

4535 Fugitt

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260916-202014-4535-fugitt>

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.

4535 FUGITT Street, Conway, 72034 MLS # 26034861 [SUBJECT]

Photo count check: MATCH (39/39)

PHOTO-ONLY FINDINGS

[MEDIUM] Covered rear patio with roof overhang and support columns

Rear exterior photos show a full-width covered patio area with a roof extension supported by columns along the back of the house. This feature has no corresponding structured field and is not mentioned in either remarks section.

Source: Photo 38, Photo 39

REVIEW REQUIRED

- Confirm the covered rear patio (visible in Photos 38-39) with the listing agent, including size and construction, since it is undocumented in structured fields or remarks.
- Verify kitchen and bath modernization status via a walk-through or additional close-up photos, as the current photo set shows original-appearing 2002 finishes despite the stated recent HVAC and roof updates.

DATED RENOVATIONS

[HIGH] New HVAC system installed

Public remarks state 'NEW HVAC IN 2026.'

Source: Public Remarks

[HIGH] Roof replacement

Public remarks state 'ROOF REPLACED IN 2021.'

Source: Public Remarks

IMAGE QUALITY ISSUES

- Photos 21-23 and 28/30 (bedroom/hallway areas) are notably dim, making full assessment of wall/ceiling condition in those rooms more difficult.

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

- Quality:** Dwelling reads as a standard 2002-era production-built brick ranch. Above-base builder-grade trim details are present (crown molding throughout main living areas, arched transom windows, French doors into the dining room, brick exterior with architectural shingle roof), but the core finish package - oak stock cabinetry, laminate/Formica counters, sliding glass shower/tub enclosures, textured ceilings - is consistent with builder-grade construction. This supports a Q4 impression; nothing in the photos suggests custom millwork, upgraded structural materials, or high-end fixtures that would move it to Q3.
- Condition:** Overall condition appears well maintained with no visible deferred maintenance. Remarks cite a 2026 HVAC replacement and 2021 roof replacement, plus new LVP flooring in living/dining areas - all of which support a C3 impression (well-maintained, limited wear, some updates) rather than like-new (C2) since kitchen and bath finishes remain original/dated.
- Kitchen/baths:** Kitchen retains its original 2002 oak cabinetry, laminate counters, and black appliance suite with no evidence

of remodeling - classified as not updated. Both bathrooms show original builder-grade finishes: a jetted garden tub, dual-sink cherry-toned vanity, and sliding glass shower/tub enclosures in the primary bath, and a simple oak vanity with sliding glass tub/shower doors in the secondary bath - also not updated. No granite, tile backsplash, modern fixtures, or layout changes are visible in either space.

Not visible/verified: Property is vacant and photographed empty/staged with best lighting; typical occupant wear-and-tear cannot be assessed.; Roof condition assessed only from exterior overview photos; granular shingle wear/flashing condition not visible.; Garage interior and attic space were not photographed, so condition/quality of those areas cannot be verified.; Kitchen and bath cabinetry/finish condition assessed from photos only; no close-up of countertop or cabinet wear was available.

1810 Penny, Conway, 72034 MLS # 25025915

Photo count check: MATCH (44/44)

REVIEW REQUIRED

- Confirm whether the 'Whirlpool/Hot Tub/Spa' structured field refers only to the primary bath's jetted tub (as photos suggest) or an additional exterior spa not shown in photos.

CONTRADICTIONS

- Structured field 'INTERIORS' lists 'Whirlpool/Hot Tub/Spa,' which could suggest a standalone spa or hot tub; Photo 30 shows this is actually a built-in jetted garden tub within the primary bathroom, not an exterior spa/hot tub amenity.

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

- Quality:** Brick one-story ranch built 2008 in a subdivision; tray ceilings in great room and primary bedroom, crown molding throughout, architectural-shingle roof, and stained/stamped concrete flooring in main living areas suggest a builder-grade home with some upgraded standard finishes typical of a Q4 tract build, not a custom or high-end design.
- Condition:** Overall presentation is clean, freshly staged, and shows no obvious deferred maintenance; seller-completed roof replacement, foundation certification, and HVAC service support a well-maintained impression consistent with C3, though kitchen cabinetry and bath vanities remain original/dated.
- Kitchen/baths:** Kitchen retains original oak stock cabinetry and black appliances but has granite slab countertops per remarks/structured field, indicating a countertop-level update over original builder cabinetry (kitchen: updated). Both baths show original oak vanities with solid-surface or cultured-marble tops, standard fixtures, and no visible modernization (baths: not updated); primary bath includes a jetted garden tub and separate shower.

Not visible/verified: Photos are staged/marketing images; true wear on floors, cabinets, and countertops could be understated.; No close-up photo of roof shingle condition was available to independently verify the stated roof replacement.; No attic or crawl/space photos were available to verify foundation/HVAC condition beyond remarks.; No exact date was given for the roof replacement, foundation certification, or HVAC service, limiting effective-age adjustment.

5240 Browning Drive, Conway, 72034 MLS # 25029132

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[MEDIUM] Primary bath corner tub with visible jet fixtures (whirlpool-style)

Two circular jet nozzles are visible on the tub's side wall in Photo 29, suggesting a whirlpool/jetted tub. This is not called out in structured fields (no jetted tub feature listed) or in remarks, which only mention the new walk-in shower.

Source: Photo 29

REVIEW REQUIRED

- Hairline crack visible in garage floor slab beneath new epoxy coating (Photo 46) - recommend verifying whether this is cosmetic slab shrinkage or indicative of a structural/settlement issue
- Baths_status is mixed (primary remodeled vs. secondary not updated) - appraiser should independently verify condition of secondary bath during inspection since dominant-state call was a judgment blend

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

- Quality:** Original construction shows a production/builder-grade home with some upgraded trim packages (crown molding throughout, tray ceilings with painted accent bands, brick veneer exterior with stone accents, architectural shingle roof) but the core finish materials-laminate/solid-surface kitchen counters, stock raised-panel cabinetry, standard tub/shower units in the secondary bath-are consistent with a builder-grade spec home rather than a custom or high-end build. This supports a quality rating consistent with Q4, with some elements (crown molding, tray ceilings, brick exterior) pushing toward the upper end of that band.
- Condition:** The home presents as well-maintained with several recent cosmetic and functional updates consistent with C3: fresh interior paint, new kitchen appliances, an epoxy-coated garage floor, and a newly remodeled walk-in tiled shower in the primary bath. The secondary bath and kitchen cabinetry/counters appear original and dated but functional, with no obvious deferred maintenance. A hairline crack is visible in the garage floor slab beneath the new epoxy coating.
- Kitchen/baths:** Kitchen retains original stock cabinetry (repainted blue-gray) and appears to have original laminate counters and tile backsplash, with only new appliances added - consistent with 'updated' rather than 'remodeled.' Primary bath received a significant walk-in tiled shower replacement (remodeled), while the secondary bath appears untouched with original builder-grade fixtures (not updated). Overall baths status is reported as 'updated' to reflect this mixed condition, with the primary bath being the stronger update.

Not visible/verified: Photos are vacant/staged marketing images; some rooms may look larger/brighter than in person; No clear photo of secondary bathroom counter material or full vanity; Attic, crawlspace/foundation underside, and mechanical equipment (HVAC, water heater) not visible in any photo; Roof condition only visible from aerial/drone shots; no close-up of shingle condition; Cannot confirm whether kitchen counters are laminate or solid surface with full certainty from photos alone

1210 Calloway Drive, Conway, 72034 MLS # 25045267

Photo count check: MATCH (36/36)

PHOTO-ONLY FINDINGS

- [MEDIUM] Crown molding and tray ceilings throughout main living/dining areas**
- Extensive crown molding and multiple tray ceilings visible in living room, dining room, and hallway areas; not called out in structured fields (beyond a single 'Tray Ceiling' checkbox) or remarks, and the extent shown in photos exceeds what a single checkbox conveys.
- Source: Photo 5, 7, 8, 9*

REVIEW REQUIRED

- Verify actual scope of the 2022 'primary bath remodeled' claim given the retained original oak vanity - appraiser should confirm whether this was a full or partial remodel for accurate condition rating.
- Confirm condition/vintage of the secondary full bath (Photo 26), which appears original/dated (sliding glass shower door, oak vanity) and was not mentioned among the stand-out updated features.

DATED RENOVATIONS

- [HIGH] Roof (October 2023)**
- Agent Remarks: 'Roof (October 2023)'; also repeated in Public Remarks stand-out features list.

Source: Agent Remarks

[HIGH] HVAC (2020)
Public Remarks stand-out features: 'HVAC (2020)'.
Source: Public Remarks

[HIGH] All House surge protector (2022)
Public Remarks stand-out features: 'All House surge protector (2022)'.
Source: Public Remarks

[HIGH] Kitchen cabinets repainted (2022)
Public Remarks stand-out features: 'Kitchen cabinets repainted (2022)'.
Source: Public Remarks

[HIGH] Primary bath remodeled (2022)
Public Remarks stand-out features: 'Primary bath remodeled (2022)'; corroborated by remodeled shower described in main body text.
Source: Public Remarks

[MEDIUM] Microwave (approx. 2 years old)
Public Remarks stand-out features: 'Microwave (approx. 2 years old)' - approximate, not an exact date.
Source: Public Remarks

CONTRADICTIONS

- Public/Agent remarks state the primary bath was 'remodeled' in 2022, but Photos 20-21 show the primary vanity is original oak-stained cabinetry with a basic solid-surface top, suggesting the remodel was limited to the shower/tile area rather than a full bath remodel.

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

Quality: Traditional brick one-story production home with slightly elevated interior millwork (crown molding, tray ceilings) beyond bare builder grade, but standard room sizes, hollow-core doors, and stock cabinet boxes typical of a 2008 subdivision build; consistent with Q3-to-Q4.

Condition: Move-in ready, well-maintained home with several recently dated component and cosmetic updates (roof 2023, HVAC 2020, kitchen cabinets repainted and primary bath partially remodeled 2022); no visible deferred maintenance or soundness issues in photos; consistent with C3.

Kitchen/baths: Kitchen: granite slab counters and stainless appliances with cabinets repainted white in 2022 per remarks - a condition-level update layered onto what appears to be original stock cabinet boxes; classified as 'updated' rather than 'remodeled' since no layout/structural change is evident. Baths: primary bath shower area was fully retiled with a frameless glass enclosure in 2022 per remarks, but the primary vanity remains original oak with a simple solid-surface top; secondary full bath (Photo 26) shows an original sliding-glass tub/shower door and oak vanity with no apparent updates. Overall baths_status is coded 'updated' based on the primary shower work, but the dwelling has at least one 'not updated' bath and a primary vanity that was not part of the remodel.

Not visible/verified: Photos are vacant/staged marketing images; no views of garage interior, attic, crawlspace, or roof close-up to verify workmanship or roof condition beyond stated replacement date.; Extent of 'primary bath remodeled (2022)' claim appears partial (shower only) based on retained original oak vanity - full scope not confirmable from photos alone.; Secondary bedroom/bath area photo coverage is adequate (8+ interior photos) supporting MEDIUM rather than LOW confidence.

1660 Chicot Drive, Conway, 72058 MLS # 26009717

Photo count check: MATCH (44/44)

PHOTO-ONLY FINDINGS

[MEDIUM] Wall-mounted supplemental AC/condensing unit on garage exterior wall

A small wall-mounted unit (possibly a mini-split or window AC) is visible on the brick exterior near the garage; structured fields list only 'Central Cool-Electric' with no mention of a supplemental unit, and remarks do not reference it.

Source: Photo 40

REVIEW REQUIRED

- Confirm whether the greenhouse-type structure visible in Photos 33-34 belongs to the subject property or a neighboring parcel, and if it belongs to subject, obtain size/condition detail.
- Verify the function of the wall-mounted unit on the garage exterior (Photo 40) - supplemental cooling equipment not referenced in structured fields or remarks.
- Bath condition rating split between remodeled primary suite and not-updated hall bath should be reviewed by appraiser for final UAD determination.

DETACHED OUTBUILDINGS

[HIGH] Storage building/shed in backyard

Public remarks state 'a storage building'; photos show a small gable-roofed resin/metal shed near the rear fence line, size not specified.

Source: Public Remarks; Photo 37, Photo 38

[LOW] Possible greenhouse-type structure visible beyond rear fence line

A translucent-roofed structure resembling a greenhouse is visible over/behind the property's fence line in the background of backyard photos. Given its position beyond the subject's fence, this may belong to a neighboring property rather than the subject; not mentioned in remarks or structured fields.

Source: Photo 33; Photo 34

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

- Quality:** Original construction appears to be a solid builder/tract-grade brick ranch (1998) elevated by above-standard millwork - crown molding in nearly every room, tray ceilings in bedrooms, and an arched, columned brick front porch. Kitchen cabinetry (raised-panel, painted stock boxes) and countertops (laminate) and original tile backsplash are consistent with standard builder-grade construction, not custom work. Overall the dwelling reads as a well-detailed Q4 tract home bordering on Q3 due to the trim package and porch architecture; the kitchen and secondary bath finishes pull it back toward Q4.
- Condition:** The home presents as well-maintained with fresh paint and no visible deferred maintenance in living areas, consistent with C3. The primary suite bathroom has been remodeled with a large frameless glass shower, marble-look tile, quartz-look vanity tops and new fixtures - a clear condition upgrade. However, the kitchen and the hall/secondary bathroom show original, dated finishes (laminate counters, older tile, dated vanity in hall bath with visible cabinet wear) with no modernization evident. Exterior deck boards show visible graying/weathering and some peeling finish, suggesting deferred maintenance on that site improvement, though the dwelling itself appears sound.
- Kitchen/baths:** Kitchen: not updated - original painted stock cabinetry, laminate counters, and dated tile backsplash/flooring with no evidence of modernization (est. original to 1998 construction). Primary bath: remodeled - frameless glass shower, marble-look tile, new double vanity and fixtures. Hall/secondary bath: not updated - original vanity and fixtures with visible wear. Overall bath rating is mixed; reported as remodeled to reflect the primary suite emphasis in marketing, but note the hall bath discrepancy.

Not visible/verified: No dates provided for reported 'new paint,' 'new water heater,' or 'new exterior lighting' - cannot verify recency or feed effective age precisely.; Roof age/condition beyond architectural shingle type not independently confirmable from photos; no visible curling or

wear but cannot rule out age.; Attic, crawlspace/foundation underside, and mechanical equipment condition not visible in photos.; Baths differ significantly in condition (remodeled primary vs. not-updated hall bath); dominant status call is judgment-based given the marketing emphasis on the primary suite.

4610 Fugitt St, Conway, 72034 MLS # 26023982

Photo count check: MATCH (39/39)

REVIEW REQUIRED

- Verify whether all bathrooms received updated countertops as stated, given Photo 32 appears to show an unupdated vanity/counter.
- Confirm ownership/boundary of the additional gray/metal shed-like structure visible at the rear of the yard (Photos 34, 39) - may belong to subject or a neighboring property.
- Garage interior condition not visible in any photo and should be verified for grid purposes.

DETACHED OUTBUILDINGS

[HIGH] 5x7 storage building (shed)

Public remarks state '5x7 storage building that will stay'; a small orange-painted shed is visible near the rear patio in Photos 37, 38, and 39.

Source: Public Remarks; Photos 37-39

[HIGH] Chicken coop/run

Showing remarks note 'There is a chicken coop in the backyard. This can go or stay.' A covered, wire-enclosed coop/run with a metal roof is visible in the rear yard in Photos 34 and 36.

Source: Showing Remarks; Photos 34, 36

[LOW] Additional gray/metal shed-like structure at rear of yard

A second, gray/metal shed-type structure is visible at the rear of the yard in Photo 34 (far left, partially obscured) and Photo 39 (right edge); it is not mentioned in any remarks. It appears to be within the fenced yard but could potentially belong to an adjoining property along the fence line - ambiguous from photos alone.

Source: Photo 34; Photo 39

SITE & VIEW

[MEDIUM] Large lot / sizeable fenced backyard

Public remarks describe the home as being 'on a large lot' (0.37 acre per structured fields/tax records). Rear-yard photos show a sizeable fenced backyard beyond the covered patio, though no direct comparison to neighborhood-typical lot sizes is provided.

Source: Public Remarks; Photos 34-39

DATED RENOVATIONS

[HIGH] Architectural roof new in 2018

"Architectural roof new in 2018" (verbatim from public remarks).

Source: Public Remarks

[HIGH] New hot water tank 2022

"New hot water tank 2022" (verbatim from public remarks).

Source: Public Remarks

CONTRADICTIONS

- Public remarks state 'New countertops and fixtures in all the bathrooms,' but Photo 32 shows an older-style stained wood

vanity with a plain, non-granite countertop that does not match the granite/quartz updates seen in the primary and half baths.

IMAGE QUALITY ISSUES

- Several exterior photos show blown-out sky/window highlights typical of HDR processing, which does not obscure structural details.
- No close-up or elevated photos of the roof are provided to verify the stated 2018 roof replacement condition.

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

- Quality:** Two-story brick traditional built in 2003 with multiple street-facing gables/dormers, covered front and rear porches, crown molding and tray ceilings in main living areas, and a staircase with stained wood rail/turned balusters - design and millwork somewhat above a basic builder-grade tract home, but overall a production-subdivision product consistent with Q3-to-Q4 construction quality. Quality is assessed from original construction elements only; later cosmetic updates (see condition) do not raise this rating.
- Condition:** Overall well-maintained with numerous stated updates: new architectural roof (2018), new water heater (2022), fresh paint throughout, new kitchen and bath countertops/sink/backsplash, and new flooring in part of the upstairs. Photos show a clean, staged interior with no visible deferred maintenance, consistent with C3. Kitchen cabinets appear to be original stock cabinetry that has been repainted (not replaced) - a condition-level update, not a remodel. One secondary bath (Photo 32) appears to retain an older wood vanity and plain counter that does not match the granite/updated look described for 'all' bathrooms, a minor contradiction worth field verification.
- Kitchen/baths:** Kitchen: original cabinetry (likely builder-stock, painted charcoal/black) paired with newer granite slab counters, undermount sink, and herringbone tile backsplash - an updated kitchen on original bones, not a remodel. Primary and half baths show updated granite/quartz counters and refreshed vanities; jetted garden tub and separate shower appear original to construction. One secondary bath (Photo 32) appears to retain an older wood vanity/plain counter, suggesting the 'all bathrooms updated' claim may not be uniform.

Not visible/verified: Garage interior not photographed - condition/finish of garage not assessable; Roof condition only visible from ground-level exterior photos; close-up shingle condition not verifiable despite stated 2018 replacement; Secondary bathroom (Photo 32) countertop/vanity update status unclear and appears to contradict remarks claim of updates to 'all' bathrooms; Attic and mechanical systems (HVAC, water heater) not visible in any photo despite stated 2022 water heater replacement

1260 Champions Drive, Conway, 72034 MLS # 26026948

Photo count check: MATCH (41/41)

REVIEW REQUIRED

- Confirm exact dimensions and construction/material grade of the rear metal shed for accurate contributory value, as it is not documented in structured fields or remarks.
- Confirm specific completion dates for the cited 'recent' interior paint, landscaping, and window tinting (remarks state only 'within the last year') to properly support effective age determination.
- Verify that the metal shed sits fully within the subject's own fenced lot rather than a shared or adjacent property line, though photo evidence suggests it is within the subject's fence line.

DETACHED OUTBUILDINGS

[HIGH] Metal storage shed

Gable-roofed metal/steel storage shed of moderate size (estimated ~8x10 ft) located in the rear yard, within the fenced enclosure shown in Photos 38-39. Not listed in structured fields (no Outbuilding/Shed field) and not mentioned in Public or Agent Remarks.

Source: Photo 38, 39, 40

POOLS & SITE IMPROVEMENTS

[HIGH]

Rear wood deck

Public Remarks state 'The deck provides the perfect space for outdoor dining and entertaining.' Photos 37 and 41 show a wood deck with railings and built-in seating off the covered patio. Structured fields list only 'Patio' under Ext. Features, with no separate Deck field.

Source: Public Remarks; Photo 37, 41

SITE & VIEW

[MEDIUM]

Oversized fully fenced backyard

Public Remarks describe an 'oversized, fully fenced backyard with plenty of room for pets, play, or gardening.' Photos 38, 39, and 41 show a large, flat, fully fenced rear yard extending well beyond the home's footprint. Structured lot size is 0.35 acres/15,246 sq ft; the yard's usable open space appears notably generous for the subdivision, though this is not independently confirmed as excess acreage.

Source: Public Remarks; Photo 38, 39, 41

CONTRADICTIONS

- Structured 'EXT. FEATURES' field lists only 'Patio,' but Public Remarks and photos (37, 41) confirm a separate rear wood deck exists, which is not distinctly captured in the structured data.

IMAGE QUALITY ISSUES

- Photos 4/13/18 and 28/29 and 30/31 each appear to be duplicate or near-duplicate images, slightly reducing the effective distinct photo coverage of the living room and primary bedroom.

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

- Quality:** Dwelling presents as a builder-grade to upper-builder-grade single-story brick traditional home built in 2005 in a production subdivision (Club Creek), generally consistent with Q4 construction. However, the elaborate paneled fireplace mantel/surround and crown molding carried throughout the main living areas suggest a somewhat upgraded trim package, pushing the overall impression toward the Q3/Q4 boundary. Kitchen cabinetry itself (flat/raised panel white doors) reads as standard stock product rather than custom millwork.
- Condition:** The home appears well-maintained with a comprehensive recent cosmetic refresh, consistent with C3. Public remarks state all new interior paint (walls, ceilings, closets, garage, kitchen cabinets), new landscaping, and new tinted windows, all completed within the past year. No deferred maintenance, structural issues, or moisture damage is visible in any photo. Kitchen and bath granite countertops represent an update layered onto original cabinetry, tile flooring, and fixtures rather than a full remodel.
- Kitchen/baths:** Kitchen features granite countertops over repainted stock cabinetry with stainless appliances - a cosmetic update, not a remodel (original layout/cabinet boxes retained). Bathrooms feature granite vanity countertops, a jetted garden tub, and separate walk-in shower in the primary suite; original tile flooring and tub/shower fixtures appear retained, consistent with 'updated' rather than 'remodeled' status.

Not visible/verified: MLS photos are staged marketing photos; some problem areas may be omitted or minimized; Secondary bedrooms and hall bath are only partially shown, limiting full condition assessment of those spaces; Garage interior condition/finish not shown in photos despite remarks noting garage was repainted; Exact completion dates for cited paint/landscaping/window improvements are not stated - remarks only say 'within the last year'; Roof condition/age cannot be independently verified beyond stated composition material

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	4535 FUGITT Street (SUBJECT) MLS # 26034861	1810 Penny MLS # 25025915	5240 Browning Drive MLS # 25029132	1210 Calloway Drive MLS # 25045267	1660 Chicot Drive MLS # 26009717	4610 Fugitt St MLS # 26023982	1260 Champions Drive MLS # 26026948
Q/C impression	[M] Q4 / C3 K: not updated B: not updated	[H] Q4 / C3 K: updated B: not updated	[M] Q4 / C3 K: updated B: updated	[M] Q3-to-Q4 / C3 K: updated B: updated	[M] Q3-to-Q4 / C3 K: not updated B: remodeled	[H] Q3-to-Q4 / C3 K: updated B: updated	[H] Q3-to-Q4 / C3 K: updated B: updated
Vs. subject (advisory)	-	Q similar / C similar Both are Q4 brick production homes with comparable trim; 1810 Penny's granite kitchen counters mirror the same 'partial update over original cabinetry' pattern seen elsewhere, and its baths remain original like the subject's, so both land at the same C3 impression.	Q similar / C similar Both read as Q4 construction; 5240 Browning Drive's remodeled primary-suite shower is a genuine upgrade the subject's fully original baths lack, but its secondary bath and kitchen cabinetry remain original, so the overall condition band still matches the subject's - this call carries some hedge given only MEDIUM confidence on this comp.	Q similar / C similar 1210 Calloway Drive's slightly elevated millwork places it marginally above the subject's base Q4 impression, but the gap is small; its more granular, recently dated updates (2023 roof, 2020 HVAC, 2022 kitchen/bath work) are offset by a still-original primary vanity and a fully original secondary bath, landing condition at parity with the subject - MEDIUM confidence tempers this comparison.	Q similar / C similar 1660 Chicot Drive's original kitchen matches the subject's own unmodified kitchen, while its remodeled primary bath is offset by a dated, un-updated secondary bath and some deck weathering, so condition lands at the same C3 level as the subject; MEDIUM confidence on this comp warrants some caution.	Q superior / C similar 4610 Fugitt Street's two-story design, dormers, and staircase millwork represent a genuine step up in original construction quality over the subject's single-story production ranch; its updated kitchen counters/backsplash and refreshed bath counters give it slightly fresher finishes, but the overall condition impression still sits in the same C3 band as the subject's own recently updated HVAC/roof/flooring.	Q similar / C similar 1260 Champions Drive's fireplace millwork and crown molding are modestly above base builder grade, similar to the subject's own above-base trim package; its comprehensive recent paint refresh and granite counters over original cabinetry parallel the subject's recent HVAC/roof/flooring work, keeping both in the same C3 condition band.
Detached outbuildings	-	-	-	-	[H] Storage building/shed in backyard [L] Possible greenhouse-type structure visible beyond rear fence line	[H] 5x7 storage building (shed) [H] Chicken coop/run [L] Additional gray/metal shed-like structure at rear of yard	[H] Metal storage shed
Photo-only findings	[M] Covered rear patio with roof overhang and support columns	-	[M] Primary bath corner tub with visible jet fixtures (whirlpool-style)	[M] Crown molding and tray ceilings throughout main living/dining areas	[M] Wall-mounted supplemental AC/condensing unit on garage exterior wall	-	-
Pools & site improvements	-	-	-	-	-	-	[H] Rear wood deck
Site & view	-	-	-	-	-	[M] Large lot / sizeable fenced backyard	[M] Oversized fully fenced backyard

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Dated renovations	[H] New HVAC system installed [H] Roof replacement	-	-	[H] Roof (October 2023) [H] HVAC (2020) [H] All House surge protector (2022) [H] Kitchen cabinets repainted (2022) [H] Primary bath remodeled (2022) [M] Microwave (approx. 2 years old)	-	[H] Architectural roof new in 2018 [H] New hot water tank 2022	-
Review required	- Confirm the covered rear patio (visible in Photos 38-39) with the listing agent, including size and construction, since ... - Verify kitchen and bath modernization status via a walk-through or additional close-up photos, as the current photo set ...	- Confirm whether the 'Whirlpool/Hot Tub/Spa' structured field refers only to the primary bath's jetted tub (as photos ...	- Hairline crack visible in garage floor slab beneath new epoxy coating (Photo 46) - recommend verifying whether this is ... - Baths_status is mixed (primary remodeled vs. secondary not updated) - appraiser should independently verify condition ...	- Verify actual scope of the 2022 'primary bath remodeled' claim given the retained original oak vanity - appraiser ... - Confirm condition/vintage of the secondary full bath (Photo 26), which appears original/dated (sliding glass shower ...	- Confirm whether the greenhouse-type structure visible in Photos 33-34 belongs to the subject property or a neighboring ... - Verify the function of the wall-mounted unit on the garage exterior (Photo 40) - supplemental cooling equipment not ... - Bath condition rating split between remodeled primary suite and not-updated hall bath should be reviewed by appraiser ...	- Verify whether all bathrooms received updated countertops as stated, given Photo 32 appears to show an unupdated ... - Confirm ownership/boundary of the additional gray/metal shed-like structure visible at the rear of the yard (Photos 34 ... - Garage interior condition not visible in any photo and should be verified for grid purposes.	- Confirm exact dimensions and construction/material grade of the rear metal shed for accurate contributory value, as it ... - Confirm specific completion dates for the cited 'recent' interior paint, landscaping, and window tinting (remarks state ... - Verify that the metal shed sits fully within the subject's own fenced lot rather than a shared or adjacent property ...
Contradictions	-	- Structured field 'INTERIORS' lists 'Whirlpool/Hot Tub/Spa,' which could suggest a standalone spa or hot tub; Photo 30 ...	-	- Public/Agent remarks state the primary bath was 'remodeled' in 2022, but Photos 20-21 show the primary vanity is ...	-	- Public remarks state 'New countertops and fixtures in all the bathrooms,' but Photo 32 shows an older-style stained ...	- Structured 'EXT. FEATURES' field lists only 'Patio,' but Public Remarks and photos (37, 41) confirm a separate rear ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

All seven properties land on essentially the same C3 (well-maintained, no deferred maintenance) rung, so this is a tightly bunched group rather than a clear ladder. Within that band, 1210 Calloway Drive sits at the strong end, backed by the most recently dated component work (2023 roof, 2020 HVAC, 2022 kitchen repaint and partial primary-bath remodel). The subject, 1810 Penny, 5240 Browning Drive, 4610 Fugitt Street, and 1260 Champions Drive form the broad middle of the band, each well-presented but each retaining at least one untouched original space (kitchen and/or a bath). 1660 Chicot Drive sits at the soft edge of the group: its kitchen and secondary

bath are wholly original and its rear deck shows visible weathering, offset only by a remodeled primary bath.

QUALITY

4610 Fugitt Street reads as the most elevated property in the set, with two-story massing, dormers, and staircase millwork that push it toward the upper end of a Q3-to-Q4 impression. 1210 Calloway Drive, 1660 Chicot Drive, and 1260 Champions Drive form a middle cluster, also anchored Q3-to-Q4 on the strength of crown molding, tray ceilings, and (at Chicot) an arched brick porch, though their kitchen and bath cabinetry read as standard builder stock. 1810 Penny, 5240 Browning Drive, and the subject sit at the base of the range, each consistent with a straightforward Q4 production-built impression. Overall the quality spread across the set is modest - roughly a half-step from top to bottom - so this is a fairly homogeneous comp set on the quality axis.

VERSUS SUBJECT

The subject is a single-story Q4 production ranch with a fully original, unmodified kitchen and both baths, yet still lands at a C3 condition impression on the strength of a recent roof, new HVAC, and new living/dining flooring. Most comparables carry at least a partial kitchen or bath update that the subject lacks, but because several of those updates are cosmetic overlays on original cabinetry (granite over original boxes, repainted stock cabinets, a single remodeled bath alongside an untouched one), the group's overall condition still converges on the same C3 band as the subject. On quality, the subject sits with 1810 Penny and 5240 Browning Drive at the lower end of a narrow range, while 1210 Calloway Drive, 1660 Chicot Drive, and 1260 Champions Drive show slightly more elevated trim packages, and 4610 Fugitt Street stands out as the most architecturally elevated property in the set.

- 1810 Penny: quality similar, condition similar - Both are Q4 brick production homes with comparable trim; 1810 Penny's granite kitchen counters mirror the same 'partial update over original cabinetry' pattern seen elsewhere, and its baths remain original like the subject's, so both land at the same C3 impression.

- 5240 Browning Drive: quality similar, condition similar - Both read as Q4 construction; 5240 Browning Drive's remodeled primary-suite shower is a genuine upgrade the subject's fully original baths lack, but its secondary bath and kitchen cabinetry remain original, so the overall condition band still matches the subject's - this call carries some hedge given only MEDIUM confidence on this comp.

- 1210 Calloway Drive: quality similar, condition similar - 1210 Calloway Drive's slightly elevated millwork places it marginally above the subject's base Q4 impression, but the gap is small; its more granular, recently dated updates (2023 roof, 2020 HVAC, 2022 kitchen/bath work) are offset by a still-original primary vanity and a fully original secondary bath, landing condition at parity with the subject - MEDIUM confidence tempers this comparison.

- 1660 Chicot Drive: quality similar, condition similar - 1660 Chicot Drive's original kitchen matches the subject's own unmodified kitchen, while its remodeled primary bath is offset by a dated, un-updated secondary bath and some deck weathering, so condition lands at the same C3 level as the subject; MEDIUM confidence on this comp warrants some caution.

- 4610 Fugitt St: quality superior, condition similar - 4610 Fugitt Street's two-story design, dormers, and staircase millwork represent a genuine step up in original construction quality over the subject's single-story production ranch; its updated kitchen counters/backsplash and refreshed bath counters give it slightly fresher finishes, but the overall condition impression still sits in the same C3 band as the subject's own recently updated HVAC/roof/flooring.

- 1260 Champions Drive: quality similar, condition similar - 1260 Champions Drive's fireplace millwork and crown molding are modestly above base builder grade, similar to the subject's own above-base trim package; its comprehensive recent paint refresh and granite counters over original cabinetry parallel the subject's recent HVAC/roof/flooring work, keeping both in the same C3 condition band.

- No property's overall quality or condition impression diverges from the group center by a full internal-score step; this is a materially homogeneous set on both scales.

- 4610 Fugitt Street is the closest thing to a quality outlier, sitting roughly half a step above the Q4-anchored cluster (1810 Penny, 5240 Browning Drive, and the subject) due to its two-story design and added millwork.

- 1660 Chicot Drive's kitchen is the softest single component in the set - fully original alongside a remodeled primary bath - though this does not move its overall condition anchor off C3.
- The subject's own assessment is MEDIUM confidence (vacant, staged photos; no close-up of roof or cabinet wear), so subject-relative calls involving fine condition distinctions are inherently soft.
- 5240 Browning Drive, 1210 Calloway Drive, and 1660 Chicot Drive are each MEDIUM-confidence assessments (limited photo coverage of secondary spaces, mechanicals, or roof detail), so their versus-subject calls are hedged rather than asserted strongly.
- 1810 Penny, 4610 Fugitt Street, and 1260 Champions Drive carry HIGH-confidence assessments, supporting more assertive comparisons for those properties.