

5126 Buckingham Pl, Bryant, AR

Comp feature detection report for the work file

[Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20260921-081518-5126-buckingham-pl-bryant-ar](http://nabholz-comp-extractor.up.railway.app/jobs/20260921-081518-5126-buckingham-pl-bryant-ar)

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.

5126 Buckingham Place, Bryant, 72022 MLS # 26030186 [SUBJECT]

Photo count check: MATCH (20/20)

REVIEW REQUIRED

- Storage shed referenced in remarks has no corresponding photo - condition, size, and construction could not be verified from available materials.

DETACHED OUTBUILDINGS

[MEDIUM] Storage shed (conveys with property, stated to have a new roof)

Remarks state: 'A handy storage shed conveys with the property (also with new roof).' No photo of the shed was provided, so size and construction material could not be confirmed.

Source: Public Remarks

DATED RENOVATIONS

[HIGH] Roof

Remarks state: 'This home boasts a brand-new 2026 roof for lasting peace of mind.'

Source: Public Remarks

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

- Quality:** Consistent with Q4 - a 2007 brick, slab-on-grade builder home with some above-basic details (crown molding, tray ceiling in primary bedroom, French doors, arched window) but standard builder-grade oak cabinetry, black kitchen appliances, and stock garden tub/vanity fixtures throughout. No custom millwork, structural complexity, or high-end materials observed that would support Q3.
- Condition:** Consistent with C3 - well-maintained with several recent updates (new flooring, fresh paint, new granite kitchen counters, new 2026 roof per remarks) and no visible deferred maintenance; secondary bathroom and closets retain original, slightly worn but functional finishes.
- Kitchen/baths:** Kitchen: original oak cabinetry and black appliances retained, but countertops and tile backsplash appear newly updated (granite/quartz-look, new tile) - consistent with 'updated,' not remodeled. Primary and secondary baths show original oak vanities, garden tub, glass-block window, and standard fixtures with no visible modernization - consistent with 'not updated.'

Not visible/verified: Storage shed mentioned in remarks was not visible in any of the 20 photos, so its size/construction/condition could not be verified.; No exterior photos of side/rear yard beyond the deck were provided, limiting assessment of fencing, landscaping, and any additional site improvements.; Only two bathrooms were photographed; if additional half-baths exist they were not shown (structured fields indicate only 2 full baths, 0 half baths, consistent with photos).

2104 Magna Carta Lane, Bryant, 72022 MLS # 25043407

Photo count check: MATCH (32/32)

PHOTO-ONLY FINDINGS

[HIGH] Covered rear patio with ceiling fan

A covered patio spanning part of the rear elevation, with a ceiling fan installed, is visible in all rear exterior photos. No porch/patio structured field or remarks mention exists for this feature.

Source: Photo 27, 29, 30, 31

[HIGH] Full wood privacy fence enclosing backyard

The rear yard is fully enclosed by a tall wood privacy fence, visible in all rear yard photos. This site improvement is not referenced in structured fields or remarks.

Source: Photo 27, 28, 29, 30, 31, 32

[MEDIUM] Skylight or light-tube fixture in kitchen ceiling

A rectangular ceiling fixture resembling a skylight or tubular light is visible above the kitchen island area in multiple photos. Could not be conclusively distinguished from a surface-mounted light fixture from the images, and is not mentioned in structured fields or remarks.

Source: Photo 9, 10, 11, 12

REVIEW REQUIRED

- Ownership of the pergola-style structure visible over the rear fence line (Photo 27, 28, 32) should be confirmed to ensure it is not mistakenly attributed to the subject property.
- Only one secondary (hall) bathroom photo was provided (Photo 23), limiting full condition verification of that room.
- Nature of the kitchen ceiling fixture (possible skylight vs. light tube, Photo 9-12) should be field-verified.

DETACHED OUTBUILDINGS**[LOW] Pergola-like structure attached to a home visible beyond the rear fence line**

A wood pergola with hanging fabric panels is visible attached to the rear patio of a house beyond the subject's privacy fence. This structure appears to belong to a neighboring property rather than the subject and is not referenced in structured fields or remarks; ownership is ambiguous.

Source: Photo 27, 28, 32

IMAGE QUALITY ISSUES

- Kitchen ceiling fixture in Photos 9-12 is not clearly distinguishable as a skylight versus a standard light fixture due to viewing angle and glare.

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

- Quality:** Dwelling presents as a production/builder home (built 2010) with above-minimum trim detailing: crown molding through the main living areas, a tray ceiling in the primary bedroom, an arched transom window at the entry, and a corbelled kitchen island, layered over a standard brick/vinyl-siding exterior with architectural shingle roof and simple gable roof form. This places it above strict Q4 builder-minimum for interior millwork but well short of true custom/high-end (Q2) construction; overall impression is Q3-to-Q4.
- Condition:** The home presents as well-maintained throughout with no visible deferred maintenance in any photographed interior or exterior view. Flooring, cabinetry, counters, and fixtures show only light, age-appropriate wear consistent with routine upkeep of a ~15-year-old home. No staining, cracking, or exposed structural issues were observed in any photo.
- Kitchen/baths:** Kitchen: raised-panel wood cabinetry, granite counters, tile backsplash, and stainless appliances appear original to the c.2010 construction with no visual evidence of a later remodel (no mismatched counter/cabinet finishes or newly-added elements); well maintained. Classified 'not updated' per UAD definitions given the ~15-year age with no documented modernization. Baths: primary bath has a garden tub with tile surround, separate shower, and double-sink granite vanity; hall bath has granite-topped vanity and tub/shower combo. Both appear to be original-quality finishes with no updates documented in remarks or evident in photos;

classified 'not updated.'

Not visible/verified: MLS photos are marketing images; garage interior, attic, and mechanical spaces were not shown and could not be assessed.; Cannot confirm from photos alone whether granite counters/stainless appliances are original to 2010 construction or a later replacement, since no renovation dates are given in remarks; assessed as original/'not updated' based on stylistic consistency throughout the home.; Only one secondary (hall) bathroom photo was provided, limiting full condition confirmation of that room.; Roof and mechanical system age/condition could not be verified beyond exterior visual appearance.

113 Pinnacle Drive, Bryant, 72022 MLS # 25047586

Photo count check: MATCH (42/42)

PHOTO-ONLY FINDINGS

[LOW] **Pet/doggie door installed in rear exterior door**

A small door insert (doggie door) is visible in the white rear exterior door leading to the covered patio; not mentioned in structured fields or remarks.

Source: Photo 35

REVIEW REQUIRED

- Confirm actual lot size/acreage given apparent contradiction between structured 'Approx Acreage' (0.04) and lot dimensions/photo evidence of a large backyard.
- No interior garage photos provided - condition of garage finish and storage area referenced in remarks could not be verified.
- No roof close-up or attic/mechanical photos available to verify condition of HVAC, water heater, or roof referenced as updated in remarks.

SITE & VIEW

[MEDIUM] **Large fenced rear yard, appearing substantially larger than a typical starter-home lot**

Photos show an expansive open, fully-fenced backyard extending well beyond the covered patio; this appears inconsistent with the structured 'Approx Acreage 0.04' figure and more consistent with the stated lot dimensions of 97x200x87x201 (~0.4+ acres). See contradictions.

Source: Photo 32-41

CONTRADICTIONS

- Structured field lists 'Approx Acreage' as 0.04, which is inconsistent with the stated 'Approx Lot Dimensions' of 97x200x87x201 (implying roughly 0.4+ acres) and with the large usable backyard visible in Photos 32-41.

IMAGE QUALITY ISSUES

- Photo 1 and Photo 42 show blown-out sky highlights with an unusual teal/cyan color cast and lens flare, likely from HDR processing, which may affect accurate assessment of roof and exterior siding color/condition.
- Photos 32-41 (backyard) appear to be dusk/twilight shots with an artificially brightened sky, which can affect perceived lawn and fence condition.

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

- Quality:** Consistent with a Q3-to-Q4 tract-built traditional home: brick veneer front elevation with vinyl/metal siding on rear elevations, architectural shingle roof, and builder-grade construction overall, but elevated by above-basic interior trim package including crown molding, chair rail, and tray ceilings in the dining room and primary bedroom. Kitchen cabinetry is stock painted-wood builder grade rather than custom millwork.
- Condition:** Consistent with C3 - well-maintained with limited wear and some recent updates. Public remarks describe the home as 'beautifully maintained' with recent granite countertops added in the kitchen and both baths and a new water heater and dishwasher. No visible deferred maintenance, staining, or structural issues are

apparent in the photos, though original cabinetry, tile backsplash, and vinyl kitchen/bath flooring appear to be original to the 2004 construction and are dated but functional.

Kitchen/baths: Kitchen shows a clear layered update: new granite-look countertops and stainless appliances installed over original painted stock cabinetry and original tile backsplash/flooring, indicating an 'updated' condition on unchanged original cabinet layout. Primary bath similarly shows new granite vanity tops and modern fixtures on an original garden tub, separate shower, and tile floor - also 'updated' rather than remodeled, as no structural/layout changes are evident.

Not visible/verified: Exterior photos 1, 32-41, and 42 appear taken at dusk with artificial sky enhancement, sun flare, and color cast that may distort true exterior color/condition assessment; No photos of garage interior, attic, roof close-up, or HVAC equipment to verify condition of those systems; Interior photos are staged with substantial furniture and decor that may obscure flooring wear in some rooms; 42 photos provided with strong interior coverage (~30 interior images), supporting HIGH confidence for interior condition assessment

1200 Sunset Gardens W, Bryant, 72022 MLS # 26006992

Photo count check: MATCH (39/39)

DATED RENOVATIONS

[HIGH] **New HVAC installed in 2025**
Public remarks state verbatim: "New HVAC installed in 2025." This affects effective age calculations for the mechanical system.
Source: Public Remarks

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

Quality: Consistent with Q4 - a stock/builder-grade brick ranch (built 2005) with standard architectural shingle roof, simple gable massing, and builder-grade maple-stained kitchen cabinetry. Some above-basic trim details (crown molding throughout, plantation shutters, arched transom window, brick surround gas fireplace) are present but do not rise to the level of custom millwork or high-end materials that would support a Q3 call.

Condition: Consistent with C3 - the home presents as well-maintained with no visible deferred maintenance, clean finishes, and a recently replaced HVAC system (2025) per remarks. Kitchen and bath finishes are original-appearing (circa construction) but in good, cared-for condition, which is why the update level does not rise to C2.

Kitchen/baths: Kitchen retains original maple-stained stock cabinetry and laminate-appearing counters; appliances are a mix of older black units and newer stainless pieces, indicating partial appliance swap rather than a coordinated remodel - rated not updated. Primary bath has double vanity, walk-in shower, and jetted garden tub as stated in remarks, but countertops and fixtures appear original to construction with no evidence of remodeling - rated not updated. Secondary bath (Photo 28) shows original tile floor, single vanity, and shower/tub combo with no update evidence.

Not visible/verified: Secondary bathroom tub/shower interior not clearly visible behind shower curtain (Photo 28), limiting condition assessment of that fixture; Countertop material in kitchen and baths could not be definitively identified (lamine vs. solid surface) from photos alone; MLS photos are staged/marketing images; areas such as attic, crawlspace/foundation, and mechanical closets were not visible

1009 Katy Ln, Alexander, 72002 MLS # 26019186

Photo count check: MATCH (46/46)

PHOTO-ONLY FINDINGS

[LOW] **Unidentified metal tripod/frame structure adjacent to the fire pit**
A green metal A-frame or tripod-like object stands next to the stone fire pit; purpose is unclear (possible leftover playset frame, plant stand, or utility equipment). No structured field or remarks reference.

Source: Photo 37/39/40

REVIEW REQUIRED

- Confirm the nature of the painted/bare concrete flooring in the living room and all bedrooms - determine whether finish flooring was ever installed or was subsequently removed, given the \$6,000 flooring credit referenced in public remarks.
- Identify the unidentified metal frame/apparatus near the backyard fire pit (Photos 37, 39, 40) to determine if it is a remnant structure, equipment, or something requiring removal/disclosure.

POOLS & SITE IMPROVEMENTS

[HIGH] Built stacked-stone fire pit on a gravel/white-rock bed in rear yard

Permanent circular stone fire pit set within a graveled, edged bed near the rear fence line; not mentioned in structured fields or remarks. Also visible in Photos 13, 39, 40.

Source: Photo 37

SITE & VIEW

[MEDIUM] Rear yard backs to a mature wooded tree line beyond the privacy fence

Multiple rear-facing photos show dense mature trees immediately beyond the wood privacy fence, providing additional visual buffer/privacy beyond the fenced 0.26-acre lot; not called out in remarks or structured fields.

Source: Photo 34/37/38/41-43

CONTRADICTIONS

- Public remarks market the home as comfortable/move-in ready without disclosing that the living room and all four bedrooms have exposed painted/sealed concrete flooring rather than finished flooring; only the \$6,000 flooring allowance hints at this condition.

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

- Quality:** Consistent with Q4 (stock/builder-grade) construction: brick veneer front elevation with vinyl siding on the side/rear elevations, composition shingle roof, single attached 2-car garage, simple hip/gable roofline, and standard window/door grade. Crown molding is present in the main living areas, a modest builder upgrade, but no custom millwork, elevated structural materials, or complex design elements were observed. Original kitchen/bath cabinet boxes (visible beneath later paint) appear to be stock raised-panel units typical of mid-2000s production construction, not custom cabinetry.
- Condition:** Kitchen and primary bath present as freshly refreshed/updated: repainted cabinetry, tile backsplash, stainless appliances, quartz-look counters, matte-black fixtures, garden tub and separate shower in the primary suite, consistent with C3 in those spaces. However, the living room and all four bedrooms show floors finished only in painted/sealed bare concrete rather than a standard finish material (carpet, tile, or LVP) - an atypical condition for a resale, corroborated by the public remarks offering a \$6,000 flooring allowance so the buyer can 'personalize' the flooring. This finish deficiency affects the majority of the home's floor area and pulls the holistic condition impression down from what the kitchen/bath alone would suggest. No structural cracking, water staining, or exposed subfloor was observed in any photo.
- Kitchen/baths:** Kitchen shows repainted gray stock cabinetry, tiled countertops, diamond-pattern tile backsplash, and stainless appliances - a cosmetic refresh with no reconfiguration, consistent with 'updated.' Public remarks specifically call out a 'beautifully updated' primary bathroom, matching photos showing a quartz-look vanity top, matte-black fixtures, garden tub, separate glass-enclosed shower, and a large walk-in closet. The secondary/hall bathroom shows the same black-fixture finish level with a simpler tub/shower combo, also appearing updated. No evidence of structural remodeling (layout changes, cabinet reconfiguration) in either kitchen or baths.

Not visible/verified: MLS photos are staged marketing images; some spaces (laundry closet contents, garage interior, full extent of hall bath)

are only partially shown.; Cannot confirm from photos alone whether the painted/sealed concrete flooring is a deliberate interim design choice or a removed/never-installed finish floor - flagged given the flooring allowance disclosed in remarks.; Original pre-paint cabinet/finish grade in kitchen and baths cannot be fully verified from photos.

2209 Magna Carta Lane, Bryant, 72022 MLS # 26021607

Photo count check: MATCH (50/50)

REVIEW REQUIRED

- Roof-mounted solar panel array is clearly visible in photos 43, 44, 46, 47, 48 and is listed as a utility ('Solar') in structured fields, but ownership status (owned outright vs. leased/PPA) is not stated anywhere in remarks; this materially affects value treatment and should be verified.
- Rusted metal storm-shelter hatch in garage floor (Photo 50) shows surface corrosion; while consistent with typical storm shelter hardware, condition/functionality of the shelter itself was not otherwise verifiable from photos.

DETACHED OUTBUILDINGS

[HIGH] **Detached storage shed (resin/vinyl, double-door, appears roughly 6x8 to 8x10 ft) in rear yard near fence line**

Gray vinyl/resin storage shed with double doors visible in multiple rear-yard photos; not listed under any structured field (no shed/storage/outbuilding checkbox) and not mentioned in public or agent remarks.

Source: Photo 43, Photo 44, Photo 47, Photo 48

POOLS & SITE IMPROVEMENTS

[HIGH] **Storm cellar / storm shelter accessed via garage floor hatch**

Structured field lists 'Storm Cellar' under LOT features; public remarks state 'Storm shelter in the garage'; Photo 50 shows a rusted metal in-floor hatch in the garage consistent with an underground storm shelter.

Source: Structured Field (Storm Cellar), Public Remarks, Photo 50

[MEDIUM] **Brick paver patio in rear yard, separate from the covered concrete patio attached to the house**

Structured field lists only a generic 'Patio.' Photos show two distinct hardscape areas: a covered concrete patio attached to the house (photos 46-48) and a separate free-standing brick paver patio with table/chairs further into the yard (photos 43-45, 49). The extent of hardscaping exceeds what a single 'Patio' checkbox typically implies.

Source: Photo 43, Photo 44, Photo 45, Photo 49

DATED RENOVATIONS

[HIGH] **New roof installed in 2021**

Public remarks state verbatim: 'Additional peace of mind comes with a new roof installed in 2021.'

Source: Public Remarks

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

- Quality:** Dwelling presents as a standard builder-grade tract home consistent with Q4: brick & frame combo exterior, architectural shingle roof, stock maple-toned raised-panel cabinetry, laminate/formica counters (confirmed by structured field), and simple crown molding as the primary upgrade detail. No custom millwork, high-end window/door grade, or complex architectural detailing observed that would support a Q3 call.
- Condition:** Interior and exterior present as well-maintained with no visible deferred maintenance; kitchen and baths retain original cabinetry/counters (not updated) but are clean and in good working order. New roof reported in 2021 supports a favorable effective age. Overall consistent with C3.
- Kitchen/baths:** Kitchen retains original stock maple-stained cabinetry and formica countertops (per structured field 'Kit Counter-Formica') with a diamond-pattern tile backsplash; stainless appliances present but

cabinetry/counters are original builder-grade, not modernized - consistent with 'not updated.' Bathrooms (photos 26-27, 40-42) show original wood-tone vanities with cultured-marble/solid-surface tops and oil-rubbed bronze fixtures; no visible remodeling (no new vanities, no updated tile) - consistent with 'not updated.'

Not visible/verified: 50 photos provided with strong interior coverage (kitchen, all bedrooms, both baths, living areas), supporting HIGH confidence.; Attic, crawlspace/foundation underside, and close-up roof shingle condition were not visible in photos; roof age relies on remarks claim only.; Cannot confirm whether bathroom fixtures (faucets) are original or later hardware swaps; this would affect condition only, not quality, and was treated conservatively as not updated.

13601 Dynasty Drive, Shannon Hills, 72002 MLS # 26025462

Photo count check: MATCH (32/32)

REVIEW REQUIRED

- Confirm actual fencing extent (partially vs. fully fenced) given contradiction between structured field and public remarks.
- Verify ownership and nature of the carport/shed-like structure visible beyond the rear fence line in Photos 29-31 before including in any grid adjustment.

DETACHED OUTBUILDINGS

[LOW] Possible carport/shed structure visible beyond the rear fence line

A low, flat-roofed structure resembling a carport or shed is visible past the rear property fence in multiple backyard photos. It sits along/behind the fence line and its ownership cannot be confirmed - it may belong to a neighboring property rather than the subject.

Source: Photo 29, 30, 31

SITE & VIEW

[LOW] Wooded hillside/tree line backdrop behind the home

A wooded, hillside tree line is visible directly behind the roofline in front-elevation photos, suggesting the rear or side of the lot may back to undeveloped/wooded land, a potential minor privacy or view amenity. Not confirmed in remarks or structured fields.

Source: Photo 1, 3, 4

[LOW] Wooded buffer along rear yard boundary

Mature trees are visible beyond the rear fence line in backyard photos, suggesting a treed buffer beyond the fenced yard; extent of usable/excess acreage cannot be confirmed from photos alone.

Source: Photo 29, 30

DATED RENOVATIONS

[MEDIUM] Roof approx. 6 years old

Public remarks state "Roof approx. 6 years old," a stated approximate age relevant to effective age/roof replacement dating, though not an exact year.

Source: Public Remarks

CONTRADICTIONS

- Structured field lists lot fencing as 'Partially Fenced,' but Public Remarks describe a 'perfect, fully fenced backyard.' Photos of the rear yard (Photo 27-32) show fencing enclosing the full visible rear yard, which appears to support the 'fully fenced' description rather than 'partially fenced' - this discrepancy should be verified.

IMAGE QUALITY ISSUES

- The structure(s) visible beyond the rear fence line (Photo 29-31) are distant and partially obscured by fencing and trees, making it impossible to determine construction type, size, or property ownership with confidence.

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

- Quality:** Consistent with Q4 (builder/stock grade). The dwelling shows standard subdivision construction - brick & frame veneer, vaulted ceiling with painted crown molding, a decorative but stock fireplace mantel surround, and an arched transom window - all typical builder upgrades seen in mid-2000s production subdivisions rather than custom/high-end work. No structural custom millwork, no high-end window/door grade, no unusual architectural complexity observed.
- Condition:** Consistent with C3 - the home presents as well-maintained with no visible deferred maintenance. The kitchen shows evidence of a later cosmetic refresh (tile mosaic backsplash, stainless appliances) layered onto original cabinetry, improving condition without changing the underlying quality grade. Bathrooms appear original to construction with simple vanities, tile floors and a soaking tub/separate shower configuration, showing normal wear but no obvious dated deficiency. Public remarks note the roof is approximately 6 years old, supporting a favorable effective age.
- Kitchen/baths:** Kitchen shows a cosmetic update (tile backsplash, stainless appliances, laminate/quartz-look counters) over original builder cabinetry - consistent with 'updated' status. Primary and secondary baths appear original to the 2004 construction (soak tub, separate glass shower enclosure, simple white vanities, tile floors) with no visible remodeling - consistent with 'not updated' status, though well-maintained.

Not visible/verified: Interior photo coverage is good (roughly 20 interior images) but no clear image of the secondary bedrooms' closets or full secondary bathroom vanity area was provided.; MLS photos are marketing images (best light, staged); minor wear or maintenance issues not visible in these conditions cannot be ruled out.; Exact counter material (laminate vs. quartz) could not be confirmed from photos alone; described generically as tile/laminate per structured floor data.

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	5126 Buckingham Place (SUBJECT) MLS # 26030186	2104 Magna Carta Lane MLS # 25043407	113 Pinnacle Drive MLS # 25047586	1200 Sunset Gardens W MLS # 26006992	1009 Katy Ln MLS # 26019186	2209 Magna Carta Lane MLS # 26021607	13601 Dynasty Drive MLS # 26025462
Q/C impression	[M] Q4 / C3 K: updated B: not updated	[H] Q3-to-Q4 / C3 K: not updated B: not updated	[H] Q3-to-Q4 / C3 K: updated B: updated	[H] Q4 / C3 K: not updated B: not updated	[M] Q4 / C3-to-C4 K: updated B: updated	[H] Q4 / C3 K: not updated B: not updated	[M] Q4 / C3 K: updated B: not updated
Vs. subject (advisory)	-	Q superior / C similar 2104 Magna Carta Lane shows a more elevated interior trim package (tray ceiling, corbelled island, arched transom) than the subject's standard builder trim, but its pristine, no-wear condition is close enough to the subject's own well-maintained, recently updated state to call similar.	Q similar / C similar 113 Pinnacle Drive shows a comparable above-basic trim package to the subject and a similar overall maintenance level, with its kitchen/bath updates roughly offsetting the subject's own kitchen update and newer flooring/roof.	Q similar / C similar 1200 Sunset Gardens W is a comparable builder-grade home with modest trim upgrades and strong upkeep (new 2025 HVAC), landing close to the subject on both scales despite lacking the subject's kitchen update.	Q similar / C inferior 1009 Katy Ln matches the subject's builder-grade quality level, but its unfinished/painted concrete flooring throughout the living areas and bedrooms is a condition deficiency not present in the subject, though this call carries only MEDIUM confidence.	Q similar / C similar 2209 Magna Carta Lane is a builder-grade home of similar quality and maintenance level to the subject, though it lacks the subject's updated kitchen counters, offset by its own newer (2021) roof.	Q similar / C similar 13601 Dynasty Drive matches the subject's builder-grade quality and shows a comparable light kitchen refresh and overall upkeep, with baths in both properties remaining not updated.
Detached outbuildings	[M] Storage shed (conveys with property, stated to have a new roof)	[L] Pergola-like structure attached to a home visible beyond the rear fence line	-	-	-	[H] Detached storage shed (resin/vinyl, double-door, appears roughly 6x8 to 8x10 ft) in rear yard near fence line	[L] Possible carport/shed structure visible beyond the rear fence line
Photo-only findings	-	[H] Covered rear patio with ceiling fan [H] Full wood privacy fence enclosing backyard [M] Skylight or light-tube fixture in kitchen ceiling	[L] Pet/doggie door installed in rear exterior door	-	[L] Unidentified metal tripod/frame structure adjacent to the fire pit	-	-
Pools & site improvements	-	-	-	-	[H] Built stacked-stone fire pit on a gravel/white-rock bed in rear yard	[H] Storm cellar / storm shelter accessed via garage floor hatch [M] Brick paver patio in rear yard, separate from the covered concrete patio attached to the house	-

Category	5126 Buckingham Place (SUBJECT) MLS # 26030186	2104 Magna Carta Lane MLS # 25043407	113 Pinnacle Drive MLS # 25047586	1200 Sunset Gardens W MLS # 26006992	1009 Katy Ln MLS # 26019186	2209 Magna Carta Lane MLS # 26021607	13601 Dynasty Drive MLS # 26025462
Site & view	-	-	[M] Large fenced rear yard, appearing substantially larger than a typical starter-home lot	-	[M] Rear yard backs to a mature wooded tree line beyond the privacy fence	-	[L] Wooded hillside/tree line backdrop behind the home [L] Wooded buffer along rear yard boundary
Dated renovations	[H] Roof	-	-	[H] New HVAC installed in 2025	-	[H] New roof installed in 2021	[M] Roof approx. 6 years old
Review required	- Storage shed referenced in remarks has no corresponding photo - condition, size, and construction could not be verified ...	- Ownership of the pergola-style structure visible over the rear fence line (Photo 27, 28, 32) should be confirmed to ... - Only one secondary (hall) bathroom photo was provided (Photo 23), limiting full condition verification of that room. - Nature of the kitchen ceiling fixture (possible skylight vs. light tube, Photo 9-12) should be field-verified.	- Confirm actual lot size/acreage given apparent contradiction between structured 'Approx Acreage' (0.04) and lot ... - No interior garage photos provided - condition of garage finish and storage area referenced in remarks could not be ... - No roof close-up or attic/mechanical photos available to verify condition of HVAC, water heater, or roof referenced as ...	-	- Confirm the nature of the painted/bare concrete flooring in the living room and all bedrooms - determine whether finish ... - Identify the unidentified metal frame/apparatus near the backyard fire pit (Photos 37, 39, 40) to determine if it is a ...	- Roof-mounted solar panel array is clearly visible in photos 43, 44, 46, 47, 48 and is listed as a utility ('Solar') in ... - Rusted metal storm-shelter hatch in garage floor (Photo 50) shows surface corrosion; while consistent with typical ...	- Confirm actual fencing extent (partially vs. fully fenced) given contradiction between structured field and public ... - Verify ownership and nature of the carport/shed-like structure visible beyond the rear fence line in Photos 29-31 ...
Contradictions	-	-	- Structured field lists 'Approx Acreage' as 0.04, which is inconsistent with the stated 'Approx Lot Dimensions' of ...	-	- Public remarks market the home as comfortable/move-in ready without disclosing that the living room and all four ...	-	- Structured field lists lot fencing as 'Partially Fenced,' but Public Remarks describe a 'perfect, fully fenced ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

Best to worst: 2104 Magna Carta Lane presents as the most pristine of the set, with no visible wear anywhere in the home. 1200 Sunset Gardens W is close behind, also well-maintained and supported by a 2025 HVAC replacement. Next comes a tightly grouped cluster of 113 Pinnacle Drive, 2209 Magna Carta Lane, 13601 Dynasty Drive, and the subject (5126 Buckingham Place) - all reading as solidly maintained, though each gets there differently (113 Pinnacle Drive via updated kitchen and bath countertops, 2209 Magna Carta Lane via well-kept original finishes and a 2021 roof, 13601 Dynasty Drive via a light kitchen refresh and a newer roof, and the subject via new flooring, fresh paint, updated kitchen counters, and a 2026 roof). 1009 Katy Ln falls a step below this cluster: despite an updated kitchen and primary bath, its living room and all four bedrooms are finished only in painted/sealed bare concrete rather than a standard floor covering, corroborated by a disclosed flooring allowance - a real deficiency that pulls its overall condition impression down, though this read carries only MEDIUM confidence.

QUALITY

2104 Magna Carta Lane leads the set on quality, with a more elevated interior trim package (crown molding throughout, a primary-bedroom tray ceiling, an arched transom, and a corbelled kitchen island) that lifts it toward the upper edge of builder-grade. 113 Pinnacle Drive and 1200 Sunset Gardens W follow closely, each showing similar above-basic trim details (crown molding, chair rail or plantation shutters, tray ceilings) layered over standard builder shells. The remainder of the set - 1009 Katy Ln, 2209 Magna Carta Lane, 13601 Dynasty Drive, and the subject (5126 Buckingham Place) - reads as a homogeneous builder-grade (Q4) group; differences among them are minor and limited to small trim variations rather than any real difference in construction grade.

VERSUS SUBJECT

The subject (5126 Buckingham Place) reads as a fairly typical builder-grade (Q4) home in solid, well-maintained condition: original oak cabinetry and black appliances remain, but new granite-look counters/tile backsplash, fresh paint, new flooring, and a 2026 roof support a favorable condition read, while the baths remain original/not updated. On quality, the subject sits with the larger homogeneous Q4 cluster, similar to 1009 Katy Ln, 2209 Magna Carta Lane, and 13601 Dynasty Drive, and only modestly behind 2104 Magna Carta Lane, 113 Pinnacle Drive, and 1200 Sunset Gardens W, which show somewhat more elevated trim packages. On condition, the subject is comparable to 113 Pinnacle Drive, 2209 Magna Carta Lane, and 13601 Dynasty Drive, slightly behind the more pristine 2104 Magna Carta Lane and 1200 Sunset Gardens W, and modestly ahead of 1009 Katy Ln, whose unfinished concrete flooring is a real, if MEDIUM-confidence, deficiency. This subject read itself carries MEDIUM confidence given limited yard/shed photo coverage.

- 2104 Magna Carta Lane: quality superior, condition similar - 2104 Magna Carta Lane shows a more elevated interior trim package (tray ceiling, corbelled island, arched transom) than the subject's standard builder trim, but its pristine, no-wear condition is close enough to the subject's own well-maintained, recently updated state to call similar.
- 113 Pinnacle Drive: quality similar, condition similar - 113 Pinnacle Drive shows a comparable above-basic trim package to the subject and a similar overall maintenance level, with its kitchen/bath updates roughly offsetting the subject's own kitchen update and newer flooring/roof.
- 1200 Sunset Gardens W: quality similar, condition similar - 1200 Sunset Gardens W is a comparable builder-grade home with modest trim upgrades and strong upkeep (new 2025 HVAC), landing close to the subject on both scales despite lacking the subject's kitchen update.
- 1009 Katy Ln: quality similar, condition inferior - 1009 Katy Ln matches the subject's builder-grade quality level, but its unfinished/painted concrete flooring throughout the living areas and bedrooms is a condition deficiency not present in the subject, though this call carries only MEDIUM confidence.
- 2209 Magna Carta Lane: quality similar, condition similar - 2209 Magna Carta Lane is a builder-grade home of similar quality and maintenance level to the subject, though it lacks the subject's updated kitchen counters, offset by its own newer (2021) roof.
- 13601 Dynasty Drive: quality similar, condition similar - 13601 Dynasty Drive matches the subject's builder-grade quality and shows a comparable light kitchen refresh and overall upkeep, with baths in both properties remaining not updated.
- 1009 Katy Ln sits noticeably below the rest of the set on condition, nearly a full step off the best-condition property (2104 Magna Carta Lane), due to unfinished/painted concrete flooring in the living room and all bedrooms; this assessment is MEDIUM confidence and should be weighed with some caution.
- 2104 Magna Carta Lane is the one property that separates modestly from the otherwise homogeneous quality grouping, owing to a more elevated interior trim package; the gap is real but not large.
- 1009 Katy Ln's condition assessment is MEDIUM confidence due to uncertainty over whether the bare concrete flooring is a temporary/interim finish; the inferior condition call versus the subject should be treated as a hedged, not firm, distinction.
- 13601 Dynasty Drive's assessment is MEDIUM confidence given limited photo coverage of secondary bedrooms/closets and uncertain countertop material, so its similar calls versus the subject are directional rather than precise.
- The subject (5126 Buckingham Place) itself carries MEDIUM confidence due to an unphotographed storage shed and limited rear/side yard coverage, so all versus-subject comparisons inherit

some of that uncertainty.

- 2104 Magna Carta Lane, 113 Pinnacle Drive, 1200 Sunset Gardens W, and 2209 Magna Carta Lane are all HIGH confidence, supporting the stronger relative claims made about their condition standing in the set.