

1118 Allyson

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260923-101646-1118-allyson>

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.

1118 Allyson Avenue, Bryant, 72022-4123 MLS # 26024056 [SUBJECT]

Photo count check: MATCH (30/30)

REVIEW REQUIRED

- Agent remarks disclose a broken window in an upstairs bedroom with replacement on order at time of listing - verify repair completion and inspect for any related water intrusion or frame damage.
- Confirm true unfurnished condition of staged rooms (living room, primary bedroom, secondary bedrooms) during appraisal inspection, as MLS photos may be AI-staged and not representative of actual as-is condition.
- Verify whether the structure visible beyond the rear fence line (Photo 14) is on the subject property or belongs to a neighboring parcel.

DETACHED OUTBUILDINGS

[LOW] Small light-colored structure visible beyond the rear fence line

A window view in an upstairs room shows what may be a shed or accessory structure roofline beyond the rear fence; unclear if this is on the subject parcel or a neighboring property. Not mentioned in structured fields or remarks.

Source: Photo 14

SITE & VIEW

[MEDIUM] Large fenced backyard suitable for entertaining

Public remarks state 'The backyard is large with plenty of room to entertain!' Photos 26, 28, and 30 show a sizable, level, fully fenced rear yard with mature trees along the perimeter, consistent with the remark, though structured lot size (0.23 acres) is not unusually large for the subdivision.

Source: Public Remarks

DATED RENOVATIONS

[HIGH] HVAC system replaced in 2021

'Recent updates include HVAC 2021, NEW ROOF 2024, GARAGE DOOR 2024.'

Source: Public Remarks

[HIGH] New roof installed in 2024

'Recent updates include HVAC 2021, NEW ROOF 2024, GARAGE DOOR 2024.'

Source: Public Remarks

[HIGH] Garage door replaced in 2024

'Recent updates include HVAC 2021, NEW ROOF 2024, GARAGE DOOR 2024.'

Source: Public Remarks

CONTRADICTIONS

- Public remarks state photos may be 'virtually staged using AI for illustrative purposes only' and that 'actual rooms are unfurnished,' yet several photos (living room, primary bedroom, two secondary bedrooms) show fully furnished, staged interiors

- these should not be relied upon for true as-is condition or room usage.

IMAGE QUALITY ISSUES

- Multiple interior photos appear to be AI-virtual-staged per public remarks disclosure, reducing reliability for assessing true furnishings, wall condition, and finish details in those specific rooms.
- Photo 14 window view of a possible structure beyond the rear fence is too distant/unclear to confirm identity or ownership.

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

- Quality:** Consistent with Q4 (stock/builder grade meeting code). The dwelling shows simple traditional massing, vinyl/metal siding, standard vinyl double-hung windows, plain millwork/trim, hollow-core doors, and a builder-grade single fireplace surround with tile facing - typical production-home construction for a 1998 Bryant Meadows tract house. No custom architectural details, upgraded window/door grade, or high-end built-ins were observed.
- Condition:** Consistent with C3-to-C4. Remarks describe the home as clean, freshly painted, with new oven/dishwasher and freshly painted (not replaced) kitchen cabinets, plus dated 2021 HVAC, 2024 roof, and 2024 garage door - all suggesting good overall upkeep and a lowered effective age. However, agent remarks disclose a broken window awaiting replacement, and bathroom fixtures (fiberglass tub/shower units, oval laminate-top vanities) appear original and dated, which is more consistent with C4 in those areas. Overall condition is judged as a blend, C3-to-C4, pending appraiser field verification.
- Kitchen/baths:** Kitchen: original stock cabinet boxes retained but freshly painted, new oven and dishwasher installed, plain laminate countertops unchanged - consistent with 'updated' (cosmetic/appliance refresh, no structural or cabinet replacement). Bathrooms: oval sink laminate vanities, standard fiberglass tub/shower units, builder-grade lighting - no evidence of updating; consistent with 'not updated.'

Not visible/verified: Public remarks disclose that 'some photos have been virtually staged using AI for illustrative purposes only. Actual rooms are unfurnished.' Furnished-looking photos (e.g., living room, primary bedroom, secondary bedrooms) may not reflect true as-is condition or finish quality.; Bathroom finish age/condition inferred from photos only; no remarks confirm bath updates or lack thereof.; Attic and mechanical systems (HVAC unit, roof decking) not directly visible in photos; condition based on remarks only.; Broken window condition and full extent of any related damage not verifiable from photos.

706 Bryant Meadows Drive, Bryant, 72022 MLS # 25046103

Photo count check: MATCH (18/18)

REVIEW REQUIRED

- Verify presence/condition of the patio referenced in remarks and structured data, which is not clearly visible in the rear yard photo.
- Verify the identity of the turquoise/blue object visible through the window in Photo 4 - possible pool or cover, subject or neighboring property.
- Confirm whether the brick structure with a garage door visible in the background of Photo 2 belongs to the subject property or a neighboring parcel.
- Verify extent and repair status of pet-related flooring damage near the back door disclosed in showing remarks.

DETACHED OUTBUILDINGS

- [LOW] Possible shed or accessory structure with garage door visible over/near fence line in left background**
A brick structure with a garage door and vehicles is visible in the far left background of the front exterior photo; it is unclear whether this structure sits on the subject parcel or belongs to a neighboring property.
Source: Photo 2

POOLS & SITE IMPROVEMENTS

[HIGH] Patio
Structured EXT. FEATURES field lists 'Patio' and public remarks state 'a wide patio for entertaining.' However, the patio surface is not clearly visible in the full rear-yard photo, likely due to heavy leaf litter (see contradictions).
Source: Structured Field / Public Remarks

[LOW] Possible pool or covered water feature visible through window
A turquoise/blue rectangular shape is visible through the office window in the background, resembling a pool or pool cover; not corroborated by structured fields, remarks, or the full rear-yard photo (Photo 18), and may belong to a neighboring property.
Source: Photo 4

SITE & VIEW

[MEDIUM] Large, open rear yard
Public remarks describe 'the backyard is huge,' and Photo 18 shows an expansive, open, tree-lined rear yard; note structured acreage is only 0.21 acres, so 'huge' appears to be relative marketing language for a standard subdivision lot.
Source: Public Remarks / Photo 18

DATED RENOVATIONS

[HIGH] Flooring replacement
"All the flooring has been replaced within the past 3 years." - corroborated by new-looking wood-look flooring visible throughout main living areas in photos.
Source: Public Remarks

CONTRADICTIONS

- Public remarks and structured fields reference a patio ('wide patio for entertaining'), but the full rear-yard photo (Photo 18) does not clearly show a patio surface, possibly obscured by heavy leaf litter.
- A turquoise/blue shape suggestive of a pool is visible through a window in Photo 4, but no pool is visible in the full rear-yard photo (Photo 18); this may belong to a neighboring property rather than the subject.

IMAGE QUALITY ISSUES

- Rear yard in Photo 18 is heavily covered in fallen leaves, obscuring ground-level details such as patio, walkways, or foundation condition.
- Only one full rear exterior elevation photo is provided; side elevations are not shown.

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

Quality:	Dwelling presents as a builder-grade 1990 brick veneer ranch consistent with Q4: simple traditional massing, three-tab shingle roof, standard trim/millwork, Formica kitchen counters, and original-style cabinetry. The rear bonus-room addition shows a step up in finish (tray ceiling, crown molding, recessed lighting, built-in bookcases) but this single room does not raise the holistic quality rating of the dwelling as a whole.
Condition:	Overall condition appears average to slightly above average, consistent with C3-to-C4. New-looking flooring throughout most main living areas supports the remarks claim that flooring was replaced within the past 3 years. However, the kitchen shows dated Formica counters and original cabinetry with visibly chipped/missing backsplash tile, and showing remarks disclose pet-related flooring damage near the back door needing repair. One bath appears meaningfully updated (vessel sink, tiled shower) while the second bath retains a simpler, older-style vanity, indicating uneven updating across the home.
Kitchen/baths:	Kitchen retains original-era Formica counters and cabinetry with newer stainless appliances but visible backsplash tile damage - consistent with 'not updated.' Baths are mixed: one shows clear modernization (vessel sink, tile shower), the other remains simpler/older - dominant impression leans 'updated' but with

caveats.

Not visible/verified: Primary/ensuite bath not clearly distinguished from secondary baths in the photo set; Rear yard ground condition (patio, walkways, foundation) obscured by heavy leaf litter in the only full rear photo (Photo 18); No close-up roof photos; granule wear/shingle condition cannot be verified beyond street view; Interior of kitchen cabinets and countertop edge condition not visible

2804 Falcon Court, Benton, 72015 MLS # 25046391

Photo count check: MATCH (24/24)

PHOTO-ONLY FINDINGS

[LOW] Elevated wooden play structure/tree fort with attached swing set in rear yard

A built wooden platform structure supported between trees with an attached swing set is visible in the rear yard. No structured field or remarks reference this feature; unclear whether it is considered a permanent site improvement or personal property/play equipment likely to be removed.

Source: Photo 22, 23, 24

REVIEW REQUIRED

- Garage interior was not photographed; unable to verify garage finish/condition.
- Detached shed in rear yard (Photo 23) has no structured field or remarks documentation - confirm whether it conveys with the sale and assess its condition/utility.
- Wooden play structure/tree fort in rear yard is ambiguous as a permanent site improvement versus removable play equipment
- recommend confirmation with listing agent.

DETACHED OUTBUILDINGS

[HIGH] Detached storage shed in rear yard

Vinyl/metal-sided detached shed sitting on skids near the tree line of the fenced rear yard, appears mid-sized (roughly 10-12 ft wide based on photo scale). No corresponding structured field or remarks mention of this structure.

Source: Photo 23

SITE & VIEW

[HIGH] Large/usable rear yard on a cul-de-sac lot

Public remarks state the home is 'located on a cul de sac, with a huge backyard'; photos confirm an expansive fenced rear yard extending to a mature tree line, appearing notably larger in usable open space than the stated 10,735 sf lot dimension would typically suggest for a platted subdivision lot.

Source: Public Remarks; Photo 19, 20, 21, 22

DATED RENOVATIONS

[HIGH] Roof - architectural shingle, approximately 4 years old

'4 year old roof with architectural shingles' - verbatim from public remarks; corroborated by the Architectural Shingle roof structured field and photos showing a roof in good visual condition (Photos 1-3, 19-21).

Source: Public Remarks

[HIGH] HVAC - newer Trane system installed last summer

'newer Trane HVAC installed last summer' - verbatim from public remarks; a condenser unit is visible at the rear of the home (Photo 20).

Source: Public Remarks

[MEDIUM] Laminate flooring installed 3 years ago

'new...laminate flooring installed 3 years ago' - verbatim from public remarks; consistent with the structured Floors field listing Laminate as one of the flooring types present.

Source: Public Remarks

IMAGE QUALITY ISSUES

- Several interior photos include strong warm-toned wall paint and holiday decorations (Christmas tree, stockings) which may make true wall/finish condition harder to judge.

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

- Quality:** Exterior is brick-veneer combined with vinyl/metal siding, architectural shingle roof, and an arched brick entry surround - standard suburban builder-grade detailing. Interior shows crown molding in main living areas and a tile-surround gas log fireplace, but door/trim packages, kitchen cabinetry, and bath vanities are stock builder-grade products consistent with a 2002 production-built home. No custom millwork, upgraded window/door grade, or high-end built-ins observed. Overall consistent with Q4 stock/builder-grade construction.
- Condition:** Public remarks state several recent big-ticket system updates (roof ~4 years old, Trane HVAC installed last summer, new water heater), suggesting good mechanical upkeep. However, interior finishes - kitchen cabinetry, countertops, and bathroom vanities/fixtures - appear original to the 2002 construction with visible wear (heavily hazed/soiled shower door glass in primary bath, worn kitchen tile flooring). No structural cracking, water staining, or subfloor exposure was observed in available photos. This is a mixed profile: well-maintained systems paired with dated, non-updated interior finishes, landing between C3 and C4.
- Kitchen/baths:** Kitchen and both observed bathrooms appear original to the circa-2002 construction with no evident modernization - original cabinetry, laminate counters in kitchen, cultured-marble/laminate vanity tops in baths, and dated fixtures (sliding glass shower doors, standard tub/shower combos). Classified as not updated for both kitchen and baths.

Not visible/verified: Garage interior was not photographed; garage condition/finish could not be assessed.; No attic or crawlspace/foundation access photos provided; slab foundation stated but underside/foundation condition not visually confirmed.; Several interior photos are affected by strong warm/yellow wall paint and holiday decor staging, which can slightly obscure true finish tones and wall condition.; Side elevations of the exterior were not clearly photographed; only front and rear elevations are visible.

311 Zachary Cove, Bryant, 72022 MLS # 26022379

Photo count check: MATCH (14/14)

REVIEW REQUIRED

- Bathroom photo coverage is limited to one shower unit and one vanity; the second full bath is not shown and its condition cannot be verified
- Roof condition cannot be visually confirmed from available photos despite remarks claiming it is less than 2 years old
- Shed's construction quality and structural condition cannot be fully assessed from photos alone

DETACHED OUTBUILDINGS

[HIGH] Detached storage shed in backyard, appears metal-roofed with faded red/white panel siding, elevated on a skid/block base

Freestanding outbuilding not listed in structured fields (no storage building/workshop field checked) and not mentioned in either remarks; visible clearly within the fenced rear yard, appears to be a small prefabricated storage shed roughly consistent with an 8x10-10x12 footprint.

Source: Photo 2, Photo 4

POOLS & SITE IMPROVEMENTS

[MEDIUM] In-ground fire pit / stone fire ring in rear yard

Circular stone/paver ring visible in the lawn behind the house; not mentioned in structured fields or remarks. Could be a simple decorative ring rather than a built site improvement, hence medium confidence.

Source: Photo 5

DATED RENOVATIONS**[HIGH] Roof less than 2 years old**

"a roof that is less than 2 years old"

Source: Public Remarks

[HIGH] HVAC system less than 10 years old

"HVAC system less than 10 years old"

Source: Public Remarks

CONTRADICTIONS

- Public remarks describe a "well-appointed kitchen," but photos show original oak cabinetry, laminate countertops, and an older gas range with no visible updates, which is at odds with the marketing characterization.

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

Quality: Dwelling presents as a builder-grade tract home consistent with Q4: brick veneer exterior, textured/popcorn ceilings, standard vaulted ceiling in living room, oak stock cabinetry, hollow-core doors, and simple millwork typical of early-1990s production building. No custom architectural detail, upgraded window/door grade, or high-end built-ins observed.

Condition: Overall impression is consistent with C3 - a well-maintained home with several system and cosmetic updates (per remarks: recent roof, newer HVAC, fresh paint, updated light fixtures, and newer LVP flooring in the living area) layered onto original builder-grade finishes. Kitchen and baths remain in their original, unrenovated state (not updated), which is the main drag on an otherwise fresh-feeling interior.

Kitchen/baths: Kitchen shows original oak cabinetry, laminate countertops, tile flooring, and an older gas range with no visible modernization - not updated. Both bath areas (shower unit and vanity) also appear original with no visible remodeling or modernization - not updated. Only one full bath was clearly visible in photos.

Not visible/verified: Only one bathroom is shown in photos; the second full bath was not visible for condition/update assessment; No close-up photo of the roof surface to visually corroborate the stated recent roof replacement; Kitchen appliances and countertop condition assessed from a single photo angle; No photos of the garage interior or attic/crawlspace to assess mechanical systems directly

900 Elkhart Loop, Bryant, 72022 MLS # 26023304

Photo count check: MATCH (27/27)

REVIEW REQUIRED

- Verify whether the structure visible in Photo 3's background belongs to the subject property or a neighboring lot before crediting any outbuilding.
- Confirm scope and date of the apparent bathroom remodel, as it is not disclosed in remarks or structured fields and could materially affect effective age/condition rating.
- Reconcile structured FLOORS field ('Carpet') with photographed hardwood and tile flooring to confirm actual flooring composition throughout the home.

DETACHED OUTBUILDINGS

[LOW] Detached garage/shop-like structure with a garage door bearing a mural, visible in background across driveway

A separate structure with its own roofline and driveway is visible to the left of the subject house; it appears to belong to a neighboring property rather than the subject, based on separation from the subject's driveway and roof line. Not mentioned in remarks or structured fields.

Source: Photo 3

POOLS & SITE IMPROVEMENTS

[HIGH] Segmental block retaining wall along sloped rear yard

A low interlocking block retaining wall runs along the base of a sloped section of the rear yard near the fence line. Not referenced in structured fields or remarks.

Source: Photo 26, Photo 27

[MEDIUM] In-ground/paver fire pit

A circular paver fire pit ring sits on the rear lawn near the patio. Not mentioned in structured fields or remarks; construction (mortared vs. dry-stacked) not fully clear from photos.

Source: Photo 22, Photo 26

SITE & VIEW

[HIGH] Primary and secondary bathrooms appear substantially remodeled to a level well above the rest of the home's finish (herringbone tile shower, quartz double vanity, matte black fixtures)

This is a clear condition/quality outlier relative to the rest of the dwelling's builder-grade original finishes; no renovation date or scope is given in remarks or structured fields.

Source: Photo 16, Photo 17, Photo 18, Photo 19

[MEDIUM] Sloped rear yard rising toward rear fence line

Noticeable grade change in the rear yard; may affect usable yard area, though lot size (0.21 ac) is not unusual for the subdivision.

Source: Photo 25, Photo 26, Photo 27

CONTRADICTIONS

- Structured FLOORS field lists only 'Carpet,' but photos show hardwood/wood-look flooring in the living room and dining area and tile/vinyl-look flooring in the kitchen and bathrooms.

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

- Quality:** Dwelling presents as a standard builder-grade brick-front ranch consistent with Q4 - simple gable roofline, vinyl/metal siding on the garage gable, sheetrock interior walls, and stock trim/millwork typical of a 2003 production-built subdivision home. No custom architectural details, extensive built-ins, or upgraded structural materials are evident that would support a higher quality grade; later cosmetic updates (bath remodel, kitchen appliances) do not change this original-construction quality call.
- Condition:** Overall the home presents as well-maintained with clean finishes throughout (living areas, bedrooms) consistent with C3. The primary and secondary bathrooms have been remodeled to a notably higher standard (herringbone tile shower, quartz double-sink vanity, matte black fixtures, updated lighting) than the rest of the house, which pulls the bath component toward C2 condition. The kitchen shows updated stainless appliances and what appears to be a refreshed tile backsplash over cabinetry that looks original to construction, consistent with 'updated' rather than 'remodeled.' No visible deferred maintenance, staining, or structural concerns were observed in the photos provided.
- Kitchen/baths:** Kitchen appears to retain original painted stock cabinetry (builder-grade design) paired with updated stainless appliances and possibly refreshed tile backsplash - consistent with 'updated' rather than 'remodeled.' Both bathrooms show significant recent renovation (tile work, quartz counters, matte black fixtures) well beyond the finish level implied by the rest of the home, consistent with 'remodeled,' though no

date for this work is stated in remarks or structured fields.

Not visible/verified: No photos of garage interior, attic, or crawlspace/foundation to confirm condition of unseen systems; Structured field lists FLOORS as 'Carpet' only, but photos show hardwood/wood-look flooring in living areas and tile in kitchen/baths - floor material scope uncertain; Kitchen counter material listed as 'Concrete' in structured fields could not be visually confirmed with certainty from photos; No stated date for the apparent bathroom remodel; effective age impact of this update is uncertain; MLS photos are marketing images; areas not photographed (garage, attic, exterior rear corners) could not be assessed

2921 Henson Place, Bryant, 72022 MLS # 26029677

Photo count check: MATCH (37/37)

PHOTO-ONLY FINDINGS

[HIGH] **Covered rear patio/porch area**

Rear exterior photos show a covered patio with a wood support post, shingled roof extension, and French door access, running along part of the back of the house. This covered outdoor living area is not referenced in structured fields or remarks.

Source: Photo 33, Photo 35, Photo 36

REVIEW REQUIRED

- Confirm whether the broken garage window (noted in remarks as 'being replaced') has been repaired; a taped/damaged pane is visible in the garage door in Photo 1, Photo 3, and Photo 5.
- Verify the condition and structural adequacy of the outdoor storage building shown in Photo 37 - exterior siding and doors appear weathered, which could indicate deferred maintenance on this ancillary structure.
- Confirm dimensions and enclosure status (open vs. screened) of the covered rear patio visible in Photo 33, 35, and 36, as it is not documented in structured fields or remarks.

DETACHED OUTBUILDINGS

[HIGH] **Outdoor storage building (wood-frame shed, gambrel/barn-style roof)**

Public remarks state 'plus an outdoor storage building for extra space.' Photo 37 confirms a small gambrel-roof wood shed with double barn-style doors, situated within the fenced backyard; siding and door trim show visible weathering/wear.

Source: Public Remarks; Photo 37

DATED RENOVATIONS

[HIGH] **HVAC system replaced**

"a new HVAC (2022)" - verbatim from public remarks.

Source: Public Remarks

[HIGH] **Roof replaced**

"a new roof (2023)" - verbatim from public remarks.

Source: Public Remarks

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

Quality: Consistent with Q4 - a 2001-built brick-and-frame ranch of standard builder-grade construction. Design elements are simple and functional (one-story traditional plan, architectural shingle roof, tray ceiling accent in the living room, plantation shutters), but there is no evidence of custom millwork, upgraded structural materials, or high-end original finishes that would support a Q3 call. The tray ceiling and shutters add some visual interest but do not represent the significant design complexity required to move above Q4.

Condition: Consistent with C3 - the home has received significant recent big-ticket maintenance (new roof 2023, new

HVAC 2022) plus a cosmetic refresh (new LVP flooring throughout, fresh paint), which together indicate limited deferred maintenance and a well-maintained overall impression. However, the kitchen and both bathrooms retain original, dated cabinetry and fixtures (oak cabinets, tile counters, older tub/shower units, grab bars suggesting an older or accessibility-modified bath) that have not been remodeled, which tempers the impression slightly below a C2.

Kitchen/baths: Kitchen retains original oak stock cabinetry with tile countertops and tile backsplash; appliances (refrigerator, range, microwave, dishwasher) appear newer stainless steel but there is no evidence of a cabinet or counter remodel - consistent with 'not updated' per UAD vocabulary. The primary/hall baths show original tub/shower combinations, a glass block window, and grab bars suggesting an older or accessibility-modified installation; the other bath has a jetted garden tub, separate shower stall, and double-sink vanity with painted cabinetry that also appears original in age despite new flooring - consistent with 'not updated'.

Not visible/verified: 37 photos provided with good interior coverage (>8 interior images), supporting a MEDIUM-to-HIGH confidence read on most rooms.; Cannot confirm whether the white bath vanity cabinetry is original or a later repaint/replacement - photos show clean white finish but no clear evidence of remodel scope.; Shed/outbuilding interior condition not visible in photos; exterior shows visible weathering.; No visible safety/soundness defects (no water staining, structural cracking, or exposed subfloor) were observed in provided photos.

2605 Mt. Vernon Drive, Benton, 72015 MLS # 26032938

Photo count check: MATCH (44/44)

PHOTO-ONLY FINDINGS

[LOW] Possible additional outbuilding/structure with metal roof visible beyond the rear fence line

A structure with a metal roof is partially visible over/behind the fence line at the edge of Photo 44, separate from the subject's own shed. This may belong to a neighboring property rather than the subject; ownership/boundary cannot be confirmed from the photo, and it is not mentioned in remarks or structured fields.

Source: Photo 44

REVIEW REQUIRED

- Confirm HVAC upgrade date(s) referenced only vaguely in remarks ("recent upgrades and maintenance") - no specific date given, so it could not be included as a dated renovation
- Visible unfinished paint/drywall patch work in two secondary bedrooms (Photos 31-34) should be verified onsite for extent and cause
- Rough/stained foundation parging along the rear exterior (Photos 42, 43) should be inspected onsite to rule out moisture intrusion or settlement, even though no structural cracking is visible in photos
- Ownership of the metal-roofed structure partially visible over the fence line in Photo 44 should be confirmed with a site visit or plat

DETACHED OUTBUILDINGS

[HIGH] Storage shed in backyard

Public remarks state 'a storage shed' in the fenced backyard; a wood-and-composite-sided shed with a single door is clearly visible in Photo 40 (partial) and Photo 44 (full view), appears to be a small single-story storage building, not separately sized in remarks or structured fields.

Source: Public Remarks; Photo 40; Photo 44

DATED RENOVATIONS

[HIGH] Roof replaced

"The roof is new as of 2021" - verbatim from public remarks.

Source: Public Remarks

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

- Quality:

Consistent with Q4 (builder-grade stock construction). The dwelling is a 1998 traditional brick/vinyl ranch with standard sheet rock ceilings, a semi-vaulted living room ceiling, crown molding in several rooms, and simple millwork/doors. These are pleasant builder-grade touches but not custom or high-end materials. Formica kitchen counters (per structured field) and black mid-grade appliances confirm original stock-grade kitchen construction rather than an upgraded design tier.
- Condition:

Overall consistent with C3-to-C4. The home presents as well-maintained in staged/public areas (updated bath vanity, new tile shower surround, new roof in 2021, recent HVAC maintenance per remarks), but photos of two secondary bedrooms show incomplete paint work and visible drywall patch/texture inconsistencies, and the exterior foundation skirt shows rough, unfinished parging with staining. These point to some deferred maintenance/cosmetic work in progress that tempers an otherwise like-new impression.
- Kitchen/baths:

Kitchen retains original Formica counters and black appliances (dated finishes) but has a newer stacked-stone/tile backsplash added, consistent with a light update rather than remodel. Guest bathroom vanity and shower are described as updated in remarks, and the primary bath shows a newer subway-tile tub/shower surround, though the jetted tub and its deck appear original to the 1998 build. Overall kitchen and baths read as modestly updated, not remodeled.

Not visible/verified: 44 photos provided, giving generally good interior/exterior coverage, but no close-up of roof shingles, attic, or crawlspace/foundation interior to verify condition claims; Cannot confirm functional condition of jetted tub jets or HVAC system beyond remarks statement; Foundation parging/staining visible in exterior photos could indicate moisture or settling but may also be purely cosmetic; onsite inspection recommended; Kitchen appliance age cannot be verified beyond visual finish (black, dated style)

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	1118 Allyson Avenue (SUBJECT) MLS # 26024056	706 Bryant Meadows Drive MLS # 25046103	2804 Falcon Court MLS # 25046391	311 Zachary Cove MLS # 26022379	900 Elkhart Loop MLS # 26023304	2921 Henson Place MLS # 26029677	2605 Mt. Vernon Drive MLS # 26032938
Q/C impression	[M] Q4 / C3-to-C4 K: updated B: not updated	[M] Q4 / C3-to-C4 K: not updated B: updated	[M] Q4 / C3-to-C4 K: not updated B: not updated	[M] Q4 / C3 K: not updated B: not updated	[M] Q4 / C3-to-C2 (bathrooms notably better) K: updated B: remodeled	[M] Q4 / C3 K: not updated B: not updated	[M] Q4 / C3-to-C4 K: updated B: updated
Vs. subject (advisory)	-	Q similar / C similar Both present as Q4 builder-grade with a comparable overall condition profile - updated flooring and one updated bath offset by dated kitchen finishes and uneven bath quality, landing close to the subject's own mixed C3-to-C4 profile.	Q similar / C similar Comparable overall condition - recent system replacements (roof, HVAC, water heater) offset by a fully original, unremodeled kitchen and baths, landing at essentially the same level as the subject's partially updated, partially original profile.	Q similar / C superior A broader recent cosmetic refresh (new flooring, paint, light fixtures, roof, HVAC) across more of the home gives this comparable a fresher overall impression than the subject, even though its kitchen and baths remain similarly unrenovated.	Q similar / C superior Genuinely remodeled bathrooms (tile shower work, quartz vanities, updated fixtures) exceed the subject's untouched, original fiberglass tub/shower baths, giving this comparable a stronger overall condition impression.	Q similar / C similar Recent roof and HVAC replacement plus fresh flooring roughly match the subject's own system updates, while both retain original, unremodeled kitchens and baths, keeping the overall impression close to the subject.	Q similar / C similar A recent roof and modestly updated kitchen/baths are offset by unfinished paint/drywall patching in bedrooms and rough exterior foundation parging, landing at a level comparable to the subject's own mix of updates and disclosed defects.
Detached outbuildings	[L] Small light-colored structure visible beyond the rear fence line	[L] Possible shed or accessory structure with garage door visible over/near fence line in left background	[H] Detached storage shed in rear yard	[H] Detached storage shed in backyard, appears metal-roofed with faded red/white panel siding, elevated on a skid/block base	[L] Detached garage/shop-like structure with a garage door bearing a mural, visible in background across driveway	[H] Outdoor storage building (wood-frame shed, gambrel/barn-style roof)	[H] Storage shed in backyard
Photo-only findings	-	-	[L] Elevated wooden play structure/tree fort with attached swing set in rear yard	-	-	[H] Covered rear patio/porch area	[L] Possible additional outbuilding/structure with metal roof visible beyond the rear fence line
Pools & site improvements	-	[H] Patio [L] Possible pool or covered water feature visible through window	-	[M] In-ground fire pit / stone fire ring in rear yard	[H] Segmental block retaining wall along sloped rear yard [M] In-ground/paver fire pit	-	-

Category	1118 Allyson Avenue (SUBJECT) MLS # 26024056	706 Bryant Meadows Drive MLS # 25046103	2804 Falcon Court MLS # 25046391	311 Zachary Cove MLS # 26022379	900 Elkhart Loop MLS # 26023304	2921 Henson Place MLS # 26029677	2605 Mt. Vernon Drive MLS # 26032938
Site & view	[M] Large fenced backyard suitable for entertaining	[M] Large, open rear yard	[H] Large/usable rear yard on a cul-de-sac lot	-	[H] Primary and secondary bathrooms appear substantially remodeled to a level well above the rest of the home's finish (herringbone tile shower, quartz double vanity, matte black fixtures) [M] Sloped rear yard rising toward rear fence line	-	-
Dated renovations	[H] HVAC system replaced in 2021 [H] New roof installed in 2024 [H] Garage door replaced in 2024	[H] Flooring replacement	[H] Roof - architectural shingle, approximately 4 years old [H] HVAC - newer Trane system installed last summer [M] Laminate flooring installed 3 years ago	[H] Roof less than 2 years old [H] HVAC system less than 10 years old	-	[H] HVAC system replaced [H] Roof replaced	[H] Roof replaced
Review required	- Agent remarks disclose a broken window in an upstairs bedroom with replacement on order at time of listing - verify ... - Confirm true unfurnished condition of staged rooms (living room, primary bedroom, secondary bedrooms) during appraisal ... - Verify whether the structure visible beyond the rear fence line (Photo 14) is on the subject property or belongs to a ...	- Verify presence/condition of the patio referenced in remarks and structured data, which is not clearly visible in the ... - Verify the identity of the turquoise/blue object visible through the window in Photo 4 - possible pool or cover ... - Confirm whether the brick structure with a garage door visible in the background of Photo 2 belongs to the subject ... - Verify extent and repair status of pet-related flooring damage near the back door disclosed in showing remarks.	- Garage interior was not photographed; unable to verify garage finish/condition. - Detached shed in rear yard (Photo 23) has no structured field or remarks documentation - confirm whether it conveys ... - Wooden play structure/tree fort in rear yard is ambiguous as a permanent site improvement versus removable play ...	- Bathroom photo coverage is limited to one shower unit and one vanity; the second full bath is not shown and its ... - Roof condition cannot be visually confirmed from available photos despite remarks claiming it is less than 2 years old - Shed's construction quality and structural condition cannot be fully assessed from photos alone	- Verify whether the structure visible in Photo 3's background belongs to the subject property or a neighboring lot ... - Confirm scope and date of the apparent bathroom remodel, as it is not disclosed in remarks or structured fields and ... - Reconcile structured FLOORS field ('Carpet') with photographed hardwood and tile flooring to confirm actual flooring ...	- Confirm whether the broken garage window (noted in remarks as 'being replaced') has been repaired; a taped/damaged pane ... - Verify the condition and structural adequacy of the outdoor storage building shown in Photo 37 - exterior siding and ... - Confirm dimensions and enclosure status (open vs. screened) of the covered rear patio visible in Photo 33, 35, and 36 ...	- Confirm HVAC upgrade date(s) referenced only vaguely in remarks ("recent upgrades and maintenance") - no specific date ... - Visible unfinished paint/drywall patch work in two secondary bedrooms (Photos 31-34) should be verified onsite for ... - Rough/stained foundation parging along the rear exterior (Photos 42, 43) should be inspected onsite to rule out ... - Ownership of the metal-roofed structure partially visible over the fence line in Photo 44 should be confirmed with a ...

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Contradictions	- Public remarks state photos may be 'virtually staged using AI for illustrative purposes only' and that 'actual rooms ...	- Public remarks and structured fields reference a patio ('wide patio for entertaining'), but the full rear-yard photo ... - A turquoise/blue shape suggestive of a pool is visible through a window in Photo 4, but no pool is visible in the full ...	-	- Public remarks describe a "well-appointed kitchen," but photos show original oak cabinetry, laminate countertops, and ...	- Structured FLOORS field lists only 'Carpet,' but photos show hardwood/wood-look flooring in the living room and dining ...	-	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

The tightest, best-presenting pair is 311 Zachary Cove and 900 Elkhart Loop, both trending toward the favorable end of C3 - Zachary Cove on the strength of a recent roof, newer HVAC, fresh paint and new flooring layered over an unrenovated kitchen/bath core, and Elkhart Loop on the strength of genuinely remodeled bathrooms (tile shower work, quartz counters) paired with an updated-but-not-remodeled kitchen. A step below, 2921 Henson Place and 706 Bryant Meadows Drive present similarly to each other: both combine recent big-ticket system work (new roof/HVAC at Henson Place, new flooring at Bryant Meadows) with kitchens and at least one bath that remain original and dated, plus minor localized issues (a taped garage window at Henson Place, chipped backsplash and uneven bath quality at Bryant Meadows). Slightly below that tier, 2605 Mt. Vernon Drive and the subject, 1118 Allyson Avenue, present similarly - both show a mostly fresh, well-kept impression (new roof and HVAC-era updates) undercut by localized flaws: unfinished paint/drywall patching and rough foundation parging at Mt. Vernon Drive, and a disclosed broken window alongside dated fiberglass tub/shower baths at the subject. 2804 Falcon Court sits at the lower end of the group, close to the subject and Mt. Vernon Drive in overall impression - recent system replacements (roof, HVAC, water heater) are offset by kitchen and bath finishes that remain fully original and visibly worn (hazed shower glass, dated tile flooring) with no update credit anywhere in the wet areas.

QUALITY

Quality is essentially uniform across the entire set, including the subject - every property reads as standard builder-grade (Q4) production construction: brick/vinyl exteriors, stock trim and doors, laminate or Formica counters, and simple millwork, with no custom architectural detail or upgraded structural materials anywhere. The only minor variation is 706 Bryant Meadows Drive's rear bonus-room addition, which shows elevated finish (tray ceiling, crown molding, built-ins) relative to the rest of that home, but this single-room upgrade is not enough to move its holistic quality call above the shared Q4 baseline. No property in the set is materially distinguishable from the others on quality.

VERSUS SUBJECT

Relative to the subject, the comparable set splits into a similar tier and a modestly stronger tier on condition, while quality is uniform throughout. 706 Bryant Meadows Drive, 2804 Falcon Court, 2921 Henson Place, and 2605 Mt. Vernon Drive all present at a level broadly comparable to the subject's freshly-painted-but-partially-original C3-to-C4 profile, each carrying its own mix of recent system updates offset by dated kitchen/bath finishes or a localized defect. 311 Zachary Cove and 900 Elkhart Loop stand out as

somewhat stronger than the subject on condition, driven respectively by a more comprehensive recent cosmetic refresh (flooring, paint, fixtures) and by genuinely remodeled bathrooms that exceed the subject's untouched, original-fixture baths. On quality, every comparable reads at the same builder-grade tier as the subject, so no quality adjustments are indicated within this set.

- 706 Bryant Meadows Drive: quality similar, condition similar - Both present as Q4 builder-grade with a comparable overall condition profile - updated flooring and one updated bath offset by dated kitchen finishes and uneven bath quality, landing close to the subject's own mixed C3-to-C4 profile.
 - 2804 Falcon Court: quality similar, condition similar - Comparable overall condition - recent system replacements (roof, HVAC, water heater) offset by a fully original, unremodeled kitchen and baths, landing at essentially the same level as the subject's partially updated, partially original profile.
 - 311 Zachary Cove: quality similar, condition superior - A broader recent cosmetic refresh (new flooring, paint, light fixtures, roof, HVAC) across more of the home gives this comparable a fresher overall impression than the subject, even though its kitchen and baths remain similarly unrenovated.
 - 900 Elkhart Loop: quality similar, condition superior - Genuinely remodeled bathrooms (tile shower work, quartz vanities, updated fixtures) exceed the subject's untouched, original fiberglass tub/shower baths, giving this comparable a stronger overall condition impression.
 - 2921 Henson Place: quality similar, condition similar - Recent roof and HVAC replacement plus fresh flooring roughly match the subject's own system updates, while both retain original, unremodeled kitchens and baths, keeping the overall impression close to the subject.
 - 2605 Mt. Vernon Drive: quality similar, condition similar - A recent roof and modestly updated kitchen/baths are offset by unfinished paint/drywall patching in bedrooms and rough exterior foundation parging, landing at a level comparable to the subject's own mix of updates and disclosed defects.
- No property in the comparable set falls roughly a full internal-score step or more from the group's condition center; the spread from best (311 Zachary Cove / 900 Elkhart Loop) to weakest (2804 Falcon Court) is comparatively narrow.*
- Quality is fully homogeneous (all Q4) with no property deviating enough to constitute a notable gap.*
- All seven assessments (subject and six comparables) carry MEDIUM confidence, so none of the comparisons above should be read as high-certainty calls; all condition distinctions are based on photo interpretation rather than direct inspection.*
- Several properties (Bryant Meadows, Falcon Court, Elkhart Loop) note incomplete photo coverage of garages, attics, or foundations, which could shift the condition picture if issues exist in those unseen areas.*
- No appraiser first-hand inspection comments on the subject were provided in this set, so the subject comparison relies solely on the subject's MLS-photo-based assessment block.*