

19614 Hunters Woods Dr

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260921-181024-19614-hunters-woods-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.

SUBJECT PROPERTY - appraiser inspection photos

Appraiser inspection photos: 18

PHOTO-ONLY FINDINGS

[HIGH] Enclosed sunroom addition with mini-split AC unit off the rear of the house

A fully enclosed, multi-window sunroom with its own ceiling fans, mini-split HVAC unit, and finished wood-look flooring is attached to the rear of the home; this room and its finish/HVAC are not mentioned anywhere in the appraiser notes.

Source: Photo 14 (also visible in Photos 2, 4, 5)

[HIGH] Large elevated rear deck with wood lattice skirting

A substantial wood deck spanning most of the rear elevation, elevated on posts with a stairway down and lattice skirting enclosing the area beneath, is clearly visible but not referenced in the appraiser notes.

Source: Photo 2, Photo 4, Photo 5

REVIEW REQUIRED

- Nature of the lower level visible beneath the elevated rear deck (Photos 4-5) - appears to be either a basement, crawlspace, or grade-level utility area, but no interior photos confirm which, and this could materially affect gross living area or basement contribution.
- Primary bathroom (Photos 12-13) condition/update status is not addressed in the appraiser notes despite appearing similarly updated to the remodeled hall bath; appraiser should confirm actual scope/age of primary bath finishes.

SITE & VIEW

[LOW] Possible walkout/daylight lower level or significant rear-yard grade change

Rear deck is elevated well above grade on posts with a stairway down to ground level, and lower brick foundation walls with windows are visible beneath the main floor line, suggesting a sloped lot and possible walkout basement or crawlspace-level living space. No interior photos of this lower level were provided, so the finished/unfinished status and true nature (basement vs. tall crawlspace) cannot be confirmed.

Source: Photo 4, Photo 5

DATED RENOVATIONS

[HIGH] Kitchen fully remodeled within the past year

"The kitchen has been fully remodeled in the past year, with refinished cabinets, new countertops, backsplash, appliances, fixtures, etc."

Source: Appraiser Notes

[HIGH] Hall bath fully remodeled recently

"the hall bath has been fully remodeled recently."

Source: Appraiser Notes

[MEDIUM] New interior paint throughout the house

"There is some new interior paint throughout the house."

Source: Appraiser Notes

IMAGE QUALITY ISSUES

- Photo 1 (front) and Photo 2 (rear) are moderately backlit/hazy from direct sun, slightly limiting detail on roof and upper siding condition.
- Photos 16 and 18 (bedrooms) are somewhat dim, limiting fine detail on flooring and wall finish condition.

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

- Quality:** Original construction is a brick-veneer ranch with an attached 2-car garage, dimensional shingle roof, and moderate architectural detailing (tray ceilings, crown molding, hardwood flooring in main living areas) that place it a step above a plain builder-grade box, but window/door openings, cabinetry substrate, and overall massing are consistent with production/spec-home construction rather than custom design. This supports a Q3-to-Q4 impression, leaning Q4 on the exterior and slightly better (Q3-to-Q4) on the interior due to millwork detail.
- Condition:** The home shows no visible deferred maintenance in the photo set. Recent kitchen and hall-bath remodels plus fresh paint noted by the appraiser are corroborated by photos showing new-looking quartz/quartz-like counters, tile backsplash, stainless appliances, and updated bath fixtures. Remaining original finishes (hardwood floors, primary bath, bedroom carpet) appear well cared for with normal light wear consistent with an owner-occupied, maintained home.
- Kitchen/baths:** Kitchen: fully remodeled within the past year per appraiser notes (refinished cabinets, new counters, backsplash, appliances, fixtures) - photo (7) shows quartz-look waterfall island, tile backsplash, and stainless appliances consistent with a recent remodel. Hall bath: fully remodeled recently per notes - photo (15) shows a new dual-sink vanity with quartz-look top and updated fixtures. Primary bath (Photos 12-13) is not specifically described as remodeled in the notes but appears in good, updated-looking condition (tiled shower, garden tub with fireplace surround); dominant bath condition across the home is treated as remodeled given the two documented remodels.

Not visible/verified: Roof surface condition/age not documented up close beyond a distant view (Photo 1); Attic, crawlspace/basement interior, and mechanical systems (furnace/water heater age) not shown in any photo; Primary bath age/updates not explicitly confirmed by appraiser notes, only inferred from photos; Exterior side/rear brick shows some color variation in mortar/brick tone (Photos 4-5) that could reflect an addition or repair, but this is not confirmed

5521 Lexington Avenue, Benton, 72019 MLS # 25011778

Photo count check: MATCH (33/33)

PHOTO-ONLY FINDINGS

[HIGH] Built-in corner garden/soaking tub in primary bathroom

A tiled, built-in corner garden tub with wainscoting surround is visible in the primary bath. Structured fields list only 'Walk-in Shower' among bath features, and no remarks mention a soaking/garden tub.

Source: Photo 18

REVIEW REQUIRED

- Structured field lists 'Lake: Yes / Lake Name: Hurricane Lake,' but public remarks clarify this refers to community boat-launch/clubhouse access rather than lot waterfront; no water frontage or view is visible in any photo. Appraiser should confirm the parcel itself is not lakefront.
- Occupied home with dense personal furnishings in most rooms may obscure some condition details (flooring wear, wall condition) not fully visible in marketing photos.

- No photos of garage interior, attic, or crawlspace/foundation were provided to verify condition of unseen components.
- Public remarks reference a 'newer roof' with no date or supporting close-up photo - cannot be used to establish effective age without further verification.

SITE & VIEW

[HIGH] Gated lake community with shared amenities (Hurricane Lake boat launch, clubhouse, marina, tennis courts, playground, community pool)

Public remarks state the home is 'located within a gated community' offering 'exclusive access to the Hurricane Lake boat launch and clubhouse.' This appears to be a subdivision-level amenity rather than direct lot waterfront; no lake view or shoreline is visible in any rear-yard photo (Photos 27, 30-32 show only a fenced yard bordering neighboring homes).

Source: Structured Field (Area Amenities: Gated Entrance, Marina, Clubhouse, Tennis Court(s), Swimming Pool(s), Playground, Picnic Area) / Public Remarks

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

- Quality:** Original construction detail is consistent with Q3 (well-finished, above builder-grade): extensive crown molding and wainscoting, vaulted/high ceilings with beams in living areas, a formal dining room with built-in paneled surround, columns defining room transitions, tile fireplace surround with mantel millwork, and architectural-shingle roof with a decorative brick/stucco exterior with shutters. These are original design/construction elements, not later additions, and support a quality rating above typical stock/builder grade but short of full custom (Q2).
- Condition:** Interior finishes present as well-maintained with visible updating in the kitchen and baths (granite/quartz-look counters, tile backsplash, stainless appliances, updated lighting fixtures). No deferred maintenance or safety/soundness issues are visible in any photo. Exterior brick/stucco, roof, and grounds appear in good, functional condition consistent with C3. Public remarks reference a 'newer roof' but no date is given, so it cannot be used to adjust effective age.
- Kitchen/baths:** Kitchen shows updated finishes (repainted stock cabinetry, granite-look counters, tile backsplash, stainless appliances) layered onto original cabinet boxes - consistent with 'updated' rather than 'remodeled.' Baths show similar updating (granite vanity tops, updated fixtures, glass shower enclosure) without evidence of structural/layout alteration - also consistent with 'updated.' A second full bath (beyond the primary and powder room) is not clearly documented in the photo set.

Not visible/verified: Home is occupied and photographed with heavy personal furnishings/decor, which may obscure flooring, wall, and cabinet condition in several rooms.; Only the primary bath and a powder room are clearly shown; the second full bath (hall bath) is not visible in the photo set.; No garage interior photos were provided, so garage finish/condition could not be assessed.; 'Newer roof' is stated in public remarks with no date or close-up roof photos to verify condition or age.; Original brick/masonry condition beneath painted exterior finish cannot be fully assessed from photos.

19800 Mallard Cove, Little Rock, 72210 MLS # 25022865

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[LOW] Vinyl-sided rear room addition/bump-out with bank of windows

The rear elevation shows a section of white vinyl siding with multiple large windows that is architecturally distinct from the brick primary structure, visible in photos 43 and 45. This may represent a later room addition (e.g., great room or family room bump-out) that is not specifically itemized as such in structured fields or remarks beyond general interior room descriptions.

Source: Photo 43, Photo 45

REVIEW REQUIRED

- Deck condition (weathered/peeling paint) should be verified in person given contrast with the stated 2020 whole-house update.
- Structure visible in far background of front-yard photos (1-2) should be confirmed as belonging to a neighboring property, not this parcel.

DETACHED OUTBUILDINGS

[LOW] Possible detached structure (peaked roof) visible through trees at far left of front yard

A gray-roofed structure appears through trees beyond the fence line at the left edge of the front lawn in photos 1 and 2. It is not mentioned in structured fields or remarks and likely belongs to a neighboring property; boundary/ownership is ambiguous from the photo alone.

Source: Photo 1, Photo 2

SITE & VIEW

[HIGH] 0.78-acre wooded, sloped lot with extra landscaping

Approx Acreage listed as 0.78 with LOT features Sloped, Wooded, and Extra Landscaping - larger and more heavily treed than a typical subdivision lot, backing to mature woods with no visible rear neighbors (confirmed in aerial photos 47-50).

Source: Structured Field

[MEDIUM] Extensive two-tier rear deck with wooded backdrop

Remarks note a 'large deck'; photos reveal an elevated deck spanning much of the rear elevation with a stairway descending to a second, lower deck near grade, all set against a private wooded backdrop with no adjacent structures visible - a notable outdoor living/site amenity beyond a simple single-level deck.

Source: Public Remarks / Photo 43, Photo 44, Photo 45, Photo 46

DATED RENOVATIONS

[HIGH] Whole-house update dated 2020

Public remarks state: 'It was completely updated in 2020,' referencing kitchen, baths, flooring, and lighting upgrades throughout the home.

Source: Public Remarks

CONTRADICTIONS

- Public remarks describe the home as 'completely updated in 2020,' but exterior deck photos (44-46) show notable paint wear, fading, and peeling on deck boards and stair rails, inconsistent with a comprehensive recent exterior update.

IMAGE QUALITY ISSUES

- Several interior photos show strong color-cast/HDR processing (saturated teal and black accent walls) that may obscure true wall finish and lighting conditions.
- No clear photos of roof close-up, mechanical equipment, or crawl space interior to verify age/condition of HVAC, roofing, or foundation.

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

- Quality:** Original 1991 brick ranch construction with standard builder-grade bones (crawl space foundation, architectural shingle roof) modestly elevated by a vaulted ceiling with center wood beam in the great room and primary bedroom and dormered front elevation; overall consistent with builder-grade to slightly-above-builder-grade original design, not a custom or high-end build.
- Condition:** Interior finishes reflect a comprehensive 2020 renovation per remarks, with updated flooring, remodeled kitchen and baths, new lighting, and fresh paint/accent walls throughout, presenting in well-maintained,

largely like-updated condition; however, exterior decking shows visible surface wear (faded/peeling paint) suggesting the stated update did not fully extend to all exterior elements.

Kitchen/baths: Kitchen features contemporary slab-front cabinetry, quartz counters, tile backsplash, and stainless/black-stainless appliances with an island, consistent with a significant remodel rather than a simple refresh. Primary bath is fully remodeled with a freestanding soaking tub, large hexagon-tile walk-in shower, and dual quartz-top vanities. Secondary/guest baths also show updated quartz counters and modern black fixtures.

Not visible/verified: Roof, HVAC, and crawl-space/foundation condition could not be verified from photos.; MLS photos are staged marketing images; areas not photographed (garage interior, attic, mechanicals) could not be assessed.; Deck wear suggests the stated 2020 'completely updated' renovation may not have extended to all exterior components.

3908 Robinwood Circle, Bryant, 72022 MLS # 25032856

Photo count check: MATCH (49/49)

PHOTO-ONLY FINDINGS

[HIGH] Jetted/whirlpool garden tub in primary bathroom

Primary bathroom soaking tub shows visible whirlpool jets and controls; structured fields list only 'Walk-in Shower' under kitchen/bath equipment and no jetted tub is mentioned in remarks.

Source: Photo 45, Photo 46

[MEDIUM] Built-in mudroom bench with overhead cabinet and coat hooks near laundry room

A built-in wood bench with storage drawers, overhead cabinet, and coat hooks is visible adjacent to the laundry room; not specifically itemized in remarks, though a generic 'Built-Ins' structured field exists that may or may not be intended to cover this feature.

Source: Photo 28, Photo 29

REVIEW REQUIRED

- Attic flooring extent is unclear given the partial coverage shown in Photo 38 versus the remarks' claim of a 'floored attic space'
- Age/condition of HVAC, water heater, and roof cannot be verified from photos alone

SITE & VIEW

[MEDIUM] 0.53-acre lot with large, private, fully-fenced flat backyard

Structured field lists 0.53 acre lot (just over a half acre); public remarks specifically market the lot size ('just over a 1/2 acre lot') and 'private backyard.' Photos 6-9 show a large, flat, usable, tree-buffered fenced backyard consistent with this claim.

Source: Structured Field / Public Remarks

CONTRADICTIONS

- Public remarks describe 'floored attic space through the door in bonus room,' but Photo 38 shows the attic with only partial plywood/OSB decking and areas of exposed insulation/framing, suggesting the floored area may be more limited than implied.

IMAGE QUALITY ISSUES

- Several exterior photos (1-5) were taken in strong low-angle sun, creating lens flare that may obscure some exterior/roof details
- Attic photo (38) is dim, limiting ability to assess the full extent of flooring

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

Quality: The dwelling presents above-builder-grade architectural detailing consistent with Q3: brick-and-stone exterior

with arched entries, tray ceilings, extensive crown molding, decorative box columns, custom built-in cabinetry flanking the fireplace, and site-finished hardwood flooring in the main living areas. These appear to be original 2008 construction features from a named builder (Schrader Homes) rather than later upgrades, so they inform quality rather than condition.

Condition: Vacant, staged marketing photos show a well-maintained home with no visible deferred maintenance or safety/soundness issues, but original circa-2008 kitchen and bath finishes (stained wood cabinetry, granite counters as originally built, fiberglass tub/shower unit in the secondary bath) show no indication of updating. Some secondary-bedroom carpet shows light soiling/wear consistent with age. Overall impression falls in the C3-to-C4 range: well maintained but never updated over roughly 17 years.

Kitchen/baths: Kitchen retains original stained wood cabinetry, granite slab counters, and diamond-pattern tile backsplash with no indication of remodeling; stainless appliances are present but their vintage/replacement status is not documented - overall 'not updated.' Primary bath features an original dual-sink vanity, jetted garden tub, and separate tiled walk-in shower; the secondary bath has a basic fiberglass tub/shower combo and pedestal-style vanity. All kitchen and bath finishes are consistent with original 2008 construction rather than later remodeling.

Not visible/verified: Photos are vacant/staged marketing photos; condition of mechanical systems (HVAC, roof, water heater) could not be assessed from images; No close-up exterior photo of roof shingle condition/wear; Pantry and some closet interiors not fully visible; Attic access photo (38) shows only partial flooring, which may not fully corroborate the remarks' description of a 'floored attic space'

4507 Lexington Park Circle, Bryant, 72022 MLS # 25044771

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[MEDIUM] Built-in outdoor bar/kitchen structure under covered patio

Permanent corrugated-metal-clad bar with wood countertop and built-in seating area under the covered patio roof, adjacent to a gas grill. Remarks mention only a 'covered porch'; the built-in bar structure itself is not referenced in remarks or structured fields.

Source: Photo 44, 45, 46

REVIEW REQUIRED

- Putting green area (Photo 47) appears possibly unfinished or under construction - condition/completeness could not be confirmed and is not documented in remarks or structured fields
- Secondary/hall bathroom condition could not be fully assessed due to limited photo coverage
- Garage interior (size, condition, finish) not shown in any photo despite garage/auto door opener being a structured feature

DETACHED OUTBUILDINGS

[HIGH] Detached storage shed with attached open lean-to bay for equipment storage

Wood-sided gable shed with double doors visible at rear of fenced yard; open lean-to attached to one side houses lawn equipment. Matches structured 'Outside Storage Area' feature and public remarks mention of a storage building.

Source: Structured Field (Outside Storage Area) / Public Remarks ('storage building') / Photo 49

POOLS & SITE IMPROVEMENTS

[LOW] In-ground putting green / practice green area

A kidney-shaped patch of green turf set into bare dirt in a side yard area, bordered by a wood fence; no structured field or remarks mention this feature. Surrounding dirt/edging suggests it may be a work-in-progress or only partially finished installation.

Source: Photo 47

DATED RENOVATIONS

- [HIGH]

Roof

Roof 2025 (per agent remarks: '2025 - Roof'; consistent with public remarks 'new roof (2025)')

Source: Agent Remarks
- [HIGH]

Tankless water heater, garbage disposal

2024 - tankless water heater, garbage disposal (consistent with public remarks 'a tankless water heater (2024)')

Source: Agent Remarks
- [HIGH]

Windows, back door, ADT alarm system, gutter covers

2023 - windows, back door, ADT alarm system, gutter covers (consistent with public remarks 'new windows (2023)')

Source: Agent Remarks
- [HIGH]

Upstairs HVAC & furnace, gas logs

2021 - upstairs HVAC & furnace, gas logs (consistent with public remarks '2 AC units (2021 & 2026)')

Source: Agent Remarks
- [HIGH]

Downstairs HVAC & furnace, dishwasher

2026 - downstairs HVAC & furnace, dishwasher (consistent with public remarks 'new dishwasher (2026)' and '2 AC units (2021 & 2026)')

Source: Agent Remarks

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

Quality:	Two-story brick traditional (built 1994) with above-basic architectural detailing - two-story foyer with arched window, bay windows, crown molding throughout, tray ceiling in primary bedroom, and a brick fireplace surround. This places the dwelling above a bare builder-grade Q5/Q4 box but short of custom Q2/Q3 work - original doors, trim, and stair rail are standard-grade builder stock. Consistent with Q3-to-Q4.
Condition:	Home presents as well-maintained with numerous recent mechanical/component updates (roof 2025, windows 2023, tankless water heater 2024, HVAC units 2021 & 2026) per remarks, and interior finishes (hardwood floors, paint, granite kitchen counters, stainless appliances) show no deferred maintenance in photos. However, several finish elements (bathroom fixtures, tub/shower surrounds, cabinet boxes) read as original to the 1994 construction, giving the interior a somewhat dated - though clean and functional - character. Consistent with C3.
Kitchen/baths:	Kitchen shows granite slab counters, tile backsplash, and stainless appliances layered onto original-style white cabinet boxes - a condition-level update (granite, appliances) rather than a quality-level remodel, consistent with 'updated.' Both the primary and secondary bathrooms show original-appearing fixtures (brass hardware, cultured-marble tub surround, dated tile), consistent with 'not updated.'
Not visible/verified: Secondary/hall full bathroom shown in only one partial photo (Photo 39); condition assessment for that bath is limited; Garage interior not shown in any photo; cannot verify condition or finish level; No basement to observe (slab foundation per structured data); Exterior brick/siding close-up condition (mortar, siding wear) not clearly visible beyond wide exterior shots	

11 Hickory Court, Little Rock, 72210 MLS # 25046540

Photo count check: MATCH (36/36)

REVIEW REQUIRED

- Confirm ownership/location of the small structure visible over the rear fence line (Photo 30) - may belong to a neighboring property rather than the subject.

- Confirm extent of the wooded 'green space' behind the lot (common area vs. adjoining private lots) as this affects the site/view premium claimed in remarks.

DETACHED OUTBUILDINGS

[LOW] Possible small outbuilding/shed visible over the rear fence line in the tree line

A small gable-roofed structure is visible above/behind the wood privacy fence in the left background of the pool photo. It is unclear whether this structure sits on the subject's lot or a neighboring parcel; not mentioned in remarks or structured fields.

Source: Photo 30

POOLS & SITE IMPROVEMENTS

[HIGH] In-ground pool with diving board and slide, new liner (2023)

Structured field lists 'Inground Pool.' Public remarks state 'in-ground pool with a new liner (2023), diving board, and slide.' Photos 30-34 confirm a large kidney-shaped in-ground pool with a diving board and attached slide.

Source: Structured Field (Inground Pool) / Public Remarks / Photos 30-34

[HIGH] Gazebo

Structured field lists 'Gazebo.' Public remarks mention a 'gazebo' as part of the backyard. Photos 32-34 show a teal-painted wood gazebo with seating adjacent to the pool patio.

Source: Structured Field (Gazebo) / Public Remarks / Photos 32-34

[HIGH] Large patio surrounding pool/rear of home

Structured field lists 'Patio.' Public remarks describe 'a large patio.' Photos show an extensive stamped/finished concrete patio wrapping the pool area and rear of the house.

Source: Structured Field (Patio) / Public Remarks / Photos 30-36

SITE & VIEW

[HIGH] Cul-de-sac lot

Structured LOT field lists 'Cul-de-sac' and directions confirm 'House is in the cul de sac.'

Source: Structured Field (Cul-de-sac) / Directions text

[MEDIUM] Lot backs up to green space (wooded buffer, no rear neighbor visible)

Public remarks state the home is 'on a quiet cul-de-sac backing up to green space.' Photos 30, 31, and 35 show dense mature trees directly behind the rear fence with no adjacent structure closely visible, consistent with a wooded buffer, though full extent of the green space (e.g., whether it is common area, easement, or another lot) is not confirmed.

Source: Public Remarks / Photos 30-35

DATED RENOVATIONS

[HIGH] All-new kitchen appliances (2023)

Public remarks: 'the kitchen includes quartz countertops, all-new appliances (2023)...'

Source: Public Remarks

[HIGH] New pool liner (2023)

Public remarks: 'an entertainer's backyard complete with a large patio, gazebo, and in-ground pool with a new liner (2023), diving board, and slide.'

Source: Public Remarks

IMAGE QUALITY ISSUES

- Photo 20 (primary bath tub area) shows a heavily overexposed/blown-out window, obscuring any view or detail beyond it.

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

- Quality:

The dwelling is a 1980 brick/vinyl-siding ranch (Craftsman style per MLS) with builder-era bones, but original architectural details - vaulted, beam-accented great room ceiling and a full brick fireplace wall - are a step above plain tract construction. Absent evidence of custom millwork, high-end window/door grade, or unusual structural complexity, this reads as upper-builder-grade to modestly above, not custom.
- Condition:

The home presents as well-maintained with multiple documented updates: quartz kitchen counters, new appliances (2023), an updated/expanded kitchen with island and vent hood, remodeled primary bath with freestanding tub and large tiled walk-in shower, and a pool with a new liner (2023). Secondary bedrooms and baths show clean but more dated fixtures (older-style toilets, builder-grade closet doors), consistent with good overall upkeep and partial rather than whole-house remodeling.
- Kitchen/baths:

Kitchen shows quartz counters, new (2023) appliances, and an island/vent-hood layout suggesting a more substantial past renovation (rated 'remodeled' for degree of alteration); baths are mixed - primary bath appears remodeled with high-end fixtures while secondary baths appear only lightly updated, so overall baths_status is reported as 'updated' reflecting the dominant condition across the 2 full + 1 half bath count.

Not visible/verified: MLS marketing photos are staged and lit favorably; true wear/deferred maintenance in unseen areas (attic, crawlspace/slab condition, roof underlayment, HVAC age) cannot be assessed.; Roof appears original-style architectural shingle with moderate tree cover/debris; actual roof age/condition not stated in remarks and not clearly visible for granular condition call.; Kitchen cabinet age/origin (original vs. replaced) could not be definitively confirmed from photos alone; assumed likely full or partial replacement given quartz counters and layout.

4040 Robinwood Circle, Bryant, 72022 MLS # 26012697

Photo count check: MATCH (42/42)

PHOTO-ONLY FINDINGS

- [HIGH]

Wood pergola extension over patio with integrated string lighting and ceiling fans

A substantial open wood pergola structure with electrical lighting and ceiling fans extends from the covered patio roofline into the yard; remarks reference only a 'large back patio' and there is no structured field capturing this additional built structure.

Source: Photo 34,35,36,37,38

REVIEW REQUIRED

- Garage interior not shown despite remarks emphasizing a 'massive side entry garage' - recommend verifying size and condition.
- Pergola addition over patio is not documented in remarks or structured fields; recommend confirming permitting/valuation treatment.

POOLS & SITE IMPROVEMENTS

- [HIGH]

Large covered concrete back patio with brick knee wall

Remarks describe 'a large back patio perfect for entertaining or just relaxing'; photos show a covered concrete patio with brick half-wall enclosure and iron railing spanning the rear of the home.

Source: Public Remarks / Photo 34-38,40-42

SITE & VIEW

- [HIGH]

Spacious corner lot

Structured field lists 'Corner Lot'; Public Remarks state the home is 'located on a very spacious corner lot.' Confirmed by exterior photos showing lot lines on two street-facing sides (Photos 1-4).

Source: Structured Field / Public Remarks

[MEDIUM] Sloped lot

LOT field lists 'Sloped'; not clearly discernible in photos, foundation is slab per structured data so no walkout basement is present.

Source: Structured Field

DATED RENOVATIONS**[HIGH] New roof in 2019**

Public Remarks state verbatim: 'New roof in 2019.' Feeds effective age calculation on a 2007-built home.

Source: Public Remarks

IMAGE QUALITY ISSUES

- Interior photos appear professionally staged/lit (best-light marketing conditions); true finish wear may not be fully visible.
- No garage interior, attic, or mechanical room photos provided, limiting assessment of those areas.

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

Quality: Consistent with Q3 - well-finished construction beyond builder grade. Extensive millwork (crown molding, tray ceilings, arched transom windows, wainscoting, built-in cabinetry), full brick exterior on all elevations, architectural shingle roof, and a custom vent-hood/cabinetry package in the kitchen indicate above-standard original construction for a 2007-built home in this subdivision.

Condition: Consistent with C3 - well-maintained with limited wear and one stated system update (roof). Interior and exterior finishes appear original to construction but show no visible deterioration; landscaping and hardscape are in excellent upkeep.

Kitchen/baths: Kitchen presents with granite countertops, tumbled-tile backsplash, custom vent hood, and painted cabinetry consistent with original 2007 construction; well maintained but shows no evidence of a later remodel (not updated). Bathrooms feature original stained wood vanities with tile/granite-look countertops, garden tub with tile surround, and separate glass shower enclosure; likewise appear original and well kept (not updated).

Not visible/verified: Garage interior was not photographed; cannot verify size or condition despite remarks describing it as a 'massive side entry garage.'; Attic, roof close-up, and mechanical systems (HVAC, water heater) are not visible in any photo; condition/age assessed only via stated roof year and overall build year.; Kitchen and bath cabinetry could not be confirmed as original vs. refinished paint from photos alone; assessed as original based on style consistency with 2007 build.

603 Providence Drive, Bryant, 72022 MLS # 26022834

Photo count check: MATCH (44/44)

PHOTO-ONLY FINDINGS**[MEDIUM] Built brick-and-stone counter/bar structure on rear patio near the grill area**

A short brick pedestal wall with a light stone/solid-surface cap is built into the patio area near the outdoor grill, appearing in three separate photos. No structured field or remarks mention this feature; it appears to function as an outdoor bar top or grill-side counter.

Source: Photo 17, 41, 44

[MEDIUM] Fenced garden/dog-run enclosure in rear yard

A dedicated wrought-iron fenced rectangular enclosure (distinct from the perimeter privacy fence) sits in the rear lawn near the mature trees, visible in multiple aerial and ground-level photos. Not referenced in remarks or structured fields.

Source: Photo 32, 33, 40

[LOW] Open-sided carport/breezeway attached to the detached rear structure

An open, roofed carport-like extension with a concrete pad is attached to the side of the detached brick outbuilding. It is unclear whether this is included in the structured 'Three Car Detached' garage count or is a separate, undocumented covered parking/storage area.

Source: Photo 39

REVIEW REQUIRED

- Structured field states 'Three Car, Detached, Side Entry' garage, but photos show a two-car attached garage at the house front plus a separate one-bay detached brick structure with an attached open carport in the rear yard - appraiser should verify actual garage configuration and total vehicle capacity.
- Confirm whether the pool visible in the aerial photo belongs to the subject or an adjoining property before any adjustment consideration.
- Kitchen and bath finishes (evidence of safety/soundness concerns) show no visible staining or structural issues in provided photos, but interior photo coverage of the secondary hall bath is limited, and appraiser should confirm no unseen deferred maintenance during interior inspection.

DETACHED OUTBUILDINGS

[MEDIUM] Detached garage/outbuilding structure in rear yard, brick construction with hip roof, single visible roll-up door, plus an attached open carport/breezeway on one side

Structured fields list parking as 'Garage, Three Car, Detached, Side Entry.' Photos confirm a detached brick structure in the backyard with one visible garage door and an attached open-sided carport/lean-to over a concrete pad; the front of the house also shows a two-car attached garage bay (Photos 1, 2, 37). The exact car-capacity split between the attached and detached portions is not clear from photos alone.

Source: Structured Field / Photo 2, 32, 33, 34, 35, 36, 38, 39

POOLS & SITE IMPROVEMENTS

[LOW] In-ground swimming pool visible over the rear fence line

An aerial photo shows a blue in-ground pool with pool deck and fencing on the property adjoining the subject to the rear/side. This pool sits behind the subject's fence line and is consistent with belonging to a neighboring property, not the subject.

Source: Photo 32

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

- Quality:** Original construction shows above-basic builder-grade detailing: extensive crown molding, tray ceilings in primary suite and secondary bedroom, arched openings, decorative wood columns in foyer/living area, and a brick exterior with architectural shingle roof and articulated gable façade. Millwork (doors, trim) and kitchen cabinetry are stock oak, and the kitchen layout (separate cooktop/wall oven, no island) is builder-standard. This places the dwelling between a well-appointed builder-grade home and a modestly upgraded home - consistent with Q3-to-Q4.
- Condition:** Public remarks emphasize a single long-term owner and meticulous upkeep, and photos show clean carpet, unblemished walls/ceilings, and no visible deferred maintenance. However, kitchen and both observed bathrooms retain original oak cabinetry, laminate/solid-surface counters, dated fixtures (gold-trimmed shower enclosure, glass-block window) and no visible remodeling, which is consistent with a well-maintained but largely original interior - between C3 and C4.
- Kitchen/baths:** Kitchen retains original oak cabinetry, tile backsplash, and separate built-in wall oven/cooktop typical of the 1998 construction; a stainless microwave appears to be a later swap but no cabinetry, counter, or layout changes are evident (not updated). Primary bath has original oak double-sink vanity, glass-block window, jetted garden tub, and a dated gold-trimmed glass shower enclosure; secondary full bath and hall bath show original oak vanities and standard tub/shower units with no updated fixtures or finishes (not updated).

Not visible/verified: 44 photos provided with strong interior coverage, but no image of the secondary full hall bathroom close-up beyond one shot, and the room behind the sliding glass door off the great room (Photo 5, likely a sunroom) is not shown from inside.; No structured field for kitchen counter or bath counter material was provided to corroborate visual impression of solid-surface/laminate counters.; MLS photos are marketing images; minor wear, odors, or mechanical issues would not be visible.; Roof, HVAC, and water heater ages are not stated in remarks; effective age cannot be refined beyond the 1998 year-built.

SIDE-BY-SIDE COMPARISON

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

Category	SUBJECT PROPERTY inspection photos	5521 Lexington Avenue MLS # 25011778	19800 Mallard Cove MLS # 25022865	3908 Robinwood Circle MLS # 25032856	4507 Lexington Park Circle MLS # 25044771	11 Hickory Court MLS # 25046540	4040 Robinwood Circle MLS # 26012697	603 Providence Drive MLS # 26022834
Q/C impression	[H] Q3-to-Q4 / C3 K: remodeled B: remodeled	[M] Q3 / C3 K: updated B: updated	[M] Q4 / C3 K: remodeled B: remodeled	[M] Q3 / C3-to-C4 K: not updated B: not updated	[M] Q3-to-Q4 / C3 K: updated B: not updated	[H] Q3-to-Q4 / C3 K: remodeled B: updated	[H] Q3 / C3 K: not updated B: not updated	[M] Q3-to-Q4 / C3-to-C4 K: not updated B: not updated
Vs. subject (advisory)	-	Q similar / C similar 5521 Lexington Avenue's original millwork and updated kitchen/baths are close to the subject's level on both scales, with only marginal, non-material differences.	Q similar / C similar 19800 Mallard Cove's somewhat more elevated original architectural detail and comprehensive 2020 remodel place it close to the subject on both scales, without a material gap.	Q similar / C inferior 3908 Robinwood Circle retains original, never-updated kitchen and bath finishes from 2008, giving it a materially more dated condition than the subject's recently remodeled kitchen and hall bath; quality detailing is comparable to the subject.	Q similar / C similar 4507 Lexington Park Circle's updated kitchen offsets its largely original bathrooms, landing close to the subject's overall condition and quality level.	Q similar / C similar 11 Hickory Court's remodeled kitchen and primary bath, alongside its slightly elevated original architectural detail, keep it roughly on par with the subject on both scales.	Q similar / C similar 4040 Robinwood Circle's well-preserved but unupdated original finishes are close in overall condition to the subject, with quality detailing at a comparable level.	Q similar / C inferior 603 Providence Drive retains original oak cabinetry and dated fixtures throughout the kitchen and both bathrooms with no evidence of remodeling, giving it a materially more dated condition than the subject despite strong reported upkeep; quality detailing is comparable to the subject.
Detached outbuildings	-	-	[L] Possible detached structure (peaked roof) visible through trees at far left of front yard	-	[H] Detached storage shed with attached open lean-to bay for equipment storage	[L] Possible small outbuilding/shed visible over the rear fence line in the tree line	-	[M] Detached garage/outbuilding structure in rear yard, brick construction with hip roof, single visible roll-up door, plus an attached open carport/breezeway on one side

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Photo-only findings	[H] Enclosed sunroom addition with mini-split AC unit off the rear of the house [H] Large elevated rear deck with wood lattice skirting	[H] Built-in corner garden/soaking tub in primary bathroom	[L] Vinyl-sided rear room addition/bump-out with bank of windows	[H] Jetted/whirlpool garden tub in primary bathroom [M] Built-in mudroom bench with overhead cabinet and coat hooks near laundry room	[M] Built-in outdoor bar/kitchen structure under covered patio	-	[H] Wood pergola extension over patio with integrated string lighting and ceiling fans	[M] Built brick-and-stone counter/bar structure on rear patio near the grill area [M] Fenced garden/dog-run enclosure in rear yard [L] Open-sided carport/breezeway attached to the detached rear structure
Pools & site improvements	-	-	-	-	[L] In-ground putting green / practice green area	[H] In-ground pool with diving board and slide, new liner (2023) [H] Gazebo [H] Large patio surrounding pool/rear of home	[H] Large covered concrete back patio with brick knee wall	[L] In-ground swimming pool visible over the rear fence line
Site & view	[L] Possible walkout/daylight lower level or significant rear-yard grade change	[H] Gated lake community with shared amenities (Hurricane Lake boat launch, clubhouse, marina, tennis courts, playground, community pool)	[H] 0.78-acre wooded, sloped lot with extra landscaping [M] Extensive two-tier rear deck with wooded backdrop	[M] 0.53-acre lot with large, private, fully-fenced flat backyard	-	[H] Cul-de-sac lot [M] Lot backs up to green space (wooded buffer, no rear neighbor visible)	[H] Spacious corner lot [M] Sloped lot	-
Dated renovations	[H] Kitchen fully remodeled within the past year [H] Hall bath fully remodeled recently [M] New interior paint throughout the house	-	[H] Whole-house update dated 2020	-	[H] Roof [H] Tankless water heater, garbage disposal [H] Windows, back door, ADT alarm system, gutter covers [H] Upstairs HVAC & furnace, gas logs [H] Downstairs HVAC & furnace, dishwasher	[H] All-new kitchen appliances (2023) [H] New pool liner (2023)	[H] New roof in 2019	-

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Review required	- Nature of the lower level visible beneath the elevated rear deck (Photos 4-5) - appears to be either a basement ... - Primary bathroom (Photos 12-13) condition/update status is not addressed in the appraiser notes despite appearing ...	- Structured field lists 'Lake: Yes / Lake Name: Hurricane Lake,' but public remarks clarify this refers to community ... - Occupied home with dense personal furnishings in most rooms may obscure some condition details (flooring wear, wall ... - No photos of garage interior, attic, or crawlspace/foundation were provided to verify condition of unseen components. - Public remarks reference a 'newer roof' with no date or supporting close-up photo - cannot be used to establish ...	- Deck condition (weathered/peeling paint) should be verified in person given contrast with the stated 2020 whole-house ... - Structure visible in far background of front-yard photos (1-2) should be confirmed as belonging to a neighboring ...	- Attic flooring extent is unclear given the partial coverage shown in Photo 38 versus the remarks' claim of a 'floored ... - Age/condition of HVAC, water heater, and roof cannot be verified from photos alone	- Putting green area (Photo 47) appears possibly unfinished or under construction - condition/completeness could not be ... - Secondary/hall bathroom condition could not be fully assessed due to limited photo coverage - Garage interior (size, condition, finish) not shown in any photo despite garage/auto door opener being a structured ...	- Confirm ownership/location of the small structure visible over the rear fence line (Photo 30) - may belong to a ... - Confirm extent of the wooded 'green space' behind the lot (common area vs. adjoining private lots) as this affects the ...	- Garage interior not shown despite remarks emphasizing a 'massive side entry garage' - recommend verifying size and ... - Pergola addition over patio is not documented in remarks or structured fields; recommend confirming ...	- Structured field states 'Three Car, Detached, Side Entry' garage, but photos show a two-car attached garage at the ... - Confirm whether the pool visible in the aerial photo belongs to the subject or an adjoining property before any ... - Kitchen and bath finishes (evidence of safety/soundness concerns) show no visible staining or structural issues in ...
Contradictions	-	-	- Public remarks describe the home as 'completely updated in 2020,' but exterior deck photos (44-46) show notable paint ...	- Public remarks describe 'floored attic space through the door in bonus room,' but Photo 38 shows the attic with only ...	-	-	-	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

The subject leads the set on condition, reflecting recently remodeled kitchen and hall bath plus fresh paint noted by the appraiser, with no deferred maintenance visible. 19800 Mallard Cove and 11 Hickory Court follow close behind, both showing comprehensive kitchen/primary-bath remodels and well-maintained secondary spaces, presenting similarly to each other and only modestly behind the subject. A middle tier - 5521 Lexington Avenue, 4040 Robinwood Circle, and 4507 Lexington Park Circle - present as well-maintained but largely original in kitchen/bath finish, a step below the updated group. 3908 Robinwood Circle sits a further step down, retaining original circa-2008 kitchen and bath finishes with no updating over roughly seventeen years, though still free of deferred maintenance. 603 Providence Drive is the least-updated of the set, with original oak cabinetry, dated fixtures, and no evidence of remodeling despite being described as meticulously maintained.

QUALITY

Quality is fairly homogeneous across this set, with most properties clustering close together on original construction detail. 5521 Lexington Avenue, 3908 Robinwood Circle, and 4040 Robinwood Circle show the most extensive original millwork (crown molding, tray ceilings, built-ins) and sit at the top of the group. The subject, 4507 Lexington Park Circle, and 603 Providence Drive present at a comparable, slightly more modest tier of above-builder-grade detailing, essentially similar to the top group given the small gaps typical of a comp set. 11 Hickory Court shows a step up with a vaulted beamed great-room ceiling, and 19800 Mallard Cove reads as the highest-quality original construction in the set with its vaulted beamed ceilings and dormered elevation, though the overall spread across all seven comps and the subject remains modest.

VERSUS SUBJECT

Relative to the subject, most comparables read as similar in both quality and condition, reflecting a generally homogeneous comp set. The subject's recent kitchen and hall-bath remodels and fresh paint give it an edge in condition over several comps that retain original, unupdated finishes - most notably 3908 Robinwood Circle and 603 Providence Drive, both of which present as less current despite being well maintained. On quality, the subject's above-builder-grade but non-custom detailing (tray ceilings, crown molding, hardwood flooring) is broadly in line with the comparables, none of which show a quality gap large enough to stand out from the subject.

- 5521 Lexington Avenue: quality similar, condition similar - 5521 Lexington Avenue's original millwork and updated kitchen/baths are close to the subject's level on both scales, with only marginal, non-material differences.
- 19800 Mallard Cove: quality similar, condition similar - 19800 Mallard Cove's somewhat more elevated original architectural detail and comprehensive 2020 remodel place it close to the subject on both scales, without a material gap.
- 3908 Robinwood Circle: quality similar, condition inferior - 3908 Robinwood Circle retains original, never-updated kitchen and bath finishes from 2008, giving it a materially more dated condition than the subject's recently remodeled kitchen and hall bath; quality detailing is comparable to the subject.
- 4507 Lexington Park Circle: quality similar, condition similar - 4507 Lexington Park Circle's updated kitchen offsets its largely original bathrooms, landing close to the subject's overall condition and quality level.
- 11 Hickory Court: quality similar, condition similar - 11 Hickory Court's remodeled kitchen and primary bath, alongside its slightly elevated original architectural detail, keep it roughly on par with the subject on both scales.
- 4040 Robinwood Circle: quality similar, condition similar - 4040 Robinwood Circle's well-preserved but unupdated original finishes are close in overall condition to the subject, with quality detailing at a comparable level.
- 603 Providence Drive: quality similar, condition inferior - 603 Providence Drive retains original oak cabinetry and dated fixtures throughout the kitchen and both bathrooms with no evidence of remodeling, giving it a materially more dated condition than the subject despite strong reported upkeep; quality detailing is comparable to the subject.
- *No property deviates by more than roughly one internal-score step from the set's center on either the quality or condition scale; the set is generally homogeneous.*
- *603 Providence Drive is the weakest on condition (least-updated kitchen/baths) though the gap from the set's center is moderate rather than extreme.*
- *19800 Mallard Cove presents the highest original-construction quality in the set, but again only a modest deviation from the group's center.*
- *The subject's assessment carries HIGH confidence, supported by direct appraiser inspection notes on the kitchen and hall-bath remodel timing, which anchors the condition comparisons.*
- *3908 Robinwood Circle and 603 Providence Drive are MEDIUM-confidence assessments based on vacant/staged marketing photos; their inferior-condition calls versus the subject are supported by a fairly clear original-finish/updated-finish contrast, but the magnitude should be treated with some caution given the confidence level.*
- *11 Hickory Court and 4040 Robinwood Circle are HIGH-confidence assessments, giving added reliability to their similar-condition and similar-quality calls versus the subject.*
- *Several other comps (5521 Lexington Avenue, 19800 Mallard Cove, 4507 Lexington Park Circle) are MEDIUM confidence; their similar calls versus the subject are modest in magnitude and consistent with that confidence level, so no strong claims are being anchored on them.*