

38 Tom Jones Rd

Comp feature detection report for the work file

[Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20260924-025045-38-tom-jones-rd](http://nabholz-comp-extractor.up.railway.app/jobs/20260924-025045-38-tom-jones-rd)

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: 13

PHOTO-ONLY FINDINGS

[HIGH] Attached wood deck at rear of home

A wood deck with railings and steps is attached to the rear of the dwelling off a sliding glass door; not mentioned in any notes (none provided).

Source: Photo 2

REVIEW REQUIRED

- Ownership/boundary status of the shed visible in Photo 2 background should be confirmed against a plat or survey.
- No photos document the foundation/crawlspace, roof surface, or mechanical systems - appraiser should verify these areas were inspected.
- Parcel boundaries relative to the pond and open land shown in Photos 3-4 should be confirmed against legal description/plat.

DETACHED OUTBUILDINGS

[HIGH] Detached carport (open-sided, metal roof, gravel pad)

Free-standing post-supported carport with metal roof situated to the side/rear of the dwelling, visible from both front and rear exterior photos, sheltering a vehicle.

Source: Photo 1, Photo 2

[LOW] Small detached shed in rear yard/field

A small gray shed with a dark roof is visible in the far background at left; distance and angle make it unclear whether this structure sits on the subject parcel or a neighboring property.

Source: Photo 2

SITE & VIEW

[MEDIUM] Pond/water feature on the property

An in-ground pond with surrounding vegetation is visible on what appears to be the subject's land based on the gravel path leading to it from the driveway; exact parcel boundary not confirmable from photos.

Source: Photo 4

[LOW] Open rural acreage surrounding dwelling

Gravel driveway is flanked by open pasture/field and fencing, and the rear pond area is surrounded by additional open land, suggesting the site may exceed a typical residential lot size; exact acreage cannot be confirmed from photos alone.

Source: Photo 3, Photo 4

IMAGE QUALITY ISSUES

- Photo 2's background shed is small and distant, limiting ability to assess its size, construction, or ownership.
- Photo 4 is taken at a distance with vegetation partially obscuring the pond's edges and true extent.

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

- Quality:** Consistent with Q4 - the dwelling appears to be a manufactured/modular home (vinyl skirting, panelized siding, simple gable rooflines, stock window/door units visible in Photo 1). Construction and design complexity read as stock/builder-grade despite an upgraded finish package inside; later finish upgrades do not raise the quality call.
- Condition:** Consistent with C3 - the home presents as well-maintained with visible updates to the kitchen and primary bath, clean uniform carpet and flooring, and no signs of deferred maintenance in the photos provided.
- Kitchen/baths:** Kitchen (Photo 6) shows a large island, stone-look countertops, tile backsplash, and dark cabinetry consistent with an updated/remodeled kitchen. Primary bath (Photo 9) shows a vessel sink, tiled glass shower enclosure, and backlit LED mirrors consistent with a remodel. Secondary bath (Photo 10) is more modest with a simpler vanity and tub/shower combo, consistent with an updated (not remodeled) space; dominant condition across baths leans remodeled given the primary bath's scope.

Not visible/verified: No appraiser notes were provided, so all impressions rely solely on photo review.; No photos of roof close-up, HVAC equipment, electrical panel, or foundation/crawlspace to confirm systems condition or exact foundation type.; Only one secondary bedroom bath is shown; condition of any additional bathrooms is not observed.; Exterior photos show only front and rear elevations; side elevations are not documented.

916 Caney Valley Drive, Plummerville, 72127 MLS # 24035242

Photo count check: MATCH (10/10)

REVIEW REQUIRED

- No bathroom photos - baths condition/quality cannot be verified and should be confirmed via other means before finalizing adjustments.
- Open-sided lean-to structure attached to the shop (Photo 4) should be verified in the field for size/use, as it is not clearly itemized in remarks or structured data.
- A pond visible in the aerial photo (Photo 5) appears to sit outside the marked property boundary on a neighboring parcel; confirm this is not part of the subject site before use.

DETACHED OUTBUILDINGS

[HIGH] Large insulated metal shop building with two roll-up garage doors, man door, and concrete floor
Public remarks state 'Insulated Shop' on the 14.90 acres. Photos 1-4 show a large steel-frame building with white/gray metal siding, two roll-up doors, a side entry door, insulated wall panels visible inside (Photo 3), concrete floor, and a window AC unit for climate control - appears to be a sizable multi-bay workshop.

Source: Public Remarks; Photos 1, 2, 3, 4, 10

[MEDIUM] Open-sided lean-to/covered bay attached to the shop building
Photo 4 shows what appears to be the same shop building from an opposite elevation, with an open-sided, post-supported lean-to extension used for equipment/material storage (buckets, tools visible). This open-bay portion is not separately itemized in remarks or structured fields beyond the general 'Insulated Shop' reference, so its extent/size is uncertain.

Source: Photo 4

SITE & VIEW

[HIGH] 14.90 acres of open pasture with livestock/horse allowance
Significantly larger than a typical residential site; aerial photo (Photo 5) confirms a large rectangular open field with the home and shop sited centrally, consistent with usable excess acreage/farm potential.

Source: Structured Fields (Approx Acreage 14.90; FARM/RANCH: Livestock Allowed, Horses); Public Remarks ('Property

is open Pasture')

IMAGE QUALITY ISSUES

- Only 10 total photos provided, limiting overall inspection depth.
- No bathroom photos included, preventing condition/quality assessment of baths.
- Aerial site photo (Photo 5) has a hand-drawn boundary overlay that makes it hard to confirm exact placement of nearby pond/structures relative to the parcel line.

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

Quality:	This is a 2014-built double-wide manufactured home on a permanent foundation with metal/vinyl siding and architectural shingle roof - standard manufactured-housing production materials. Interior shows stock oak-style cabinetry, Formica/laminate tile-look countertops, a built-in decorative range hood cover, and a kitchen island - features typical of a well-appointed but still stock-grade manufactured home. No custom millwork, upgraded cabinetry, or high-end materials were observed that would support a higher quality tier. Consistent with Q4 (stock/builder grade meeting code) for manufactured housing.
Condition:	Limited interior photos (kitchen x2, living room, one bedroom) show clean, apparently well-kept finishes with no visible damage, staining, or deferred maintenance. Flooring (vinyl tile-look and carpet) appears serviceable and free of visible wear or soiling. Kitchen finishes appear original to the 2014 construction with no evidence of remodeling or updated fixtures. No bathroom photos were provided, so bath condition cannot be assessed. Exterior/shop structures appear well maintained. Overall impression is consistent with C3 (well-maintained, limited wear) for a home of this age, though photo coverage is sparse.
Kitchen/baths:	Kitchen (Photos 6, 7) shows original-appearing Formica/laminate tile-look countertops, stock oak cabinetry, and a built-in electric range with black refrigerator - no evidence of remodeling or modernization, consistent with 'not updated.' No bathroom photos were included in the listing, so bath condition/status cannot be determined from available materials.

Not visible/verified: Only 10 total photos provided; roughly 4 are interior, below the ~8 threshold for high interior confidence - interior impression should be treated as LOW confidence.; No bathroom photos were provided; baths_status is 'not observed' and the baths_condition score is an estimate only.; No close-up exterior siding/roof photos to verify actual exterior condition beyond general massing shots.; Cannot confirm presence/absence of any interior updates in unseen rooms (secondary bedrooms, hallway, laundry).

493 AR-287 Highway, Morrilton, 72110 MLS # 25023879

Photo count check: MATCH (18/18)

PHOTO-ONLY FINDINGS

[MEDIUM] Built wood deck with railing and stairs at rear entrance

A constructed wood deck with railing and a stairway down to a gravel pad is visible at the rear entry. No porch/deck/patio structured field or remarks reference this feature, though it is a built site improvement visible in the photos.

Source: Photo 3

REVIEW REQUIRED

- Verify whether the dark canopy/tent structure near the home (Photo 18) is a permanent outbuilding or a temporary/portable canopy.
- Confirm property boundary relative to the long light-colored building visible over the fence line in Photo 1 and Photo 18 - may belong to an adjacent parcel.
- Confirm extent and construction of the 'dedicated dog pen' referenced in public remarks relative to the fencing visible in Photo 2, 3, and 18.

- Confirm presence/condition of the third full bathroom (Jack-and-Jill) not clearly shown in the photo set.

DETACHED OUTBUILDINGS

[LOW] Dark rectangular canopy/tent-like structure adjacent to the home

A dark canopy or tent-like structure is visible near the side of the home in the distant dusk photo; not mentioned in remarks or structured fields. May be a portable/temporary carport or storage canopy rather than a permanent outbuilding - appearance and size cannot be confirmed at this distance/lighting.

Source: Photo 18

[LOW] Long, low building visible in the distance beyond the rear fence line

Both a distant front-yard view (Photo 1) and a distant rear/side view (Photo 18) show what appears to be a long light-colored building at the tree line/fence boundary. This structure is not described in remarks or structured fields and may be located on a neighboring parcel rather than the subject property; ownership/boundary cannot be confirmed from the photos.

Source: Photo 1 and Photo 18

POOLS & SITE IMPROVEMENTS

[MEDIUM] Fenced dog pen/enclosure

Public remarks state the property includes 'a dedicated dog pen.' Chain-link fencing is visible along the side yard in Photo 2, a chain-link gate/enclosure is visible near the rear deck in Photo 3, and a netted fence run along the side property line appears in Photo 18 - consistent with, though not definitively matching in extent, the described dog pen.

Source: Public Remarks (corroborated by Photo 2, Photo 3, Photo 18)

SITE & VIEW

[HIGH] 2.00-acre rural home site

Structured data lists 2.00 acres, matching the public remarks. Photos 1 and 18 show a large, open mowed yard surrounding the home consistent with acreage exceeding a typical in-town lot; property is also noted as 'Not in Subdivision' and outside city limits.

Source: Structured Field (Approx Acreage 2.00), corroborated by Public Remarks ('Situated on a 2-acre lot') and Photo 1/Photo 18

[MEDIUM] Open rural/pastoral rear and side views

The dining area's sliding glass door (Photo 5) and bedroom windows (Photo 7, Photo 13) show unobstructed views of open field and tree line, suggesting a rural setting without close rear/side neighbors, which may be a value consideration.

Source: Photo 5, Photo 7, Photo 13

IMAGE QUALITY ISSUES

- Photo 1 and Photo 18 are taken from a significant distance under overcast/dusk lighting, limiting the ability to confidently identify distant structures, fencing extent, and yard features.
- Several interior photos are heavily furnished/cluttered with personal belongings (toys, decor), which can obscure floor and wall condition in some rooms.

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

Quality: Consistent with Q4: a stock/builder-grade Kabco double-wide manufactured home (2024) set on a permanent foundation, with vinyl lap siding, standard vinyl windows with decorative shutters, and 3-tab shingle roofing. Interior millwork and finishes (lamine cabinetry, laminate stone-look counters, crown molding trim) are a step above base manufactured-home stock but remain consistent with manufactured/HUD-code construction

- Condition:

rather than custom site-built quality, so quality is not elevated above Q4 despite the pleasant finish package. Consistent with C2: the home is new 2024 construction described in public remarks as 'pristine' and 'impeccably maintained,' and photos throughout show no visible wear, damage, staining, or deferred maintenance. Overall presentation is like-new.
- Kitchen/baths:

Kitchen (Photo 4) and the primary bath (Photo 15, 16) show modern, cohesive finishes - stainless appliances, laminate stone-look counters, tiled glass-enclosed shower, garden tub, and double vanity - consistent with an 'updated' turnkey condition rating; these are original to the 2024 build rather than later remodel work, so they support CONDITION, not an elevated QUALITY score. A secondary hall bath (Photo 9, 11) shows simpler single-sink vanity and standard tub/shower, also new and clean. The stated third (Jack-and-Jill) bathroom is not clearly visible in the photo set.

Not visible/verified: Manufactured/modular (HUD-code) construction caps the quality classification per UAD guidance regardless of upgraded finish selections.; The third full bathroom (Jack-and-Jill, serving two secondary bedrooms) is not clearly depicted in the available photos; condition assessment relies on the primary bath and one secondary bath only.; Exterior siding, roofing, and foundation skirting materials are assessed from listing photos only, taken in varying light/weather; no close-up material inspection available.; Marketing language ('dream home,' 'pristine') in public remarks may reflect staging/sales bias; condition impression is corroborated by photo evidence but appraiser should confirm on-site.

1225 Stony Point Road, Houston, 72070 MLS # 25026040

Photo count check: MATCH (46/46)

REVIEW REQUIRED

- Foundation type contradiction: structured data lists Crawl Space while remarks state a poured concrete foundation - verify actual foundation type, which can affect condition/quality and cost approach.
- Aerial photos (1, 6, 8, 41, 42, 45) show a red-roofed barn/pavilion and a pond near the property; the drawn parcel boundary in Photos 1, 3, 6, and 7 appears to exclude these from the subject's 4.21-acre tract - confirm these belong to a neighboring parcel and are not shared/subject improvements.
- Crawl space/underside of home is not visible in any photo; cannot confirm foundation condition, skirting integrity, or presence of any moisture issues below the structure.

DETACHED OUTBUILDINGS

[LOW] Red-roofed barn/pavilion-style structure visible in aerial photos

A red-roofed open pavilion/barn and associated outbuildings appear in the distance in several aerial photos. The yellow parcel boundary overlay in Photos 1, 3, 6, and 7 appears to exclude this structure from the subject's 4.21-acre tract, suggesting it belongs to a neighboring property rather than the subject.

Source: Photo 1, Photo 6, Photo 8, Photo 41

POOLS & SITE IMPROVEMENTS

[LOW] Pond visible near property in aerial photos

A pond is visible to the northeast/east of the home in several aerial shots. Based on the yellow boundary overlay in Photo 3, the pond appears to sit outside the subject's 4.21-acre parcel, likely on an adjoining property; ownership/shared-use status is unclear.

Source: Photo 1, Photo 8, Photo 41

[HIGH] Stacked natural-stone retaining walls around home site

Substantial stacked-stone retaining walls/edging surround the elevated home site, corroborating the structured 'Extra Landscaping' lot feature; visible in multiple exterior photos.

Source: Structured Field (Extra Landscaping); Photo 4, Photo 5, Photo 44, Photo 45, Photo 46

SITE & VIEW

- [HIGH]

4.21-acre parcel - excess/usable acreage for the area

Structured lot size fields and aerial photos (1, 3, 6, 7) confirm a wooded, 4.21-acre rural homesite substantially larger than typical suburban lots.

Source: Structured Field (Approx Acreage 4.21; Rural Property; Wooded)
- [HIGH]

Distant view of the Arkansas River and river-bottom farmland ('River/Lake Area')

Aerial photos show the Arkansas River and surrounding farmland/mountains in the background from the property's elevated wooded setting, consistent with the structured 'River/Lake Area' lot amenity.

Source: Structured Field (LOT: River/Lake Area); Photo 1, Photo 8, Photo 41, Photo 43, Photo 45
- [MEDIUM]

Elevated, wooded, private homesite setting

Home sits on a cleared pad within heavily wooded acreage on sloped/hilltop terrain, offering privacy and elevation not typical of standard subdivision lots.

Source: Structured Field (Wooded, Sloped, Rural Property); Photo 4, Photo 5, Photo 6, Photo 7

CONTRADICTIONS

- Structured FOUNDATION field lists 'Crawl Space,' while Public Remarks state 'Concrete foundation, metal skirting' - foundation type is inconsistent between the two sources.

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

- Quality:

Manufactured double-wide home (built 2022, permanent foundation per structured data) with builder-grade manufactured construction elevated by above-standard interior design details - coffered wood-beam ceiling, stacked-stone fireplace surround with wood mantel, crown molding throughout, farmhouse sink, and an 8' walk-in tile shower with subway tile, decorative banding, and pebble floor. Exterior is vinyl/metal lap and board-and-batten siding on a manufactured chassis with a metal roof and covered composite deck. Overall impression is consistent with Q4 - stock/builder-grade manufactured construction with some upgraded design elements beyond typical manufactured-home stock, but not reaching site-built custom/high-end Q2-Q3 territory.
- Condition:

Home was built in 2022 and sold in late 2025; all interior photos (vacant, staged) show clean, unworn finishes with no visible staining, cracking, or deferred maintenance in the kitchen, baths, living areas, or bedrooms. This is consistent with C2 - like-new condition with no apparent deferred maintenance - though full interior/exterior coverage (crawl space, all exterior elevations, full 3rd-bedroom view) was not provided in the photo set.
- Kitchen/baths:

Kitchen: white shaker-style cabinetry, textured tile backsplash, stainless appliances, stainless farmhouse sink, and a butcher-block-topped island - all original to the 2022 construction (matches structured 'Kit Counter-Formica'), not a later remodel. Baths: primary bath has dual vanities with granite-look laminate tops, a jetted soaking tub, and an 8' walk-in tile shower with subway tile, decorative accent banding, and a pebble-stone floor with built-in bench; secondary baths have tub/shower combo units with granite-look laminate vanity tops. All fixtures appear original to construction, well-maintained, with no evidence of post-construction updating.

Not visible/verified: MLS photos are staged/marketing photos of a vacant home; typical problem areas may be omitted or shown in best light.; Crawl space/foundation area is not visible in any photo; Public Remarks state 'Concrete foundation, metal skirting' while the structured FOUNDATION field lists 'Crawl Space' - actual substructure condition could not be verified.; Full interior of the 3rd bedroom is not clearly shown; condition assumed consistent with other bedrooms but not directly confirmed.; Not all exterior elevations are fully visible (side elevations only partially shown).

Photo count check: MATCH (25/25)**REVIEW REQUIRED**

- Exterior siding and roof condition could not be fully verified due to backlighting/shadow in the only two exterior photos provided
- Ownership/location of the gate and platform structure visible in photo 23 is ambiguous (may be pasture fencing on subject site or a neighboring feature) and warrants field verification
- No crawl space or foundation-level photos were provided to verify condition given Crawl Space foundation type

POOLS & SITE IMPROVEMENTS**[LOW] Metal livestock gate and low platform/bench structure visible in pasture area**

A metal panel gate and a low bench-like structure are visible in the pasture/tree line area; unclear if this is a permanent site improvement (fencing/gate for pasture use) belonging to this property or a neighboring parcel, and not mentioned in structured fields or remarks beyond general 'pasture' reference.

Source: Photo 23

SITE & VIEW**[HIGH] 6+/- acre rural parcel**

Approx Acreage listed as 6.00; Public Remarks describe '6+/- acre property' - excess acreage relative to typical residential lots, a clear site value driver.

Source: Structured Field / Public Remarks

[HIGH] Creek frontage (Cedar Creek)

Remarks state the property 'backs into Cedar Creek'; photos 21, 22, and 25 show a rocky creek bed and flowing water consistent with on-site creek frontage - a waterfront/water-feature value driver.

Source: Public Remarks / Photo 21, 22, 25

[MEDIUM] Mixed wooded/pasture/rural land use

Structured fields note Wooded, Cleared, Rural Property, Sloped, Level lot characteristics; remarks describe 'woods, rocks, creek, some pasture' - a diverse rural site adding usable land value beyond a typical residential lot.

Source: Structured Field / Public Remarks

IMAGE QUALITY ISSUES

- Photos 1-2 (exterior) are backlit with strong sun glare through trees, obscuring roof and siding detail
- Photos 5,6,7,9,13,14,15,16,17,18,19 show significant lens flare/glare from overhead lighting, limiting assessment of wall and ceiling finish condition
- Photo 10-12 (hallway/pantry) are dim and slightly blurred, limiting detail visibility

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

Quality: Dwelling is a manufactured/modular home (per Class field) with vinyl siding, composition roof, and crawl space foundation. Interior finishes consistent with builder-grade manufactured housing: laminated wood-look wall paneling throughout, vinyl plank flooring, stock dark-stained cabinetry, laminate countertops, and builder-grade black appliances. Design includes an open-concept living/kitchen/dining area with a large island and split floorplan, but these are layout features rather than upgrades in construction quality. Overall consistent with Q5 (economy/plain design, minimal ornamentation, meets code) for a manufactured home; quality should not be raised for the large island or open layout, as these do not reflect higher-grade materials or millwork.

Condition: Home appears to be in well-maintained, near-original condition consistent with a c.2019 build. No visible deferred maintenance, no staining, cracking, or structural distress observed in available photos. Finishes appear original to construction rather than later updates - i.e., updated-looking counters/cabinets are original

stock, not later remodeling. Overall consistent with C3 (well-maintained, limited wear), though photo glare limits fine assessment of wall/ceiling condition in several rooms.

Kitchen/baths: Kitchen (Photos 3-8): large island with laminate countertop, dark-stained stock cabinetry, black free-standing electric range, black refrigerator, black dishwasher, tile-look laminate backsplash - appears original to 2019 construction, not updated. Baths (Photos 13,15,18): double-sink vanity with laminate top in one bath, single-sink vanity with laminate top and fiberglass tub/shower units in others - also appear original, not updated.

Not visible/verified: Exterior photos (1-2) are backlit/shadowed by trees, limiting assessment of siding and roof condition; No close-up exterior photos of siding, roofline, or foundation/skirting were provided; Several interior photos (5,6,7,9,13-19) show significant lens flare/glare that obscures wall and ceiling finish detail; No photos of crawl space or under-home area to assess foundation/moisture condition; Home appears vacant with minimal staging, limiting ability to assess livability wear patterns

6907 Hwy 9, Center Ridge, 72027 MLS # 25030617

Photo count check: MATCH (33/33)

REVIEW REQUIRED

- Farm pond visible in aerial photos is not referenced in remarks or structured fields - verify size, permanence, and whether it contributes site value or presents a liability/attractive-nuisance consideration.
- Additional small shed(s) visible in aerial photos beyond the stated 24x30 shop are not itemized - confirm count, size, and condition, as they may affect site improvement value.
- Attached lean-to/kennel structure on the shop building is not documented in remarks - confirm construction quality and whether it adds usable value.

DETACHED OUTBUILDINGS

[HIGH] 24x30 detached shop with electricity

Metal pole-barn style shop with roll-up garage door and man door, per remarks 24x30 with electric service; visible in Photos 26, 27, 32, 33 with concrete floor and exposed wood/metal frame interior.

Source: Public Remarks; Structured Field (Farm/Ranch: Barns/Buildings)

[MEDIUM] Attached open-sided lean-to/carport with wire-fenced kennel enclosure on shop building

Open lean-to extension on the shop's side elevation with a fenced/wire enclosure (kennel or animal pen) visible in Photos 26-27; not separately itemized in remarks or structured fields, which only reference the shop itself.

Source: Photo 26; Photo 27

[LOW] Additional small shed(s) near shop/house or in pasture

Aerial photos show at least one small freestanding shed-type structure separate from the 24x30 shop, near the driveway/pasture area; not itemized by size or count in remarks or structured fields, so ownership/inclusion should be verified.

Source: Photo 24; Photo 25; Photo 30

POOLS & SITE IMPROVEMENTS

[MEDIUM] Farm pond

A pond of roughly 1/4 to 1/2 acre is visible within the fenced property boundary in multiple aerial photos; not referenced in public remarks or any structured field (no waterfront/pond field present).

Source: Photo 23; Photo 24; Photo 25; Photo 28; Photo 29; Photo 30; Photo 31

SITE & VIEW

[HIGH] 5.93 acres with highway frontage

Listing states 'Nestled on 5.93 acres in the country with highway frontage'; aerial photos (23-25, 28-30) confirm a large open rural parcel fronting Hwy 9, exceeding typical residential lot size and supporting hobby-farm/excess-acreage value.

Source: Structured Field (Approx Acreage 5.93); Public Remarks

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

- Quality:** Consistent with Q4 - a 2017 double-wide manufactured (HUD-code) home with metal/vinyl siding, brick skirting, sheetrock interior walls, and a builder-grade trim package (dark-stained crown molding and baseboards, built-in wood cabinetry in the living area). Kitchen cabinetry is stock raised-panel stained wood with Formica-type counters (per structured field), and appliances are basic black. Design and materials reflect standard manufactured-home construction rather than custom or high-end upgrades; the trim/millwork upgrades are a step above the most basic economy grade but do not push this into Q3 territory.
- Condition:** Consistent with C3 - the home is relatively young (2017, ~8 years old) and photos show no visible deferred maintenance, staining, or structural issues. Finishes (flooring, cabinets, fixtures) appear original to construction and are clean but not updated; this places it as well-maintained with some age-appropriate wear rather than like-new.
- Kitchen/baths:** Kitchen retains original stock stained cabinetry and Formica-type counters (structured field) with black appliances - consistent with 'not updated.' Bathrooms show original fiberglass tub/shower units, laminate-top vanities, and a garden tub - also consistent with 'not updated.' No granite, tile backsplash upgrades, or fixture modernization observed.

Not visible/verified: Property photographed vacant/staged with no furniture, limiting assessment of finish wear; Roof, HVAC, and foundation/skirting condition not clearly visible in interior/exterior photos beyond remarks claims; Shop/outbuilding interior finish and condition only partially visible (concrete floor, exposed metal framing); Manufactured home construction type introduces atypical quality benchmarks vs. site-built comps

10 Hammond Drive, Greenbrier, 72058 MLS # 26006788

Photo count check: MATCH (44/44)

PHOTO-ONLY FINDINGS

[MEDIUM] Whirlpool/jetted soaking tub built into an arched tile niche in the primary bathroom, separate from the walk-in shower

No structured field or remarks reference a whirlpool/jetted tub (structured fields mention only 'Walk-in Shower'). Photos 15 and 23 clearly show a jetted tub with visible jet nozzles and controls set into a custom arched wall niche, an amenity with no corresponding documentation elsewhere.

Source: Photo 15, 23

REVIEW REQUIRED

- Standing water visible extending toward the tree line in several pond photos (e.g., Photo 34) - recommend confirming whether this reflects normal pond level or seasonal flooding/drainage concerns near the dwelling
- Exact dimensions/construction quality of the detached carport/shop structure could not be determined from photos and are not stated in structured fields
- Kitchen and bath finishes (granite, tile, whirlpool tub) appear to be original to the 2016 construction rather than later updates; recommend confirming with listing agent whether any interim renovations occurred

DETACHED OUTBUILDINGS

[HIGH] Detached metal building combining an open carport bay and an enclosed shop/storage room with garage door and window

Public Remarks describe 'covered parking/workshop space' and 'Covered parking and workshop/storage space...for equipment, hobbies, or additional storage.' Structured fields list both 'Shop' and 'Carport - Two Car.' Photo 28 shows a gable-roofed metal structure with an open carport bay on one side and an enclosed room with a roll-up garage door and window on the other; Photo 29 shows it situated near the main dwelling. Exact square footage not stated.

Source: Structured Field (Shop; Carport-Two Car) / Public Remarks / Photo 28, 29

SITE & VIEW

[HIGH] Approximately 6.04 acres of open and wooded rural acreage

Public Remarks call this 'a rare combination of acreage, utility, and convenience' and describe 'a mix of open and wooded acreage.' Structured field confirms 6.04 acres with legal description referencing two tracts (1.43 AC + 4.61 AC). This exceeds typical suburban lot size and is a likely site value driver.

Source: Structured Field (Approx Acreage 6.04) / Public Remarks

[HIGH] Stocked pond on/adjacent to the property

Public Remarks reference 'a stocked pond that adds recreational and lifestyle appeal' and directions note the property is 'at the pond.' Structured field lists 'Pond' under LOT features. Multiple exterior photos show a wooded pond with standing water adjacent to the road/lot.

Source: Structured Field (LOT: Pond) / Public Remarks / Photo 26, 31, 34, 37

[MEDIUM] Sloped/down-sloping wooded rural lot with corner-lot configuration

Structured fields indicate sloped and down-sloping topography on a wooded corner lot; porch/deck photos (Photo 2, 25, 42) show a view over sloping tree-lined terrain, consistent with a topography-driven view amenity, though the practical usability impact of the slope cannot be fully assessed from photos.

Source: Structured Field (LOT: Sloped, Down Slope, Corner Lot, Wooded, Rural Property)

IMAGE QUALITY ISSUES

- Several exterior photos (e.g., Photo 32, 41) have strong backlighting/sun flare that partially obscures roof, gutter, and siding detail
- All exterior photos were taken in leaf-off winter conditions, limiting ability to assess landscaping, tree canopy density, and full extent of wooded acreage

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

- Quality:** This is a 2016-built modular home marketed as having 'upgraded specifications' (2x6 exterior walls, added insulation) that lives like a site-built home. Original construction quality shows meaningful upgrades over typical builder-grade stock: granite slab counters, tile backsplash, crown molding throughout, a tiled walk-in shower with mosaic accents, and stained tongue-and-groove wood porch ceilings on two large covered porches. However, it remains a modular/manufactured product on piers/crawl space, which caps it below true custom-built (Q2) quality. Overall impression is consistent with Q3-to-Q4 - a well-finished modular home exceeding baseline builder specification.
- Condition:** The home presents as well-maintained with clean, unworn finishes throughout and no visible deferred maintenance or safety concerns in any interior photo. Exterior decking/porch flooring shows natural graying consistent with an aged or unsealed wood surface, a minor cosmetic item. Overall impression is consistent with C3 - well-maintained with limited wear, though kitchen and baths appear to be original to the 2016 build rather than subsequently updated.
- Kitchen/baths:** Kitchen and baths appear original to the 2016 modular construction with no remarks or structured-field evidence of post-construction remodeling. Finishes (granite counters, tile backsplash, stainless appliances, tiled walk-in shower, whirlpool tub) reflect the builder's upgraded original package rather than a later renovation, so they are classified as 'not updated' in the UAD sense (no modernization event since

construction), despite presenting in good, clean condition.

Not visible/verified: Exact age/condition of roof, HVAC, and plumbing systems could not be verified from photos alone; Full extent and topography of the 6.04-acre parcel beyond the visible tree line could not be assessed; Whirlpool tub mechanical condition (jets/motor function) cannot be verified from photos; Secondary bedrooms and closets are only partially shown; some rooms not fully photographed

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	916 Caney Valley Drive MLS # 24035242	493 AR-287 Highway MLS # 25023879	1225 Stony Point Road MLS # 25026040	104 Cove Chapel Road MLS # 25028591	6907 Hwy 9 MLS # 25030617	10 Hammond Drive MLS # 26006788
Q/C impression	[M] Q4 / C3 K: updated B: remodeled	[M] Q4 / C3 K: not updated B: not observed	[H] Q4 / C2 K: updated B: updated	[M] Q4 / C2 K: not updated B: not updated	[M] Q5 / C3 K: not updated B: not updated	[M] Q4 / C3 K: not updated B: not updated	[H] Q3-to-Q4 / C3 K: not updated B: not updated
Vs. subject (advisory)	-	Q similar / C inferior Both are anchored at the same stock manufactured-home quality tier, but this comparable's kitchen is not updated and baths were not even observable, versus the subject's updated kitchen and remodeled primary bath; the directional call is softened somewhat by this comp's sparse interior photo coverage.	Q similar / C superior Same manufactured-home quality tier as the subject, but this comparable is new (2024) construction described as pristine with an updated kitchen and updated baths throughout, presenting fresher than the subject's updated-but-not-new finishes.	Q similar / C superior Quality tier matches the subject, but this comparable is near-new (2022) construction shown vacant/staged with no visible wear anywhere, edging out the subject's condition despite its kitchen/baths being original rather than remodeled.	Q inferior / C similar This comparable reads as more plain/economy-grade (minimal ornamentation) versus the subject's stock-but-more-finished interior, while condition levels are comparable since neither the comp's original kitchen/baths nor the subject's post-construction updates create a large gap in overall upkeep.	Q similar / C similar Same manufactured-home quality tier as the subject; condition is comparable overall, though the subject's updated kitchen and remodeled primary bath give it a slight edge over this comparable's original, un-updated finishes.	Q superior / C similar This comparable's modular construction includes upgraded specifications (2x6 walls, granite counters, crown molding, tiled shower) that place it a notch above the subject's more basic stock finish package, while overall condition is closely matched since both present as well-maintained without major wear.
Detached outbuildings	[H] Detached carport (open-sided, metal roof, gravel pad) [L] Small detached shed in rear yard/field	[H] Large insulated metal shop building with two roll-up garage doors, man door, and concrete floor [M] Open-sided lean-to/covered bay attached to the shop building	[L] Dark rectangular canopy/tent-like structure adjacent to the home [L] Long, low building visible in the distance beyond the rear fence line	[L] Red-roofed barn/pavilion-style structure visible in aerial photos	-	[H] 24x30 detached shop with electricity [M] Attached open-sided lean-to/carport with wire-fenced kennel enclosure on shop building [L] Additional small shed(s) near shop/house or in pasture	[H] Detached metal building combining an open carport bay and an enclosed shop/storage room with garage door and window
Photo-only findings	[H] Attached wood deck at rear of home	-	[M] Built wood deck with railing and stairs at rear entrance	-	-	-	[M] Whirlpool/jetted soaking tub built into an arched tile niche in the primary bathroom, separate from the walk-in shower
Pools & site improvements	-	-	[M] Fenced dog pen/enclosure	[L] Pond visible near property in aerial photos [H] Stacked natural-stone retaining walls around home site	[L] Metal livestock gate and low platform/bench structure visible in pasture area	[M] Farm pond	-

Category	SUBJECT PROPERTY inspection photos	916 Caney Valley Drive MLS # 24035242	493 AR-287 Highway MLS # 25023879	1225 Stony Point Road MLS # 25026040	104 Cove Chapel Road MLS # 25028591	6907 Hwy 9 MLS # 25030617	10 Hammond Drive MLS # 26006788
Site & view	[M] Pond/water feature on the property [L] Open rural acreage surrounding dwelling	[H] 14.90 acres of open pasture with livestock/horse allowance	[H] 2.00-acre rural home site [M] Open rural/pastoral rear and side views	[H] 4.21-acre parcel - excess/usable acreage for the area [H] Distant view of the Arkansas River and river-bottom farmland ('River/Lake Area') [M] Elevated, wooded, private homesite setting	[H] 6+/- acre rural parcel [H] Creek frontage (Cedar Creek) [M] Mixed wooded/pasture/rural land use	[H] 5.93 acres with highway frontage	[H] Approximately 6.04 acres of open and wooded rural acreage [H] Stocked pond on/adjacent to the property [M] Sloped/down-sloping wooded rural lot with corner-lot configuration
Dated renovations	-	-	-	-	-	-	-
Review required	- Ownership/boundary status of the shed visible in Photo 2 background should be confirmed against a plat or survey. - No photos document the foundation/crawlspace, roof surface, or mechanical systems - appraiser should verify these areas ... - Parcel boundaries relative to the pond and open land shown in Photos 3-4 should be confirmed against legal ...	- No bathroom photos - baths condition/quality cannot be verified and should be confirmed via other means before ... - Open-sided lean-to structure attached to the shop (Photo 4) should be verified in the field for size/use, as it is not ... - A pond visible in the aerial photo (Photo 5) appears to sit outside the marked property boundary on a neighboring ...	- Verify whether the dark canopy/tent structure near the home (Photo 18) is a permanent outbuilding or a ... - Confirm property boundary relative to the long light-colored building visible over the fence line in Photo 1 and Photo ... - Confirm extent and construction of the 'dedicated dog pen' referenced in public remarks relative to the fencing visible ... - Confirm presence/condition of the third full bathroom (Jack-and-Jill) not clearly shown in the photo set.	- Foundation type contradiction: structured data lists Crawl Space while remarks state a poured concrete foundation - ... - Aerial photos (1, 6, 8, 41, 42, 45) show a red-roofed barn/pavilion and a pond near the property; the drawn parcel ... - Crawl space/underside of home is not visible in any photo; cannot confirm foundation condition, skirting integrity, or ...	- Exterior siding and roof condition could not be fully verified due to backlighting/shadow in the only two exterior ... - Ownership/location of the gate and platform structure visible in photo 23 is ambiguous (may be pasture fencing on ... - No crawl space or foundation-level photos were provided to verify condition given Crawl Space foundation type	- Farm pond visible in aerial photos is not referenced in remarks or structured fields - verify size, permanence, and ... - Additional small shed(s) visible in aerial photos beyond the stated 24x30 shop are not itemized - confirm count, size ... - Attached lean-to/kennel structure on the shop building is not documented in remarks - confirm construction quality and ...	- Standing water visible extending toward the tree line in several pond photos (e.g., Photo 34) - recommend confirming ... - Exact dimensions/construction quality of the detached carport/shop structure could not be determined from photos and ... - Kitchen and bath finishes (granite, tile, whirlpool tub) appear to be original to the 2016 construction rather than ...
Contradictions	-	-	-	- Structured FOUNDATION field lists 'Crawl Space,' while Public Remarks state 'Concrete foundation, metal skirting' - ...	-	-	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

Best condition is a close pairing of 493 AR-287 Highway and 1225 Stony Point Road, both presenting as essentially like-new with no wear (new/near-new construction, one

with post-construction kitchen/bath updates, the other pristine as originally built). 10 Hammond Drive follows closely, described as well-maintained with clean, unworn finishes, just behind the top pair. The subject sits in a similar tier, its remodeled primary bath and updated kitchen keeping it competitive with 10 Hammond Drive. A step below are 104 Cove Chapel Road and 6907 Hwy 9, both well-maintained but with original, un-updated kitchen and bath finishes rather than showing renovation. 916 Caney Valley Drive brings up the rear, presenting as clean but entirely un-updated, and that placement is based on sparse interior photo coverage, so it should be treated as a softer call.

QUALITY

The set is largely homogeneous on quality, with most properties - 916 Caney Valley Drive, 493 AR-287 Highway, 1225 Stony Point Road, 6907 Hwy 9, and the subject - anchored at the same stock/builder-grade manufactured or modular level, differing mainly in trim/millwork flourishes rather than true construction-quality tier. 10 Hammond Drive edges slightly ahead of this group due to upgraded modular specifications (2x6 walls, granite counters, crown molding, tiled walk-in shower). 104 Cove Chapel Road trails the pack modestly, described as a more plain/economy-grade finish package with minimal ornamentation despite its open layout and island.

VERSUS SUBJECT

On quality, the subject sits with the majority of the comparables at a stock manufactured/modular grade, essentially matching 916 Caney Valley Drive, 493 AR-287 Highway, 1225 Stony Point Road, and 6907 Hwy 9; 10 Hammond Drive shows a modest edge from upgraded specifications, and 104 Cove Chapel Road trends toward a more basic finish level. On condition, the subject's updated kitchen and remodeled primary bath place it in the upper-middle of the set - behind the near-new presentations of 493 AR-287 Highway and 1225 Stony Point Road, roughly level with 10 Hammond Drive, and ahead of 104 Cove Chapel Road, 6907 Hwy 9, and especially 916 Caney Valley Drive, none of which show evidence of updating.

- 916 Caney Valley Drive: quality similar, condition inferior - Both are anchored at the same stock manufactured-home quality tier, but this comparable's kitchen is not updated and baths were not even observable, versus the subject's updated kitchen and remodeled primary bath; the directional call is softened somewhat by this comp's sparse interior photo coverage.

- 493 AR-287 Highway: quality similar, condition superior - Same manufactured-home quality tier as the subject, but this comparable is new (2024) construction described as pristine with an updated kitchen and updated baths throughout, presenting fresher than the subject's updated-but-not-new finishes.

- 1225 Stony Point Road: quality similar, condition superior - Quality tier matches the subject, but this comparable is near-new (2022) construction shown vacant/staged with no visible wear anywhere, edging out the subject's condition despite its kitchen/baths being original rather than remodeled.

- 104 Cove Chapel Road: quality inferior, condition similar - This comparable reads as more plain/economy-grade (minimal ornamentation) versus the subject's stock-but-more-finished interior, while condition levels are comparable since neither the comp's original kitchen/baths nor the subject's post-construction updates create a large gap in overall upkeep.

- 6907 Hwy 9: quality similar, condition similar - Same manufactured-home quality tier as the subject; condition is comparable overall, though the subject's updated kitchen and remodeled primary bath give it a slight edge over this comparable's original, un-updated finishes.

- 10 Hammond Drive: quality superior, condition similar - This comparable's modular construction includes upgraded specifications (2x6 walls, granite counters, crown molding, tiled shower) that place it a notch above the subject's more basic stock finish package, while overall condition is closely matched since both present as well-maintained without major wear.

- No property differs from the set's center by a full internal-score step on either scale; the set is fairly homogeneous.

- 916 Caney Valley Drive is the closest thing to a condition outlier, sitting furthest from the group's condition center, but that read leans on limited interior photo coverage and should be treated cautiously.

- 104 Cove Chapel Road (toward more basic/economy quality) and 10 Hammond Drive (toward more upgraded quality) are the mild quality outliers, though neither departs by a full step from the rest of the set.
- 916 Caney Valley Drive's condition read leans on only about four interior photos, explicitly flagged as below the threshold for confident interior assessment, so its bottom-of-set placement is directional rather than firm.
- The subject's own assessment is MEDIUM confidence, based solely on photo review with only one secondary bathroom visible and no crawlspace/systems documentation, so subject-anchored comparisons carry that same level of uncertainty.
- 104 Cove Chapel Road's interior photos show notable glare/backlighting, limiting fine-grained condition detail beyond the general well-maintained impression.
- 1225 Stony Point Road's impressions come from staged, vacant marketing photos with an unresolved foundation-type discrepancy in the listing data, warranting some caution despite an otherwise clear like-new presentation.