meaningful step below the rest of the set's above-builder-grade cluster, but this rests entirely on a single LOW-confidence exterior photo and should be weighted cautiously.
- 24 Sandlewood Road's condition shows a specific concern - cracking in the concrete floor finish extending toward the wall/baseboard - that sets it apart qualitatively from the rest of the

well-maintained set, even though the numeric gap is modest; field verification is advisable.

- Both 30 Sellers Rd and 27 Stevenson Lane carry LOW confidence ratings due to single exterior-only photos, meaning their quality/condition placements in this set are considerably less certain than the HIGH-confidence comparables.

- 30 Sellers Rd and 27 Stevenson Lane assessments are LOW confidence, based solely on a single exterior photo each with no interior documentation; comparisons involving these properties should be treated as provisional.

- The subject's assessment is MEDIUM confidence due to cluttered rooms, wide-angle photo distortion, and an unclear relationship between a small pole barn and a larger unfinished structure noted in the photos, which may affect the precision of quality/condition placement.

- 24 Sandlewood Road's condition impression carries some uncertainty due to visible floor cracking that has not been field-verified, and because the home was shown vacant/staged, which may minimize visible wear elsewhere.