

18 Turnberry Dr

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260921-090956-18-turnberry-dr>

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.

18 Turnberry Drive, Cabot, 72023 MLS # 26035052 [SUBJECT]

Photo count check: MATCH (38/38)

PHOTO-ONLY FINDINGS

[HIGH] Wood pergola over rear patio

A substantial attached wood pergola structure spans the rear patio, visible clearly in both the MLS photo and the appraiser's own inspection photo. It is not mentioned in structured fields (which list only Deck, Porch, Guttering) or in any remarks, and does not appear in Appraiser Comments.

Source: Photo 35; Inspection Photo 2

REVIEW REQUIRED

- Confirm actual age/condition of roof covering directly if possible, since only remarks/appraiser statements (not detailed roof photos) support the 2022 replacement date.
- Verify whether the rear structure described as a 'deck' in remarks is in fact the brick patio/pergola shown in photos, or if a separate deck exists elsewhere on the property.

SITE & VIEW

[HIGH] Golf course frontage/view (17th hole of Greystone Golf Course)

Structured field lists 'Golf Course Frontage' under LOT; Public Remarks describe 'beautiful views of the 17th hole'; corroborated by Inspection Photo 9 showing open fairway/tree-lined golf course view directly behind the property. This is a value-relevant site/view driver.

Source: Structured Field

DATED RENOVATIONS

[HIGH] New roof in 2022

Appraiser Comments state 'New roof in 2022' verbatim; Public Remarks independently state the same. Roof appears intact and uniform in both MLS Photo 1-3 and Inspection Photo 1, 4-5, supporting the stated replacement date for effective age purposes.

Source: Appraiser Comments (corroborated by Public Remarks: 'new roof installed in 2022')

CONTRADICTIONS

- Structured Fields (EXT. FEATURES: Deck) and Public Remarks ('spacious deck overlooking the golf course') describe a deck, but Photo 35 and Inspection Photo 2 show a brick paver patio with a pergola structure at the rear, not a raised wood deck - the documented feature type may not match what is actually built.

IMAGE QUALITY ISSUES

- No close-up or ground-level roof photos are available in either photo set to independently verify shingle condition/material beyond the stated 2022 replacement date.
- Attic photo (Inspection Photo 6) is dim and cluttered with stored items, limiting ability to assess insulation or structural condition.

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

- Quality:** Original construction is a 1996 brick-veneer one-story builder home with architectural shingle roof, vaulted ceilings, decorative columns, built-in shelving, and a detailed brick fireplace surround. These are stock/production-grade materials and design elements consistent with a well-appointed builder-grade home rather than custom construction - original kitchen cabinetry is oak stock, and bath tub/shower surrounds appear to be original fiberglass/cultured-marble units. Later cosmetic layering (counters, backsplash, fixtures) does not raise the underlying construction quality.
- Condition:** The home presents as well-maintained with several cosmetic updates layered onto original builder-grade construction: newer laminate wood-look flooring in main living areas, tile backsplash and repainted/replaced bath vanities, updated light fixtures, and a new roof (2022, per appraiser comments and public remarks). No deferred maintenance, staining, or structural issues are visible in either photo set. This supports a condition rating better than the home's original finish level would suggest on its own.
- Kitchen/baths:** Kitchen retains original oak stock cabinetry (structural/design unchanged) but has updated counters, tile backsplash, and hardware - consistent with UAD 'updated,' not remodeled. Bathrooms show similar treatment: original tub/shower surrounds paired with updated vanities, countertops, and light fixtures - dominant bath condition is 'updated.'

Not visible/verified: MLS photos are staged marketing images and may not show all wear or flaws; inspection photos provide better ground truth for current condition; Attic (Inspection Photo 6) shows storage clutter; insulation depth/condition not clearly assessable; No close-up roof shingle photos available to independently verify roofing material/condition beyond the stated 2022 replacement; Exact age/condition of kitchen appliances (white GE/Whirlpool suite) cannot be determined from photos alone

17 Turnberry Drive, Cabot, 72023 MLS # 25037902

Photo count check: MATCH (41/41)

REVIEW REQUIRED

- Aerial photos (37, 39) suggest a swimming pool on a neighboring lot; parcel boundaries are not clearly delineated, so its association with the subject property cannot be confirmed with certainty.
- Secondary/hall bathroom (Photo 19) shows materially more dated fixtures than the primary suite; recommend on-site verification of condition consistency across all three full baths.

DETACHED OUTBUILDINGS**[HIGH] Small detached resin/plastic storage shed on rear patio**

A dark gray-blue resin storage cabinet/shed sits on the concrete rear patio against the brick exterior wall, alongside a ladder and yard tools; not referenced in structured fields or remarks. Also visible in Photos 35 and 36.

Source: Photo 34

POOLS & SITE IMPROVEMENTS**[LOW] Swimming pool visible in aerial view, appears to be on an adjoining/neighboring lot**

A pool is visible at the top of the aerial frame on what appears to be a separate, adjoining property across a treeline from the subject home; cannot confirm this pool is on the subject parcel. Also visible in Photo 39. Not referenced in subject's structured fields (Area Amenities 'Swimming Pool(s)' appears to describe a community amenity, not a private pool on this parcel).

Source: Photo 37

SITE & VIEW**[HIGH] Corner lot within Greystone subdivision**

LOT: Corner Lot, In Subdivision

Source: Structured Field

[HIGH] Mature tree-shaded yard providing summer shade

Public remarks state 'Tree shaded yard for summertime shade,' corroborated by extensive mature tree cover surrounding the home in Photos 1-6 and 33-39

Source: Public Remarks

[LOW] Distant pond/golf-course-style green space visible from aerial vantage

Aerial photo shows a pond and turf area consistent with the community's listed Golf Course amenity in the background; the subject home does not appear directly adjacent to it, so the degree of view benefit specific to this lot is unclear

Source: Photo 40

DATED RENOVATIONS

[HIGH] Roof replaced

"Roof replaced in 2016"

Source: Public Remarks

[HIGH] HVAC replaced

"HVAC replaced in 2020"

Source: Public Remarks

[HIGH] Oven updated

"updated oven 2024"

Source: Public Remarks

[HIGH] Microwave updated

"microwave 2024"

Source: Public Remarks

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

- Quality:

Full brick veneer one-story traditional ranch with architectural shingle roof, decorative columns, crown molding throughout living areas, a tray ceiling in the primary bedroom, and built-in kitchen cabinetry to the ceiling. These are above-basic-builder-grade design elements consistent with a Q3-to-Q4 original construction quality; no custom or high-end structural elements (e.g., masonry fireplace surround is brick-and-prefab, not custom stone) were observed that would support a Q2/Q3 call.
- Condition:

Overall well-maintained with documented major-component updates (roof 2016, HVAC 2020) and a recent kitchen refresh (appliances/counters/backsplash 2024). No visible deferred maintenance, staining, or structural issues appear in the photos, consistent with a C3 impression, though photo coverage does not extend to attic, crawlspace, or garage interior.
- Kitchen/baths:

Kitchen shows granite slab counters, tumbled-stone backsplash, and a stainless double wall oven/microwave combo with appliances updated 2024, layered onto original painted raised-panel cabinetry - an updated kitchen on original construction bones (Photos 11-14; Public Remarks). Primary bath features a whirlpool/jetted tub, solid-surface tub surround, dual vanities, walk-in shower, and a recently replaced shower door (Photos 23-27; Public/Structured Fields). A secondary full bath (Photo 19) retains a pedestal sink and simpler, more dated fixtures, suggesting a lesser degree of updating than the primary suite.

Not visible/verified: Secondary/hall bathroom (Photo 19) shows notably more dated pedestal sink and fixtures than the primary suite; baths_status reflects the dominant condition across three full baths but is not uniform; Garage interior and attic space are not shown in any photo; Photos are marketing images taken in favorable light/staging; condition of concealed components (roofing substrate, plumbing, mechanical systems) cannot be verified from images alone

12 Boxwood Cove, Cabot, 72023 MLS # 26003109**Photo count check: MATCH (33/33)****REVIEW REQUIRED**

- Approx Acreage field is listed as 0.00, which appears to be a data-entry placeholder rather than an accurate lot size given the visibly sizable fenced rear yard in Photos 28-30; actual lot size should be confirmed from plat/tax records.
- Secondary full bathroom (Photos 20, 22) does not show the same updating evident in the kitchen and primary bath despite marketing language describing a 'completely transformed' home; appraiser should confirm actual condition/age of secondary bath finishes.
- Shed structure referenced in remarks is only partially visible in photos; size, construction material, and condition could not be confirmed and may warrant a field visit or additional photos.

DETACHED OUTBUILDINGS**[HIGH] Storage shed in rear yard**

Remarks state 'plus a storage shed for extra space.' A small shed structure is visible in the rear/side yard in Photo 4 (partially visible near fence line) and Photo 30 (small red shed near rear fence). Size and construction material could not be determined from photos.

Source: Public Remarks

SITE & VIEW**[HIGH] Cul-de-sac lot with large, heavily wooded rear yard**

Lot type is listed as Cul-de-sac and Level. Rear-yard photos (28, 29, 30) show a large fenced backyard backing to mature trees/woods, offering above-average rear privacy relative to typical subdivision lots.

Source: Structured Field

[LOW] Subdivision is built around a small lake/pond amenity, though subject lot itself does not appear to be waterfront

Aerial photos show a neighborhood pond/lake; several nearby homes back directly to the water, but the subject's rear yard (Photos 28-30) backs to wooded common area, not the water. Included for context only; not a direct site value driver for this specific parcel.

Source: Photo 31, 32, 33

CONTRADICTIONS

- Living room fireplace wall (Photos 5, 6, 8) is shown empty/vacant, while the same room in Photo 7 shows furniture, TV, rugs, and decor - indicating Photo 7 is virtually staged; actual room condition should be assessed from the unstaged photos.

IMAGE QUALITY ISSUES

- Photo 7 appears to be a virtually staged version of the same room shown empty in Photos 5, 6, and 8 - furnishings shown should not be treated as present at the property.

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

- Quality:** Original construction shows above-basic builder detailing: full brick veneer on all four elevations, architectural shingle roof, tray ceilings with crown molding in the living room and primary bedroom, an arched transom window feature on the front facade, and a brick-surround gas fireplace. These are builder upgrades beyond the most basic tract grade but the plan is a standard one-story ranch without custom architectural complexity, consistent with a Q3-to-Q4 impression.
- Condition:** Public remarks describe a recent, extensive cosmetic refresh (new LVP flooring throughout, fresh paint, new light fixtures, new quartz kitchen counters/appliances, a fully renovated primary bath, and a new roof), and

interior photos of the main living areas, kitchen, and primary suite corroborate this updated appearance with no visible deferred maintenance. However, the secondary full bath (Photos 20, 22) shows an older white vanity, dated faucet, and fiberglass tub/shower unit that do not display the same level of updating claimed elsewhere, and the remarks specifically limit the 'fully renovated' claim to the primary suite bath. Overall this supports a C2-to-C3 impression, tempered slightly by the apparently un-refreshed secondary bath.

Kitchen/baths: Kitchen presents as updated: cabinet boxes appear original but have been paired with new quartz countertops, tile backsplash, and new stainless appliances per remarks and photos - no evidence of a full gut/remodel with layout change, so 'updated' rather than 'remodeled.' Primary bath is described as 'fully renovated' with a modern double vanity, garden tub, and separate shower shown in photos - consistent with 'remodeled.' The secondary full bath, however, retains an older vanity, faucet, and tub/shower unit with no visible updates, so overall baths status is reported as the more moderate 'updated' to reflect the mixed condition across the two full baths.

Not visible/verified: Living room photo 7 appears to be virtually staged with furniture that is absent in photos 5, 6, and 8 of the same room - actual unfurnished condition should be relied upon for condition assessment; Exterior brick shows some color/mortar variation in Photo 3 that could not be fully evaluated for repair vs. original - normal marketing lighting/angle limits certainty; Secondary bathroom fixtures/cabinetry appear older than the 'completely transformed' marketing language suggests; this room was not explicitly addressed in remarks; Roof stated as 'brand new' with no installation date given, limiting effective-age precision; Fewer than a handful of exterior close-up photos of brick/roof condition were provided, limiting exterior condition certainty

20 Gleneagle Drive, Cabot, 72023 MLS # 26017507

Photo count check: MATCH (50/50)

REVIEW REQUIRED

- Ambiguous structure with garage doors visible in the background of Photo 2 - confirm whether this is part of the subject property or belongs to a neighboring lot.
- Attic and crawl space 'potential living space' mentioned in remarks was not shown in any photo; recommend field verification if relevant to value.
- No specific dates given for cited updates (windows, HVAC, bathroom refresh); effective age adjustments should not rely on assumed recency.

DETACHED OUTBUILDINGS

[LOW] Possible detached structure with garage-style doors visible in the background

A beige building with two garage doors is visible behind/beside the subject house across what appears to be a property line; this may belong to a neighboring property rather than the subject lot. Not corroborated by structured fields or remarks.

Source: Photo 2

POOLS & SITE IMPROVEMENTS

[HIGH] Primary bathroom corner whirlpool/jetted tub

Tiled corner jetted garden tub in the primary bathroom; this is an interior fixture, not an installed exterior spa or in-ground improvement.

Source: Structured Field (Whirlpool/Hot Tub/Spa) / Photo 24

[HIGH] Deck reinforced/built to support a hot tub

Remarks state: 'NOTE: Deck outside of primary bedroom was built to hold a hot tub.' No hot tub is visible installed in any photo of the deck.

Source: Public Remarks

SITE & VIEW

[HIGH] Sloped lot with elevated rear deck on tall support posts

Rear deck sits well above grade on posts due to the sloped backyard, consistent with the 'Sloped' lot designation in structured fields; enclosed storage/crawl area visible beneath the deck.

Source: Structured Field (Lot: Sloped) / Photo 40, 41

[MEDIUM] Stated potential to finish attic and crawl space into living area

Remarks note 'potential to create living space in the attic and crawl space.' This is an unconfirmed future value driver; not visible or corroborated in any photo.

Source: Public Remarks

[MEDIUM] Golf course community with clubhouse and shared pool amenity

Listed as a community amenity ('highly sought-after golf course community'); aerial photos show a golf course fairway in the broader neighborhood but do not clearly confirm the subject lot has direct fairway frontage.

Source: Structured Field (Area Amenities: Golf Course, Clubhouse, Swimming Pool(s)) / Public Remarks

IMAGE QUALITY ISSUES

- Photo 5 is a twilight/marketing-enhanced sky composite; actual evening lighting/condition of exterior features cannot be independently verified from this image.

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

- Quality:** Original construction (1999, Greystone golf-course subdivision) shows an above-builder-grade trim package: extensive crown molding and chair rail, arched interior doorways, built-in bookcases flanking the fireplace, brick veneer exterior, architectural shingle roof, and a side-entry three-car garage. These are consistent with a well-finished production home (Q3-to-Q4) rather than a true custom Q2 or a plain economy Q5. Original kitchen cabinetry (painted stock raised-panel boxes) and bathroom cabinetry are builder-grade forms; any granite/marble-look counters layered onto them are a condition update, not a quality upgrade.
- Condition:** The home presents as well-maintained with several finish-level updates (granite kitchen counters, stainless appliances, granite/marble-look bath vanity tops, updated tile shower) layered onto original bones, consistent with C3. Public remarks reference recent updates (water softener, new windows, new HVAC, refreshed bathrooms) but provide no dates, so these cannot be used to firmly establish effective age. No signs of deferred maintenance, moisture staining, or structural distress are visible in any interior or exterior photo.
- Kitchen/baths:** Kitchen: painted stock cabinetry with granite slab counters, tile backsplash, and stainless appliances - modernized finishes over original casework, consistent with 'updated.' Baths: primary bath has a corner jetted tub, separate tiled walk-in shower, and granite/marble-look double vanity; hall bath has an updated tile tub/shower surround and granite-look vanity top - both consistent with 'updated' rather than a full structural remodel.

Not visible/verified: No dates were provided for the stated window, HVAC, or bathroom updates, so effective age cannot be precisely calculated from remarks alone.; Attic and crawl space areas referenced in remarks as having 'potential living space' were not shown in any photo and could not be assessed.; Bedroom carpet condition in secondary bedrooms is partially obscured by furniture and personal items in photos; full wear could not be confirmed.; MLS photos are marketing images (staged, best light); minor condition issues not visible in photos may exist.

74 Hickory Bend Drive, Cabot, 72023 MLS # 26032315

Photo count check: MATCH (47/47)

REVIEW REQUIRED

- Confirm whether the 'Swimming Pool(s)' and 'Golf Course' Area Amenities fields refer to subdivision common amenities (consistent with the \$125/yr HOA fee) rather than a private pool on this lot, since no private pool is evident in photos or remarks

- Kitchen counter material ('Kit Counter-Other') could not be visually confirmed from available photos

CONTRADICTIONS

- Structured 'Area Amenities' field lists 'Swimming Pool(s)' and 'Golf Course' but no pool or golf course frontage is visible in any photo or mentioned in remarks - these appear to be subdivision/community amenity checkboxes rather than features of this specific parcel

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

- Quality:

Dwelling presents as a well-finished builder home consistent with Q3 - architectural detailing beyond basic builder grade including full brick veneer, arched window openings, crown molding throughout, tray and vaulted ceilings, a formal dining room with wainscoting, and a marble-tile fireplace surround. Millwork, window grade, and ceiling treatments are above-average for a 2002-built subdivision home but stop short of custom/high-end (no stone veneer, no custom cabinetry or built-ins observed).
- Condition:

Overall condition consistent with C3 - well-maintained with several visible updates (newer LVP plank flooring in main living areas, updated kitchen backsplash) and a stated new roof and HVAC (no date given). No visible deferred maintenance, staining, or structural issues appear in any photographed room. Kitchen and bath fixtures read as original-era (2002) - dated but functional rather than worn.
- Kitchen/baths:

Kitchen: original white raised-panel stock cabinetry with a newer glass-tile mosaic backsplash and solid-surface counters - a cosmetic update only, with no cabinet reconfiguration or replacement observed; UAD status 'updated.' Baths: primary bath retains fixtures consistent with the original build - jetted garden tub, glass-block window, gold-toned shower door frame - paired with a double-sink vanity; no clear modernization evident; UAD status 'not updated.' The hall bath (Photo 37) similarly shows an original-era white cultured-marble-top vanity with gold hardware.

Not visible/verified: Kitchen counter material listed only as 'Kit Counter-Other' in structured data; photos suggest a solid-surface (Corian-type) material but this cannot be confirmed with certainty; No garage interior photos were provided; Roof and HVAC replacement dates are not stated in remarks, so effective age could not be refined with a specific year; Rear yard photos (44-47) show overgrown/informal landscaping that may reflect seasonal lawn maintenance rather than dwelling condition and was not factored into the condition rating

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	18 Turnberry Drive (SUBJECT) MLS # 26035052	17 Turnberry Drive MLS # 25037902	12 Boxwood Cove MLS # 26003109	20 Gleneagle Drive MLS # 26017507	74 Hickory Bend Drive MLS # 26032315
Q/C impression	[H] Q4 / C3 K: updated B: updated	[H] Q3-to-Q4 / C3 K: updated B: updated	[M] Q3-to-Q4 / C2-to-C3 K: updated B: updated	[H] Q3-to-Q4 / C3 K: updated B: updated	[M] Q3 / C3 K: updated B: not updated
Vs. subject (advisory)	-	Q similar / C similar Shares comparable brick veneer, crown molding, and tray-ceiling detailing with the subject, landing at a similar Q3-to-Q4/Q4 finish level and a similarly well-kept C3 condition with its own recent kitchen and bath updates.	Q similar / C similar Comparable brick veneer and tray-ceiling/crown-molding detailing put it near the subject's quality level; condition also reads similarly well-maintained, though this call carries only MEDIUM confidence due to an apparently un-refreshed secondary bathroom and a possibly staged photo.	Q superior / C similar Extensive crown molding/chair-rail work, arched doorways, and a three-car garage place its original construction slightly above the subject's finish level; condition is comparably well-maintained with similar kitchen/bath updates layered onto original cabinetry.	Q superior / C similar Assessed as modestly higher quality than the subject (Q3 vs Q4) despite similar brick veneer and millwork, marking the largest quality gap in the set; condition lands at a similar overall level, as newer flooring and a stated new roof/HVAC offset baths that, unlike the subject's, were not updated.
Detached outbuildings	-	[H] Small detached resin/plastic storage shed on rear patio	[H] Storage shed in rear yard	[L] Possible detached structure with garage-style doors visible in the background	-
Photo-only findings	[H] Wood pergola over rear patio	-	-	-	-
Pools & site improvements	-	[L] Swimming pool visible in aerial view, appears to be on an adjoining/neighbor lot	-	[H] Primary bathroom corner whirlpool/jetted tub [H] Deck reinforced/built to support a hot tub	-
Site & view	[H] Golf course frontage/view (17th hole of Greystone Golf Course)	[H] Corner lot within Greystone subdivision [H] Mature tree-shaded yard providing summer shade [L] Distant pond/golf-course-style green space visible from aerial vantage	[H] Cul-de-sac lot with large, heavily wooded rear yard [L] Subdivision is built around a small lake/pond amenity, though subject lot itself does not appear to be waterfront	[H] Sloped lot with elevated rear deck on tall support posts [M] Stated potential to finish attic and crawl space into living area [M] Golf course community with clubhouse and shared pool amenity	-
Dated renovations	[H] New roof in 2022	[H] Roof replaced [H] HVAC replaced [H] Oven updated [H] Microwave updated	-	-	-

Category	18 Turnberry Drive (SUBJECT) MLS # 26035052	17 Turnberry Drive MLS # 25037902	12 Boxwood Cove MLS # 26003109	20 Gleneagle Drive MLS # 26017507	74 Hickory Bend Drive MLS # 26032315
Review required	- Confirm actual age/condition of roof covering directly if possible, since only remarks/appraiser statements (not ... - Verify whether the rear structure described as a 'deck' in remarks is in fact the brick patio/pergola shown in photos ...	- Aerial photos (37, 39) suggest a swimming pool on a neighboring lot; parcel boundaries are not clearly delineated, so ... - Secondary/hall bathroom (Photo 19) shows materially more dated fixtures than the primary suite; recommend on-site ...	- Approx Acreage field is listed as 0.00, which appears to be a data-entry placeholder rather than an accurate lot size ... - Secondary full bathroom (Photos 20, 22) does not show the same updating evident in the kitchen and primary bath despite ... - Shed structure referenced in remarks is only partially visible in photos; size, construction material, and condition ...	- Ambiguous structure with garage doors visible in the background of Photo 2 - confirm whether this is part of the ... - Attic and crawl space 'potential living space' mentioned in remarks was not shown in any photo; recommend field ... - No specific dates given for cited updates (windows, HVAC, bathroom refresh); effective age adjustments should not rely ...	- Confirm whether the 'Swimming Pool(s)' and 'Golf Course' Area Amenities fields refer to subdivision common amenities ... - Kitchen counter material ('Kit Counter-Other') could not be visually confirmed from available photos
Contradictions	- Structured Fields (EXT. FEATURES: Deck) and Public Remarks ('spacious deck overlooking the golf course') describe a ...	-	- Living room fireplace wall (Photos 5, 6, 8) is shown empty/vacant, while the same room in Photo 7 shows furniture, TV ...	-	- Structured 'Area Amenities' field lists 'Swimming Pool(s)' and 'Golf Course' but no pool or golf course frontage is ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

12 Boxwood Cove presents as the best-maintained of the set (C2-to-C3), reflecting new LVP flooring, fresh paint, and an updated primary suite bath, though this call is tempered by MEDIUM confidence given a secondary bath that was not brought up to the same standard and a possibly virtually-staged photo. 17 Turnberry Drive follows closely at C3, with a 2024 kitchen refresh and 2016/2020 roof/HVAC replacements supporting a clean, well-kept impression. The subject (18 Turnberry Drive), 20 Gleneagle Drive, and 74 Hickory Bend Drive form a closely clustered middle group, all reading as solid C3 properties with layered cosmetic updates (new flooring, updated counters/vanities, a 2022 roof on the subject) over original construction, and no visible deferred maintenance across any of them.

QUALITY

74 Hickory Bend Drive sits at the more modest end of the set (Q3), with builder-grade millwork and detailing that, while above basic tract grade, is a step below the others. 20 Gleneagle Drive (Q3-to-Q4) is slightly above it, aided by extensive crown molding/chair-rail work and a three-car garage. 17 Turnberry Drive and 12 Boxwood Cove sit together at a similar Q3-to-Q4 level, sharing full brick veneer, tray ceilings, and crown-molding packages. The subject (18 Turnberry Drive) sits at the top of the range at Q4, reflecting vaulted ceilings with skylights, decorative columns, and built-in shelving - though overall the quality spread across the set is fairly narrow, consistent with a homogeneous production-home cohort.

VERSUS SUBJECT

The subject (18 Turnberry Drive) reads as the highest-quality original construction in this set (Q4), with the comps clustering at or below that level, though the overall quality spread is modest. On condition, the subject sits within the same well-maintained C3 cluster as 20 Gleneagle Drive and 74 Hickory Bend Drive, with 17 Turnberry Drive and 12 Boxwood Cove reading as very slightly better maintained overall. The appraiser's confirmation of a 2022 roof replacement on the subject aligns with and reinforces the condition impression already drawn from listing/inspection photos, so it does not shift the subject's relative standing in this comparison.

- 17 Turnberry Drive: quality similar, condition similar - Shares comparable brick veneer, crown molding, and tray-ceiling detailing with the subject, landing at a similar Q3-to-Q4/Q4 finish level and a similarly well-kept C3 condition with its own recent kitchen and bath updates.
- 12 Boxwood Cove: quality similar, condition similar - Comparable brick veneer and tray-ceiling/crown-molding detailing put it near the subject's quality level; condition also reads similarly well-maintained, though this call carries only MEDIUM confidence due to an apparently un-refreshed secondary bathroom and a possibly staged photo.
- 20 Gleneagle Drive: quality superior, condition similar - Extensive crown molding/chair-rail work, arched doorways, and a three-car garage place its original construction slightly above the subject's finish level; condition is comparably well-maintained with similar kitchen/bath updates layered onto original cabinetry.
- 74 Hickory Bend Drive: quality superior, condition similar - Assessed as modestly higher quality than the subject (Q3 vs Q4) despite similar brick veneer and millwork, marking the largest quality gap in the set; condition lands at a similar overall level, as newer flooring and a stated new roof/HVAC offset baths that, unlike the subject's, were not updated.
- *74 Hickory Bend Drive is roughly a full quality step better than the subject (Q3 vs the subject's Q4), the widest quality gap in the set, despite sharing comparable brick veneer and millwork - this is the one comparison where the quality difference likely warrants an adjustment conversation.*
- *12 Boxwood Cove's condition and quality impressions are MEDIUM confidence due to an apparently un-refreshed secondary bathroom, a possibly virtually-staged living room photo, and limited exterior close-up coverage, so its 'best condition in the set' position should be treated as a softer lead rather than a firm anchor.*
- *74 Hickory Bend Drive's assessment is also MEDIUM confidence given unstated roof/HVAC replacement dates and no garage interior photos, tempering the strength of its quality-superior call versus the subject.*
- *The subject and 17 Turnberry Drive, 20 Gleneagle Drive assessments are HIGH confidence, providing firmer anchors for the comparisons involving those properties.*
- *The appraiser's noted 2022 roof replacement for the subject was already reflected in the subject's original condition assessment, so it does not materially change the subject's relative standing versus the comps.*