

1160 Winfield St

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260923-031402-1160-winfield-st>

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: 15

PHOTO-ONLY FINDINGS

[HIGH] Screened front porch
A full-width screened porch is visible on the front/side elevation across multiple photos; it is not mentioned anywhere in the appraiser notes.
Source: Photos 1, 4, 5, 7

REVIEW REQUIRED

- Sagging roof section noted in appraiser notes and visible in Photo 5 - potential structural/safety concern warranting further inspection
- Overgrown vegetation prevented standard exterior measurement per appraiser notes - site/GLA dimensions should be verified through alternate means

DETACHED OUTBUILDINGS

[HIGH] Detached shed/garage structure with open bay and attached storage room, wood-frame construction with matching yellow siding
Open-bay wood-frame outbuilding with deteriorated fascia/roof edge and peeling paint, used for storage (lawn equipment visible); appears original/older construction consistent with age of main dwelling.
Source: Photo 6

SITE & VIEW

[HIGH] Overall significant deferred-maintenance condition constituting a below-typical condition outlier
Appraiser notes and multiple exterior photos document a very dated dwelling with peeling paint, a sagging roof section, and overgrown vegetation obscuring the structure - a clear condition outlier relative to typical competing properties.
Source: Appraiser Notes; Photos 1, 2, 4, 5

IMAGE QUALITY ISSUES

- Interior photos 13 and 15 are dimly lit, somewhat limiting fine-detail condition assessment

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

- Quality:** Dwelling reflects modest, vernacular early-20th-century wood-frame construction (stock/builder grade for its era) with simple gable rooflines and plain window casings, consistent with Q4. Some original built-in millwork (bookcases, mantel) and hardwood flooring suggest slightly better-than-minimum original craftsmanship, but overall massing and detailing remain simple and utilitarian rather than custom.
- Condition:** Property exhibits significant deferred maintenance consistent with C5. Exterior paint is failing broadly, a porch roof section appears to be sagging/deteriorating, and vegetation has overgrown much of the building envelope. Interior spaces, while dated and unmodernized, show no visible staining or structural distress in

the photographed rooms, but overall the dwelling presents as neglected and in need of significant repair.

Kitchen/baths: Kitchen (Photo 10) and the single observed bathroom (Photo 14) both present original, dated fixtures and finishes with no evidence of modernization; both classified as not updated.

Not visible/verified: Only 7 interior photos provided (kitchen, living room, dining room, sunroom, bedroom, bathroom, office); full interior condition/quality assessment is limited; Exterior is heavily obscured by overgrown vegetation in several views, limiting full elevation assessment; No basement/crawlspace documented; attic photo (8) shows ductwork/framing only, insufficient for structural condition call; Only one bathroom photographed; condition of any additional bathrooms not observed

1017 Watkins Street, Conway, 72034 MLS # 25023456

Photo count check: MATCH (40/40)

PHOTO-ONLY FINDINGS

[MEDIUM] Enclosed multi-window sunroom/rear room with extensive windows on two walls

A finished room with six-plus double-hung windows on two walls, distinct from the covered front porch, is visible with matching hardwood flooring. Structured fields list only a generic 'Porch' under Ext. Features with no separate sunroom/enclosed porch designation, and remarks do not describe this space beyond the front porch mention.

Source: Photos 17, 18

[LOW] Metal/canvas window awning over side window

An awning is visible mounted over one exterior window on the sunroom side of the house; not mentioned in structured fields or remarks.

Source: Photos 29, 30

[LOW] Two cracked concrete pads/slabs and a raised garden-bed frame in rear yard

Rear yard shows two separate cracked concrete slabs and a small raised wood garden-bed frame with no corresponding structured field or remarks mention; purpose of the slabs (former patio, shed pad, or pool deck) is unclear from photos alone.

Source: Photos 28, 29, 31

REVIEW REQUIRED

- Cracked plaster wall in bedroom closet (Photo 19) - verify structural significance
- Cracked/damaged ceiling in bathroom (Photo 16) - verify for moisture or structural cause
- Incomplete kitchen cabinet installation with exposed plumbing under sink (Photos 21-23) - verify if renovation was completed prior to sale
- Ambiguous blue/teal ground feature and concrete pads near rear of house (Photos 28, 29, 31, 33-40) - verify whether a pool, pool remnant, or unrelated covering is present

DETACHED OUTBUILDINGS

[HIGH] Lofted-style wood storage shed with double barn doors and windows, set on skids, approx. 10x16 ft

Public remarks state 'A STORAGE BUILDING WITH ELECTRICITY.' Structured field lists 'Outside Storage Area' under Ext. Features. Photo 32 shows a detailed close-up of a tan lofted barn-style shed with metal roof, double doors, and two windows; consistent shed appears in front-yard and aerial photos from multiple angles.

Source: Public Remarks; Structured Field (Outside Storage Area); Photos 1, 3, 27, 30, 32-37

POOLS & SITE IMPROVEMENTS

[LOW] Possible former in-ground pool or ground covering near rear of house

Multiple aerial photos consistently show a rectangular blue/teal-colored ground feature adjacent to the house near two cracked concrete pads and a raised garden-bed frame in the rear yard (Photos 28, 29, 31). This is not

mentioned in remarks or structured fields and altitude/resolution of the aerial photos is insufficient to confirm whether this is a pool, pool cover/tarp, or unrelated ground covering. Flagged for on-site verification.

Source: Photos 28, 29, 31, 33-40 (aerial)

SITE & VIEW

[HIGH]

Large lot (0.34 acre / 100x150) relative to typical in-town Old Town Conway parcels

Public remarks explicitly call out 'LARGE LOT' and structured fields confirm 0.34 acres (100x150), which appears larger than typical narrow in-town historic-area lots, providing usable excess yard area as shown in aerial photos 33-40.

Source: Structured Field (Approx Acreage 0.34, Lot Dimensions 100X150); Public Remarks ('LARGE LOT')

IMAGE QUALITY ISSUES

- Aerial photos (33-40) are taken from significant altitude, limiting the ability to confirm the exact nature of a blue/teal ground feature and adjacent concrete pads near the rear of the house
- No close-up exterior photo of the roof surface to assess condition of the composition shingle roof
- Interior photo lighting is bright/overexposed in some rooms (e.g., Photo 17), which may obscure minor wall or floor condition details

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

Quality: Dwelling is a modest 1939 wood-frame craftsman-style bungalow consistent with builder/stock grade construction (Q4). Exterior shows simple gable rooflines, plain boxed porch columns, and original single-hung wood windows - typical of the era's stock construction, not custom work. Interior retains original hardwood floors, plain crown molding, and five-panel doors - modest craftsman detailing but not elevated millwork or built-ins. The remodeled kitchen (new cabinetry, backsplash, appliances) does not raise the quality rating, as it sits on the original builder-grade bones (Formica-type counters per structured field) and does not reflect a change in original construction quality.

Condition: Overall condition shows a mix of a recently remodeled kitchen and cosmetic paint updates against a backdrop of deferred maintenance typical of an older, sold-as-is home. Original hardwood floors show visible wear, scuffing, and staining throughout most rooms. A cracked plaster wall is visible in a bedroom closet, and the single bathroom ceiling shows cracking/damage. The kitchen remodel appears incomplete, with an open cabinet base and exposed plumbing/wiring beneath the sink. A newer AC condenser unit is visible and consistent with the 'newer AC' claim in public remarks. Property is marketed 'AS-IS.'

Kitchen/baths: Kitchen has been substantially remodeled with new shaker-style two-tone cabinetry, subway tile backsplash, stainless gas range, and microwave, though counters remain laminate/Formica-grade per structured field and the installation appears unfinished (open cabinet base, exposed plumbing under sink). The single full bathroom shows a partial update - newer vanity, fixtures, and floor tile - layered over original wainscot paneling and a dated fiberglass tub/shower insert, with a cracked ceiling noted.

Not visible/verified: No close-up roof photos available to verify condition of the composition roof; Only one full bathroom exists per structured fields; no additional bath photos to corroborate; Crawl space/foundation interior not visible in any photo; Kitchen installation appears incomplete/in-progress at time of photography, which may affect a stabilized condition assessment; Exterior siding/trim condition on portions of the home obscured by landscaping and shadows in several photos

1037 CLIFTON Street, Conway, 72034 MLS # 25044278

Photo count check: MATCH (3/3)

REVIEW REQUIRED

- No interior photos available - kitchen, bath, and interior system conditions cannot be verified and should be confirmed via

additional photos or a property inspection.

- Storm shelter mentioned in public remarks could not be visually confirmed in the limited photo set; location, size, and condition should be verified.
- Trustee sale with no property disclosure and unknown ownership history - condition assessment carries elevated uncertainty and should be confirmed with additional documentation or inspection.

POOLS & SITE IMPROVEMENTS

[MEDIUM] Installed storm shelter

Public remarks state the home has an 'installed storm shelter,' an in-ground/site improvement not listed in structured fields and not visible/verifiable in the 3 provided exterior photos.

Source: Public Remarks

IMAGE QUALITY ISSUES

- Only 3 photos were provided for this listing, all exterior front-yard shots; no interior photos exist to verify kitchen, bath, or overall interior condition.
- Heavy tree/shrub coverage in all photos obscures significant portions of the dwelling's exterior, including roofline and side/rear elevations.

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

- Quality:** Modest 1957 traditional-style dwelling built to economy/builder-grade standards: metal/vinyl siding, slab foundation, sheet rock walls with some paneling, Formica kitchen counters, and a free-standing (not built-in) range. Small footprint (1,209 SF) and simple design with no indication of upgraded materials or high-end finishes. Consistent with Q4-to-Q5 original construction quality.
- Condition:** Multiple signals point to a property in below-average, deferred-maintenance condition: agent remarks note no property disclosure, unknown ownership history, and a trustee/estate-type sale sold strictly as-is; public remarks describe the home as needing 'a bit of vision' to be 'brought back to life,' language typically used for properties needing rehabilitation. Exterior photos show heavily overgrown, untended landscaping consistent with a vacant, minimally-maintained property, though the visible siding and roof appear structurally intact where seen. Consistent with C4-to-C5 condition.
- Kitchen/baths:** Kitchen shows Formica counters and a free-standing stove per structured fields with no remarks of updating, consistent with 'not updated' status typical of a 1957-built home; no interior photos were provided to verify bath condition or updates, so baths_status is not observed.

Not visible/verified: No interior photographs were provided (0 of 3 photos show the interior); kitchen and bath assessments rely solely on structured fields and cannot be visually verified.; All 3 photos are exterior front-yard views heavily obscured by trees, shrubs, and landscaping, limiting visibility of siding, roofline, and overall exterior condition.; Trustee/estate sale with no property disclosure means true maintenance and renovation history is unknown beyond marketing remarks.

1204 Harton, Conway, 72032 MLS # 25045522

Photo count check: MATCH (5/5)

REVIEW REQUIRED

- No interior photos available to assess kitchen, bathroom, or overall interior condition/quality
- Roof field marked 'Other (see remarks)' in structured data with no corresponding description in Public or Agent Remarks - roof type/age should be verified
- Shed visible in yard (Photos 3-5) - unclear whether located on subject parcel or a neighboring property due to fence-line ambiguity and tree obstruction

DETACHED OUTBUILDINGS

[MEDIUM] Small detached shed

A small gable-roofed shed is visible in the rear/side yard in Photos 3, 4, and 5. It appears to sit within the fenced yard area near the subject house, but its exact size, construction material, and whether it sits on the subject parcel versus an adjoining lot cannot be confirmed due to distance and tree obstruction. Not mentioned in structured fields or remarks.
Source: Photo 3

SITE & VIEW

[HIGH] Large corner lot

Public Remarks state 'a large corner lot'; corroborated by Structured Field Directions ('Property on the corner') and Approx Acreage of 0.27 / lot dimensions 0.26.
Source: Public Remarks

DATED RENOVATIONS

[HIGH] HVAC & Water Heater replaced 2018

Verbatim: 'HVAC & Water Heater were replaced in 2018.'
Source: Public Remarks

IMAGE QUALITY ISSUES

- All 5 available MLS photos are exterior-only; no interior photographs were provided
- Photos 2, 4, and 5 show significant tree/foilage obstruction that limits full view of the dwelling's exterior
- Small structures (shed) in Photos 3-5 are distant and partially obscured, limiting confident identification of size, construction, or exact location relative to the property line

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

- Quality:** Exterior evidence (brick veneer ranch form, simple rectangular massing, standard aluminum-frame windows, and a modest 1,036 SF footprint) is consistent with builder-grade/economy original construction from 1959 - roughly Q4 trending toward Q5. No custom architectural detailing, upgraded window/door grade, or high-end materials are visible in any photo.
- Condition:** Exterior appears to reflect an older dwelling with limited documented updates. The 2018 HVAC/water heater replacement is the only stated improvement. Combined with long-term tenant occupancy, an 'AS IS' sale, and visible yard clutter/wear, overall condition impression trends to C4 (dated but functional) absent any visible major structural or safety defects in the exterior photos provided.
- Kitchen/baths:** No interior photos were provided (all 5 available photos are exterior). Kitchen and bathroom condition/updates could not be visually assessed, and remarks do not mention any kitchen or bath updates.

Not visible/verified: No interior photos provided (0 of 5 photos show interior); kitchen, bathroom, and general interior finish quality/condition could not be assessed and interior_quality/kitchen_condition/baths_condition scores above are estimates based on exterior/age inference only; Roof field is listed as 'Other (see remarks)' in structured data but remarks do not describe roof type, material, or age; Heavy tree and foliage obstruction in several photos (2, 4, 5) limits full exterior assessment

356 Ash Street, Conway, 72034 MLS # 25048595

Photo count check: MATCH (1/1)

PHOTO-ONLY FINDINGS

[MEDIUM] Extended roofline over left side of house sheltering a parked vehicle, appearing to function as an attached carport

Structured fields list only 'Parking Pads' as parking type; no mention of a carport or covered parking in remarks;

photo shows a vehicle parked beneath an extension of the main roofline on the left side of the home

Source: Photo 1

REVIEW REQUIRED

- No interior photos available - kitchen, bathroom, and general interior condition cannot be verified
- Visible staining/streaking on front siding in Photo 1 should be reviewed for possible moisture or mildew issues
- Ambiguous structure visible at right edge of Photo 1 - unclear if it belongs to subject property or a neighboring parcel
- Backyard condition and size referenced in public remarks cannot be verified due to lack of a corresponding photo

DETACHED OUTBUILDINGS

[LOW] Adjacent structure visible to the right edge of the photo (white siding, window, partial roofline) - could be a neighboring dwelling or a shed/garage; property line and ownership are not clear from the single photo provided

Structure appears architecturally similar to a small house rather than a documented outbuilding on subject; flagged due to ambiguity, not confirmed as belonging to subject property

Source: Photo 1

SITE & VIEW

[LOW] Large backyard referenced as a site amenity

Public remarks state 'a large backyard perfect for outdoor living, pets, or future projects,' but no photo of the backyard is provided to corroborate size or usability

Source: Public Remarks

IMAGE QUALITY ISSUES

- Only one photo (a front exterior view) was provided for the entire listing; no interior photos, no rear/backyard photos, and no side elevation photos are available, severely limiting condition and quality assessment

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

Quality: Original construction is a modest 1937 one-story frame dwelling with metal/vinyl siding, a simple composition-shingle gable roof, small window openings, and plain porch columns - consistent with an economy-to-builder-grade design with minimal architectural ornamentation.

Condition: Exterior siding shows visible staining/streaking consistent with age and weathering; house is reported vacant with public remarks framing it as a 'future projects' opportunity, suggesting deferred maintenance. No interior photos are available to assess condition of finishes.

Kitchen/baths: No interior photos were provided. Public remarks describe a 'nice-sized kitchen' but give no indication of updates or age of finishes. Kitchen and bath condition/status cannot be determined from available materials.

Not visible/verified: Only 1 exterior photo provided; no interior photos at all; Kitchen and bathroom condition/quality cannot be assessed from photos; Siding staining visible in the single photo could indicate moisture issues but severity cannot be confirmed without closer inspection or interior photos; No photo of backyard despite remarks emphasizing it

807 Walnut Street, Conway, 72032 MLS # 26022281

Photo count check: MATCH (17/17)

REVIEW REQUIRED

- Ceiling staining/discoloration above the bathroom exhaust fan (Photo 10) suggests possible past or active moisture intrusion and warrants on-site inspection.
- Heavy rust staining on the bathtub and tub surround in both bathrooms (Photos 10-11) indicates significant wear and should

be verified for functional plumbing issues.

- Exposed, hanging electrical wiring in a bedroom (Photos 7-8) is a potential safety/code concern requiring inspection.
- Heavy moss/algae coverage on the roof shingles (Photos 1, 17) may indicate moisture retention and reduced remaining roof life; recommend physical roof inspection.
- Discrepancy between remarks stating granite counters are 'not pictured' and photos appearing to show them should be clarified with listing agent.

SITE & VIEW

[HIGH] Corner lot location (Walnut & Hamilton)

Public Remarks state 'Sitting on a corner lot in the heart of Conway'; corroborated by Directions field noting the property is 'located on the right on the corner of Walnut & Hamilton.' Corner lots can be a site value-driver (positive or negative depending on market) and should be considered in adjustments.

Source: Public Remarks

CONTRADICTIONS

- Public Remarks state the new granite kitchen countertops are 'not pictured,' but Photos 4-6 appear to show a dark stone-look countertop already installed in the kitchen - narrative and photos are inconsistent.
- Structured Field lists Kitchen Equip as 'Gas Range,' but the range shown in Photos 4-6 appears to be an electric coil-style range with no visible gas grates or connection - possible data entry error or appliance mismatch.
- Structured Field lists Floors as 'Laminate,' but photos throughout the home show flooring that appears to be vinyl plank (LVP) rather than traditional laminate - material type should be verified.

IMAGE QUALITY ISSUES

- Exterior photos (Photo 1) are partially obscured by overhanging tree branches/foliage, limiting full assessment of roofline and upper siding condition.
- No dedicated close-up photos of exterior siding, foundation, or crawl space vents were provided, limiting exterior condition assessment.

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

- Quality:** The dwelling is a small, simple 1921 one-story cottage with a plain hip roof, replacement vinyl/metal siding, and unadorned porch columns - consistent with an economy-grade, minimally ornamented original build (Q5). Interior finishes reflect simple wood-paneled walls, plain trim, and hollow-core doors typical of a modest, builder/owner-built cottage rather than a well-finished or custom home. Later cosmetic updates (flooring, paint, granite) do not raise this quality assessment since quality reflects original construction, not subsequent finish upgrades.
- Condition:** The home shows a mix of recent cosmetic updates (new flooring, fresh paint, new granite kitchen countertops per remarks, new stainless range/dishwasher) that would support a C3-C4 impression, offset by visible deferred maintenance including a heavily rust-stained bathtub/surround, ceiling staining above a bathroom exhaust vent, exposed/hanging wiring in a bedroom, and heavy moss/algae buildup on the roof shingles. Taken together, this is consistent with a C4 - updated in some areas but with notable unaddressed wear and possible moisture/electrical issues that a buyer/appraiser would want verified.
- Kitchen/baths:** Kitchen countertops were recently replaced with granite (per remarks) and paired with new stainless appliances and white shaker-style cabinet fronts - a cosmetic update over a modest original layout, consistent with 'updated.' Both bathrooms retain older cast-style tubs with visible rust staining and a plain painted-drywall shower surround with no tile; despite newer-looking vanities and toilets, the dominant tub/surround condition is dated, consistent with 'not updated.'

Not visible/verified: Public Remarks state the new granite countertops are 'not pictured,' yet kitchen photos appear to show them already installed - some uncertainty remains about when photos were taken relative to the countertop update.; No close-up exterior photos of siding

condition, foundation venting, or crawl space were provided.; Roof condition can only be assessed from ground-level, moss-obscured photos; underlying shingle condition/remaining life is not verifiable.; 17 total photos provide reasonable but not complete room-by-room coverage; some rooms (e.g., third room/office) are not clearly documented.

1614 Mill Street, Conway, 72034 MLS # 26027194

Photo count check: MATCH (41/41)

PHOTO-ONLY FINDINGS

[MEDIUM] Paver patio in backyard

A paved/paver patio area with outdoor seating and grill is visible in the backyard; not mentioned in structured fields (only "Porch" is listed) or in either remarks section.

Source: Photo 29

[MEDIUM] Full wood privacy fence enclosing rear yard

A tall wood privacy fence encloses the backyard; not called out in structured fields or remarks.

Source: Photo 30

REVIEW REQUIRED

- Confirm whether the small outbuilding/lattice structure(s) near the side/rear boundary belong to the subject property or the adjacent parcel, given the subject's very small 0.08-acre lot
- Foundation/crawl space condition could not be verified from photos and should be field-verified
- Verify actual completion dates for stated updates (agent remarks list dates through 2026, at or after the listing period, which should be confirmed against invoices/permits)

DETACHED OUTBUILDINGS

[LOW] Small structure(s) with lattice/board fronts visible near the side and rear property boundary lines

Photos 1, 3, 4, and aerial photos 35-38 show one or more small outbuilding-like structures near the shared driveway/fence line between the subject and the adjacent property. Given the subject's very small 0.08-acre lot size, these structures are likely on the neighboring parcel rather than the subject property; ownership cannot be confirmed from the photos provided.

Source: Photo 4

DATED RENOVATIONS

[HIGH] Electrical system updated

"Electrical updated - 2010 (this was a long time ago, but it was on fuses when Seller bought it)"

Source: Agent Remarks

[HIGH] Hallway bathroom updated

"Hallway bathroom updated - 2015"

Source: Agent Remarks

[HIGH] Water heater replaced

"Water heater replaced - 2017" (also cited in Public Remarks as "Water heater (2017)")

Source: Agent Remarks

[HIGH] Roof replaced

"Roof replaced - 2018" (also cited in Public Remarks as "Roof (2018)")

Source: Agent Remarks

[HIGH] Sewer line replaced

"Sewer line replaced - 2018" (also cited in Public Remarks as "Sewer Lines (2018)")
Source: Agent Remarks

[HIGH] **Master bathroom updated**
"Master bathroom updated - 2019"
Source: Agent Remarks

[HIGH] **All plumbing replaced**
"All plumbing replaced - 2023" (also cited in Public Remarks as "All Plumbing (2023)")
Source: Agent Remarks

[HIGH] **HVAC replaced**
"HVAC replaced - 2024" (also cited in Public Remarks as "HVAC (2024)")
Source: Agent Remarks

[HIGH] **Exterior painted**
"Exterior painted - 2026" (also cited in Public Remarks as "Exterior Painted (2026)")
Source: Agent Remarks

IMAGE QUALITY ISSUES

- No close-up photo of roof surface/shingle condition to corroborate the stated 2018 roof replacement
- No photo of crawl space or foundation area

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

Quality: The dwelling is a 1937 one-story frame craftsman/bungalow of modest, builder-grade-for-its-era construction (frame exterior, architectural shingle roof, sheet-rock walls, crawl space foundation). Original character details -- hardwood floors, crown molding, a brick fireplace surround, and original paneled doors -- lift it slightly above bare builder grade, but there is no evidence of custom architectural complexity, high-end original materials, or elaborate millwork that would support a Q3 call. Later kitchen/bath finish updates do not raise this quality impression; they are condition items.

Condition: Agent remarks document an unusually complete slate of system replacements/updates (electrical, water heater, roof, sewer line, both bathrooms, whole-house plumbing, HVAC, and exterior paint), most within the last decade and several very recent. Photos show no visible deferred maintenance, staining, or structural distress. Kitchen finishes (tile counters/backsplash, stained cabinetry) appear to be from an earlier update cycle and read as dated-but-functional relative to the very recent system work, which tempers the overall impression from C2 to C3.

Kitchen/baths: Kitchen has stone-look tile countertops, mosaic tile backsplash, and dark-stained raised-panel cabinetry with stainless appliances -- a prior modernization, not original, and not a structural remodel; classified as updated. Both bathrooms were updated per agent remarks (hall bath 2015, master bath 2019) with tiled walk-in showers, pedestal/vanity sinks, and modern fixtures visible in photos; classified as updated (no evidence of structural reconfiguration to support a remodeled call).

Not visible/verified: Crawl space foundation and roof surface condition were not visible/inspected in any photo; Attic space not shown; cannot confirm insulation or structural condition; Interior photo coverage was strong (>25 interior images), supporting confidence in the condition impression, but wall/system conditions behind finishes cannot be verified from photos alone; Electrical update dated 2010 is noted by the agent as replacing older fuse-based wiring; no way to confirm full-house compliance from photos

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	1017 Watkins Street MLS # 25023456	1037 CLIFTON Street MLS # 25044278	1204 Harton MLS # 25045522	356 Ash Street MLS # 25048595	807 Walnut Street MLS # 26022281	1614 Mill Street MLS # 26027194
Q/C impression	[L] Q4 / C5 K: not updated B: not updated	[M] Q4 / C4 K: remodeled B: updated	[L] Q4-to-Q5 / C4-to-C5 K: not updated B: not observed	[L] Q4-to-Q5 / C4 K: not observed B: not observed	[L] Q4-to-Q5 / C4-to-C5 K: not observed B: not observed	[M] Q5 / C4 K: updated B: not updated	[H] Q4 / C3 K: updated B: updated
Vs. subject (advisory)	-	Q similar / C superior Both are modest builder-grade bungalows of similar original quality, but Watkins' remodeled kitchen and updated baths present in materially better condition than the subject's deferred maintenance and cracked plaster, despite Watkins' own incomplete kitchen install.	Q similar / C similar Clifton's economy-grade construction is close to the subject's quality level, and its own deferred-maintenance signals (overgrowth, as-is trustee sale, no disclosure) place its condition close to the subject's, though low confidence from missing interior photos limits a stronger call.	Q similar / C superior Harton's brick ranch construction is comparable in quality to the subject, and despite thin photo coverage, its documented HVAC/water-heater updates and lack of visible major defects suggest notably better maintained condition than the subject's failing paint and sagging porch, though low confidence tempers certainty.	Q similar / C superior Ash's economy-grade frame construction is close in original quality to the subject; despite visible siding staining and vacancy, it does not show the structural deterioration (sagging porch, heavy overgrowth) seen at the subject, though limited photos and low confidence temper this call.	Q inferior / C superior Walnut's simple hip-roof cottage construction is more minimally ornamented than the subject, placing its quality a step below, but its updated kitchen, new flooring, and fresh paint give it materially better condition than the subject despite some deferred items like roof moss and rusted tub surrounds.	Q similar / C superior Mill shares a similar modest bungalow-era quality level with the subject, but its comprehensive, well-documented recent systems and bath updates make its condition clearly and confidently superior to the subject's neglected, unmodernized state.
Detached outbuildings	[H] Detached shed/garage structure with open bay and attached storage room, wood-frame construction with matching yellow siding	[H] Lofted-style wood storage shed with double barn doors and windows, set on skids, approx. 10x16 ft	-	[M] Small detached shed	[L] Adjacent structure visible to the right edge of the photo (white siding, window, partial roofline) - could be a neighboring dwelling or a shed/garage; property line and ownership are not clear from the single photo provided	-	[L] Small structure(s) with lattice/board fronts visible near the side and rear property boundary lines
Photo-only findings	[H] Screened front porch	[M] Enclosed multi-window sunroom/rear room with extensive windows on two walls [L] Metal/canvas window awning over side window [L] Two cracked concrete pads/slabs and a raised garden-bed frame in rear yard	-	-	[M] Extended roofline over left side of house sheltering a parked vehicle, appearing to function as an attached carport	-	[M] Paver patio in backyard [M] Full wood privacy fence enclosing rear yard

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Pools & site improvements	-	[L] Possible former in-ground pool or ground covering near rear of house	[M] Installed storm shelter	-	-	-	-
Site & view	[H] Overall significant deferred-maintenance condition constituting a below-typical condition outlier	[H] Large lot (0.34 acre / 100x150) relative to typical in-town Old Town Conway parcels	-	[H] Large corner lot	[L] Large backyard referenced as a site amenity	[H] Corner lot location (Walnut & Hamilton)	-
Dated renovations	-	-	-	[H] HVAC & Water Heater replaced 2018	-	-	[H] Electrical system updated [H] Hallway bathroom updated [H] Water heater replaced [H] Roof replaced [H] Sewer line replaced [H] Master bathroom updated [H] All plumbing replaced [H] HVAC replaced [H] Exterior painted

Category	SUBJECT PROPERTY inspection photos	1017 Watkins Street MLS # 25023456	1037 CLIFTON Street MLS # 25044278	1204 Harton MLS # 25045522	356 Ash Street MLS # 25048595	807 Walnut Street MLS # 26022281	1614 Mill Street MLS # 26027194
Review required	- Sagging roof section noted in appraiser notes and visible in Photo 5 - potential structural/safety concern warranting ... - Overgrown vegetation prevented standard exterior measurement per appraiser notes - site/GLA dimensions should be ...	- Cracked plaster wall in bedroom closet (Photo 19) - verify structural significance - Cracked/damaged ceiling in bathroom (Photo 16) - verify for moisture or structural cause - Incomplete kitchen cabinet installation with exposed plumbing under sink (Photos 21-23) - verify if renovation was ... - Ambiguous blue/teal ground feature and concrete pads near rear of house (Photos 28, 29, 31, 33-40) - verify whether a ...	- No interior photos available - kitchen, bath, and interior system conditions cannot be verified and should be confirmed ... - Storm shelter mentioned in public remarks could not be visually confirmed in the limited photo set; location, size, and ... - Trustee sale with no property disclosure and unknown ownership history - condition assessment carries elevated ...	- No interior photos available to assess kitchen, bathroom, or overall interior condition/quality - Roof field marked 'Other (see remarks)' in structured data with no corresponding description in Public or Agent Remarks ... - Shed visible in yard (Photos 3-5) - unclear whether located on subject parcel or a neighboring property due to ...	- No interior photos available - kitchen, bathroom, and general interior condition cannot be verified - Visible staining/streaking on front siding in Photo 1 should be reviewed for possible moisture or mildew issues - Ambiguous structure visible at right edge of Photo 1 - unclear if it belongs to subject property or a neighboring parcel - Backyard condition and size referenced in public remarks cannot be verified due to lack of a corresponding photo	- Ceiling staining/discoloration above the bathroom exhaust fan (Photo 10) suggests possible past or active moisture ... - Heavy rust staining on the bathtub and tub surround in both bathrooms (Photos 10-11) indicates significant wear and ... - Exposed, hanging electrical wiring in a bedroom (Photos 7-8) is a potential safety/code concern requiring inspection. - Heavy moss/algae coverage on the roof shingles (Photos 1, 17) may indicate moisture retention and reduced remaining ... - Discrepancy between remarks stating granite counters are 'not pictured' and photos appearing to show them should be ...	- Confirm whether the small outbuilding/lattice structure(s) near the side/rear boundary belong to the subject property ... - Foundation/crawl space condition could not be verified from photos and should be field-verified - Verify actual completion dates for stated updates (agent remarks list dates through 2026, at or after the listing ...
Contradictions	-	-	-	-	-	- Public Remarks state the new granite kitchen countertops are 'not pictured,' but Photos 4-6 appear to show a dark ... - Structured Field lists Kitchen Equip as 'Gas Range,' but the range shown in Photos 4-6 appears to be an electric ... - Structured Field lists Floors as 'Laminate,' but photos throughout the home show flooring that appears to be vinyl ...	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

1614 Mill Street presents the strongest condition of the set, reflecting a documented run of recent system replacements (roof, plumbing, electrical, HVAC, both baths) with no visible deferred maintenance. 1017 Watkins Street, 1204 Harton, and 807 Walnut Street form a middle group presenting similarly - each shows a mix of some updating (kitchen remodel at Watkins and Walnut) offset by dated or unaddressed items (incomplete kitchen install and cracked plaster at Watkins; unverified but dated systems at Harton; rusted tub surrounds and roof moss at Walnut). 356 Ash Street trends a step below this group, with exterior staining and vacant/deferred-maintenance language pulling it slightly down, though data is thin. 1037 Clifton Street is similarly positioned to Ash, with 'as-is' trustee-sale language and overgrown grounds suggesting comparable deferred condition. The subject sits at the bottom of the set, showing failing exterior paint, a sagging porch roof, heavy overgrowth, and entirely unmodernized kitchen/baths - a materially worse condition picture than every comparable.

QUALITY

Quality is fairly homogeneous across the set, as is typical for a comp group of similar-era modest dwellings. 1017 Watkins Street, 1614 Mill Street, and the subject present similarly at the higher end of this narrow band, each showing simple builder-grade construction with modest original detailing (hardwood floors, plain millwork). 1037 Clifton Street and 1204 Harton present similarly to each other, a small step toward more economy-grade construction (metal/vinyl siding, slab or basic foundation, no ornamentation). 356 Ash Street sits close to this pairing. 807 Walnut Street trends to the lower end of the group, its plain hip roof, unadorned porch, and minimal architectural detailing consistent with the most economy-grade original construction in the set, though the overall spread remains modest.

VERSUS SUBJECT

Against the subject, every comparable shows quality within a similar-to-modestly-different range, consistent with the shared modest, early-to-mid-20th-century builder-grade construction typical of this set - no comp reads as a clear quality outlier relative to the subject. Condition is where the comparables separate from the subject: all six comps present as better maintained, ranging from modestly better (Clifton, Ash) to clearly better (Watkins, Harton, Walnut) to substantially better (Mill), reflecting the subject's failing paint, sagging porch structure, overgrowth, and fully unmodernized kitchen and bath versus the comps' partial-to-full updates or simply better-preserved original conditions.

- 1017 Watkins Street: quality similar, condition superior - Both are modest builder-grade bungalows of similar original quality, but Watkins' remodeled kitchen and updated baths present in materially better condition than the subject's deferred maintenance and cracked plaster, despite Watkins' own incomplete kitchen install.

- 1037 CLIFTON Street: quality similar, condition similar - Clifton's economy-grade construction is close to the subject's quality level, and its own deferred-maintenance signals (overgrowth, as-is trustee sale, no disclosure) place its condition close to the subject's, though low confidence from missing interior photos limits a stronger call.

- 1204 Harton: quality similar, condition superior - Harton's brick ranch construction is comparable in quality to the subject, and despite thin photo coverage, its documented HVAC/water-heater updates and lack of visible major defects suggest notably better maintained condition than the subject's failing paint and sagging porch, though low confidence tempers certainty.

- 356 Ash Street: quality similar, condition superior - Ash's economy-grade frame construction is close in original quality to the subject; despite visible siding staining and vacancy, it does not show the structural deterioration (sagging porch, heavy overgrowth) seen at the subject, though limited photos and low confidence temper this call.

- 807 Walnut Street: quality inferior, condition superior - Walnut's simple hip-roof cottage construction is more minimally ornamented than the subject, placing its quality a step below, but its updated kitchen, new flooring, and fresh paint give it materially better condition than the subject despite some deferred items like roof moss and rusted tub surrounds.

- 1614 Mill Street: quality similar, condition superior - Mill shares a similar modest bungalow-era quality level with the subject, but its comprehensive, well-documented recent

systems and bath updates make its condition clearly and confidently superior to the subject's neglected, unmodernized state.

- *The subject's condition is materially worse than the set's center, standing out for failing paint, a deteriorating porch roof, and overgrown grounds against comps that are mostly dated-but-functional or actively updated.*
- *1614 Mill Street's condition is notably stronger than the rest of the set, anchored by a documented, comprehensive slate of recent system and bath updates with no visible deferred maintenance - this is a high-confidence assessment and a clear outlier on the favorable side.*
- *807 Walnut Street's quality trends toward the economy end of the set, though the gap from the group center is modest rather than extreme.*
- *The subject's own assessment is LOW confidence, based on only seven interior photos and heavy exterior vegetation obscuring several elevations, so the degree (not direction) of its condition disadvantage should be treated with some caution.*
- *Clifton, Harton, and Ash are all LOW confidence, primarily due to missing or minimal interior photography; their condition and quality calls versus the subject are directionally reasonable but not strongly anchored.*
- *Watkins and Walnut carry MEDIUM confidence with reasonable photo coverage, supporting more reliable condition comparisons.*
- *Mill is HIGH confidence with strong interior photo coverage and clearly documented recent updates, making its superior-condition call the most reliable in the set.*

CONSIDERED, NOT USED

The following sales were reviewed by this tool but removed from the analysis set and are not part of the findings above.

- 910 6th Street MLS # 25042533
- 113 Conway Blvd. MLS # 26010940