

1160 Winfield St

Comp feature detection report for the work file

Live report: <http://nabholz-comp-extractor.up.railway.app/jobs/20260924-191607-1160-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 porch on front/side of dwelling**
A full-width screened porch with wood/masonry-topped columns is visible on the front and side elevations and in an interior porch photo; this structure is not referenced anywhere in the appraiser notes.
Source: Photo 1, Photo 4, Photo 5, Photo 7
- [LOW] Possible garden arbor/trellis structure visible in backyard**
A white lattice-type structure is visible through a rear window in the utility room photo; unclear if this is a permanent site improvement (arbor/trellis) or a movable garden item, and it is not mentioned in the appraiser notes.
Source: Photo 12

REVIEW REQUIRED

- Appraiser-noted structural cracking at an interior wall/ceiling juncture should be further evaluated for extent and cause.
- Significant peeling/failing paint on original wood siding on a home of this apparent age raises a possible lead-based paint concern warranting further evaluation.
- Second bathroom referenced in appraiser notes is not visible in the photo set; its condition/update status could not be independently verified.

DETACHED OUTBUILDINGS

- [HIGH] Detached wood-frame carport with attached storage shed bay**
Open-bay carport with an attached enclosed shed area (white door), wood frame construction with peeling paint matching the main house's deferred-maintenance condition; used for storage of lawn equipment. Not mentioned in appraiser notes.
Source: Photo 6

IMAGE QUALITY ISSUES

- Attic photo (Photo 8) is dimly lit, limiting ability to fully assess roof framing/sheathing condition.
- Photo 6 caption is truncated ('Subject Carport &'), suggesting an additional feature may be referenced but not fully captured in the caption text.

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

- Quality:** Original construction consistent with a modest early-20th-century wood-frame cottage: simple lap-siding exterior, gable-front massing with dormer vents, plain box porch columns, and painted stock kitchen cabinetry. Some traditional millwork (crown molding, built-in bookcases/mantel surround) is present, but overall design complexity and materials are consistent with Q4 stock/builder-grade construction of its era rather than custom-grade work.
- Condition:** Exterior condition shows significant deferred maintenance consistent with C5, including widespread

peeling/failing paint on original siding and vegetation in direct contact with exterior walls, as stated in appraiser notes and clearly visible in photos. Interior spaces appear intact and functional with original wood flooring, but kitchen and bath finishes remain dated/not updated (C4), and a structural crack at a wall/ceiling juncture was flagged by the appraiser. Overall condition impression blends toward C4-to-C5 given the severity of the exterior deferred maintenance called out explicitly in notes.

Kitchen/baths: Kitchen and bathroom(s) shown are dated with no visible evidence of modernization; appraiser notes confirm both bathrooms remain dated, consistent with photo of the single bathroom observed.

Not visible/verified: Only one bathroom is shown in the photo set; appraiser notes reference two dated bathrooms but the second is not documented in photos provided.; Interior photo coverage is limited (approximately 7 living-space photos), which constrains confidence in interior quality/condition assessment.; Foundation, crawlspace, and roof covering condition are not clearly visible in the provided photos.; Several interior rooms contain substantial personal property/clutter, which may obscure some finish or condition details.

1017 Watkins Street, Conway, 72034 MLS # 25023456

Photo count check: MATCH (40/40)

REVIEW REQUIRED

- Bathroom ceiling shows cracking/staining consistent with possible moisture intrusion (Photo 16) - recommend professional inspection
- Vertical plaster crack in bedroom closet wall (Photo 19) - recommend inspection for structural/settlement concerns
- Exposed, unterminated electrical wiring visible coiled on floors in multiple rooms (Photos 6, 7, 8, 9) - potential safety issue requiring inspection
- Blue rectangular shape near house visible only in aerial photos (33-40), possibly a pool or pool cover - needs on-site confirmation and clarification of property line ownership
- Room with wall of windows on two sides (Photos 17-18) may correspond to the structured 'Great Room' field or could be an unlisted enclosed sunporch - unable to confirm exact correspondence from photos alone
- No visible close-up of roof surface or foundation/crawl space to assess condition

DETACHED OUTBUILDINGS

[HIGH] Detached storage building with electricity (lofted barn-style shed, metal roof, double doors, windows)
Remarks state 'A STORAGE BUILDING WITH ELECTRICITY'; structured EXT. FEATURES field lists 'Outside Storage Area.' Shed is clearly visible in multiple ground-level and aerial photos in the rear/side yard, lofted-barn style with metal roof and windows, appears to be a manufactured storage building rather than site-built.
Source: Public Remarks; Structured Field (Outside Storage Area, EXT. FEATURES); Photo 1, 3, 27, 29, 30, 32

POOLS & SITE IMPROVEMENTS

[LOW] Possible in-ground pool or pool cover near house
A consistent blue rectangular shape appears in the yard near the house across multiple aerial photos, resembling an in-ground pool or pool cover/tarp. Not mentioned in remarks or structured fields, and not confirmable from any ground-level photo. Distance/resolution and lack of ground-level corroboration make this uncertain - could also be a tarp, cover, or feature on an adjoining parcel given tree-line proximity.
Source: Photo 33, 34, 35, 36, 37, 38, 39, 40 (aerial)

SITE & VIEW

[HIGH] Large/double lot (0.34 acres, combining two platted lots)
Remarks emphasize a large lot; legal description confirms two combined platted lots (16 & 17), and acreage of 0.34 is notable for this in-town Old Town Conway subdivision, suggesting excess/usable yard area beyond the typical single lot.

Source: Public Remarks ('LARGE LOT'); Structured Field (Approx Acreage 0.34; Legal: LOT 16&17 BLK 2)

IMAGE QUALITY ISSUES

- Aerial photos (33-40) taken from significant altitude, limiting ability to definitively confirm small site features such as the possible pool shape near the house
- Some interior photos have strong window backlighting/glare (Photos 10, 14) that may obscure wall/finish condition details

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

- Quality:** Original 1939 bungalow construction with modest craftsman-era detailing (crown molding, original wood floors, five-panel doors, exposed brick chimney) but simple massing, single bath, and builder/stock-grade materials (Formica counters per structured field) consistent with a Q4 stock/builder-grade dwelling; architectural trim details keep it from reading as economy-grade, but nothing rises to significant custom upgrade beyond builder grade.
- Condition:** Kitchen and laundry areas have been substantially redone with new cabinetry, tile backsplash, and stainless appliances, and the AC is reported as newer, pulling those areas toward C3. However, the dwelling overall shows dated original finishes with visible deferred maintenance: worn/scratched original flooring, unfinished drywall patches, a plaster crack in a closet, a cracked/stained bathroom ceiling, exposed/unterminated wiring left coiled on several room floors, and an incomplete cabinet installation (open cavity, exposed plumbing) in the kitchen. Holistically this is more consistent with C4 than C3.
- Kitchen/baths:** Kitchen appears fully re-cabineted with new painted shaker-style cabinets, tile backsplash, and stainless appliances - a significant alteration consistent with 'remodeled,' though countertops remain a stock material (Formica per structured field) so quality does not exceed builder grade. The single full bath has an updated vanity, fixtures, and tile floor but retains its original layout and a fiberglass tub/shower surround, consistent with 'updated' rather than a full remodel; a ceiling crack/stain near the shower should be reviewed.

Not visible/verified: No close-up photos of roof surface or foundation/crawl space to confirm condition; Exterior siding condition assessed only from a few full-elevation shots; no close-up of siding/trim wear; Interior photo count (~22) is adequate for MEDIUM-HIGH interior confidence, but vacant/staged marketing photos may omit problem areas not shown; Cannot confirm electrical system safety despite visible exposed wiring - recommend inspection

1037 CLIFTON Street, Conway, 72034 MLS # 25044278

Photo count check: MATCH (3/3)

REVIEW REQUIRED

- No interior photos available; kitchen and bath condition/quality (both flagged as 'not updated'/'not observed') cannot be visually confirmed and should be verified via inspection.
- Public and agent remarks strongly imply significant deferred maintenance and unknown property history ('bring back to life,' 'trustees do not know history of the home,' sold as-is with no disclosure) - recommend interior inspection to rule out safety/soundness issues not visible in the provided photos.
- A separate house under construction/renovation (visible with Tyvek wrap) appears in the background of Photo 2 - this is a neighboring property, not the subject, and should not be attributed to this listing.

POOLS & SITE IMPROVEMENTS

[HIGH]

Installed storm shelter

Public remarks state the home has an 'installed storm shelter,' likely an in-ground or garage-installed safety shelter; not independently visible in the limited photos provided.

Source: Public Remarks

SITE & VIEW

[MEDIUM] Property marketed as requiring significant rehabilitation ('landmark property... can be brought back to life')

Language suggests the property is a condition outlier below typical for the area, though no interior photos exist to confirm the extent of needed work; exterior photos show notably overgrown/unmaintained grounds consistent with this characterization.

Source: Public Remarks

IMAGE QUALITY ISSUES

- Only 3 total photos provided for the listing, all exterior views.
- Dense tree and shrub cover obscures significant portions of the home's facade in Photo 1 and Photo 2.
- No interior photos provided - kitchen, bathrooms, living areas, and mechanical systems are entirely undocumented visually.

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

Quality: Consistent with Q4 (builder-grade/stock construction). The dwelling is a modest 1957 one-story frame ranch with metal/vinyl siding, slab foundation, sheet rock ceilings with some paneling, and Formica kitchen counters with a free-standing stove - all indicative of original, economy-to-average original construction with no elevated architectural detail or upgraded original materials noted.

Condition: Public remarks describe the home as a 'landmark property' that 'with a bit of vision... can be brought back to life,' sold as-is with no property disclosure and trustees unaware of the home's history - language strongly suggestive of significant deferred maintenance. Exterior photos show heavily overgrown, unmaintained landscaping and a vacant-looking property. No interior photos were provided, so interior condition (kitchen, baths, flooring, systems) could not be visually verified. Impression leans toward C5 based on remarks, though this cannot be fully corroborated by photo evidence.

Kitchen/baths: Kitchen has Formica counters and a free-standing stove per structured fields, consistent with original, unmodernized 1957 construction - assessed as not updated. No kitchen or bath photos were provided, so this is based solely on structured data. Baths (2 full) are not described or shown in any source; status could not be determined and is reported as not observed.

Not visible/verified: Only 3 photos were provided, all exterior and heavily obscured by trees/shrubs; no interior photos exist for this listing.; Kitchen and bath condition/quality could not be visually verified; assessment relies entirely on structured field text (Formica counters, free-standing stove).; Condition impression is heavily influenced by subjective marketing language ('bring back to life') rather than direct visual or itemized documentation of specific defects.; Exterior siding condition, roof condition, and window condition are difficult to fully assess due to dense landscaping obscuring most of the home's facade in all three photos.

1204 Harton, Conway, 72032 MLS # 25045522**Photo count check: MATCH (5/5)****PHOTO-ONLY FINDINGS****[MEDIUM] Metal window awning on side/front window**

A ribbed metal awning is affixed over a side window of the brick dwelling. This is a built exterior fixture with no corresponding structured field or remarks mention.

Source: Photo 2

[LOW] Small deck/entry platform at side door

A small wood deck or step platform is visible at a side entry door near the carport area (address marker '1204' visible), partially obscured by trees and yard items. Not referenced in structured fields or remarks.

Source: Photo 1

DETACHED OUTBUILDINGS

[LOW] Small shed/outbuilding visible in rear yard

A small shed-like structure appears in the background of the rear yard across multiple photos. Its position relative to the chain-link fence line is inconsistent between photos - in some frames it appears to sit near or beyond the fence boundary, raising the possibility it belongs to a neighboring property rather than the subject. Not mentioned in structured fields or remarks. Size and construction cannot be determined due to distance and tree obstruction.

Source: Photo 3, Photo 4, Photo 5

SITE & VIEW**[HIGH] Large corner lot**

Public Remarks state "3 bedroom 1 bathroom on a large corner lot." Corroborated by structured Directions field ("Property on the corner") and legal description combining three platted lots (Lots 1, 2 & 3, Blk 14), consistent with an above-typical 0.27-acre parcel for the subdivision.

Source: Public Remarks

DATED RENOVATIONS**[HIGH] HVAC & Water Heater replaced in 2018**

Public Remarks state verbatim: "HVAC & Water Heater were replaced in 2018."

Source: Public Remarks

IMAGE QUALITY ISSUES

- No interior photos included among the 5 total listing photos, preventing any interior quality/condition assessment.
- Heavy tree and shrub coverage obscures significant portions of the dwelling's exterior in Photos 1, 2, 4, and 5.
- Distant/backyard shed structures in Photos 3-5 are small, partially obstructed by trees, and difficult to definitively place relative to the property's fence line.

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

- Quality:** Exterior-only evidence (brick veneer ranch, 1959 construction, simple gable roofline, one-car carport, 1,036 SF) is consistent with basic builder-grade construction of its era - no custom millwork, elevated materials, or complex design elements are visible or described. Consistent with Q4.
- Condition:** Exterior photos show a dated but apparently functional dwelling: aged asphalt shingle roof with visible discoloration, an older metal window awning, mature/overgrown landscaping partially obscuring the structure, and a plain concrete porch slab. Public remarks note HVAC and water heater replacement in 2018, which offsets some of the visible age. Property is tenant-occupied and being sold As-Is per agent remarks, suggesting limited recent updating. No interior photos were provided, so kitchen, bath, and overall interior condition cannot be verified - this significantly limits confidence in a holistic condition call. Consistent with C4, pending interior confirmation.
- Kitchen/baths:** Kitchen and bathroom condition could not be assessed - zero interior photos were provided among the 5 listing photos. Structured fields list only basic equipment (Free-Standing Stove, Dishwasher) with no counter or cabinet material specified, which is insufficient to determine whether the kitchen or single bath has been updated or remodeled.

Not visible/verified: No interior photos were provided (0 of 5 photos show the interior); kitchen, bath, and general interior condition/quality are not observed and internal scores for these areas are placeholder estimates only, not observations.; Structured ROOF field is listed as 'Other (see remarks)' but remarks do not clarify roof type, material, or age - roof condition cannot be verified beyond general shingle appearance in Photo 1.; Heavy tree/shrub coverage obscures large portions of the dwelling in Photos 1, 2, 4, and 5, limiting exterior assessment as well.

356 Ash Street, Conway, 72034 MLS # 25048595

Photo count check: MATCH (1/1)

PHOTO-ONLY FINDINGS

[LOW] Possible attached or integral covered parking/carport area on left side of house where a vehicle is parked beneath a roof extension

A white vehicle is parked to the left of the main house beneath what appears to be a continuation of the roofline; it is unclear whether this is a true detached carport, an attached lean-to, or simply an extension of the main roof eave. Structured fields list only 'Parking Pads' as the parking type, with no carport or garage noted. Ambiguous structure/attachment status warrants review.

Source: Photo 1

REVIEW REQUIRED

- Interior condition and kitchen/bath status could not be assessed due to a complete absence of interior photographs
- The nature of the covered parking area on the left side of the house (attached vs. detached, carport vs. roof overhang) could not be conclusively determined from the single available photo

IMAGE QUALITY ISSUES

- Only 1 photo total was provided for the entire listing - no interior photos exist to verify room conditions, kitchen, or bathroom
- The single photo is a distant exterior front view; fine details of siding condition, roof condition, and the parking structure on the left are difficult to fully resolve

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

- Quality:** Exterior massing and detailing (simple gable roof, plain vinyl/metal siding, minimal trim, small footprint consistent with a 1937 starter cottage) suggest builder-grade to economy original construction, consistent with Q4-to-Q5. No interior photos are available to assess millwork, built-ins, or finish quality, so this impression rests on exterior massing/materials only.
- Condition:** The single available exterior photo shows visibly soiled/streaked siding, a worn porch area, and general lack of curb-appeal upkeep, suggesting deferred maintenance consistent with C4. The home is reported vacant, which often correlates with reduced day-to-day upkeep. No interior photos exist to confirm mechanical or cosmetic condition, so this impression is exterior-only and should be treated cautiously.
- Kitchen/baths:** Kitchen and bath conditions could not be observed - no interior photos were provided. Public remarks describe a 'nice-sized kitchen' but give no indication of updates or age of finishes.

Not visible/verified: Only one photo was provided, and it is an exterior front view only; No interior photos of kitchen, baths, living areas, or bedrooms were available - interior quality/condition scores are estimates only and not directly observed; Cannot confirm roof age, HVAC condition, or foundation condition beyond what is stated in structured fields; Vacant status noted in agent remarks may affect perceived condition but was not independently verified via interior 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
Q/C impression	[M] Q4 / C4-to-C5 K: not updated B: not updated	[M] Q4 / C4 K: remodeled B: updated	[L] Q4 / C5 K: not updated B: not observed	[L] Q4 / C4 K: not observed B: not observed	[L] Q4-to-Q5 / C4 K: not observed B: not observed
Vs. subject (advisory)	-	Q similar / C superior Both are Q4 stock/builder-grade construction with comparable traditional detailing, but Watkins' remodeled kitchen and updated bath give it a condition edge over the subject's dated, not-updated kitchen/baths and exterior deferred maintenance, despite some offsetting issues (exposed wiring, incomplete cabinet install) at Watkins.	Q similar / C inferior Quality reads as comparably Q4 builder-grade on both, but remarks describing Clifton as needing to be 'brought back to life' and sold as-is with overgrown grounds suggest condition below the subject's - though this is a LOW-confidence, remarks-only call with no interior photos to confirm.	Q similar / C superior Both read as Q4 builder-grade brick/frame construction, but Harton's exterior shows fewer visible maintenance issues plus a 2018 HVAC/water-heater update versus the subject's peeling paint and vegetation contact - though this call is LOW confidence given zero interior photos for Harton.	Q similar / C superior Ash Street trends slightly toward more economy-grade original construction but remains broadly comparable in quality; on condition, its single available photo shows soiled siding without the severe peeling paint and vegetation contact documented at the subject, suggesting a modest edge, though this is based on very limited LOW-confidence photo evidence.
Detached outbuildings	[H] Detached wood-frame carport with attached storage shed bay	[H] Detached storage building with electricity (lofted barn-style shed, metal roof, double doors, windows)	-	[L] Small shed/outbuilding visible in rear yard	-
Photo-only findings	[H] Screened porch on front/side of dwelling [L] Possible garden arbor/trellis structure visible in backyard	-	-	[M] Metal window awning on side/front window [L] Small deck/entry platform at side door	[L] Possible attached or integral covered parking/carport area on left side of house where a vehicle is parked beneath a roof extension
Pools & site improvements	-	[L] Possible in-ground pool or pool cover near house	[H] Installed storm shelter	-	-
Site & view	-	[H] Large/double lot (0.34 acres, combining two platted lots)	[M] Property marketed as requiring significant rehabilitation ('landmark property... can be brought back to life')	[H] Large corner lot	-
Dated renovations	-	-	-	[H] HVAC & Water Heater replaced in 2018	-

Category	SUBJECT PROPERTY inspection photos	1017 Watkins Street MLS # 25023456	1037 CLIFTON Street MLS # 25044278	1204 Harton MLS # 25045522	356 Ash Street MLS # 25048595
Review required	- Appraiser-noted structural cracking at an interior wall/ceiling juncture should be further evaluated for extent and ... - Significant peeling/failing paint on original wood siding on a home of this apparent age raises a possible lead-based ... - Second bathroom referenced in appraiser notes is not visible in the photo set; its condition/update status could not be ...	- Bathroom ceiling shows cracking/staining consistent with possible moisture intrusion (Photo 16) - recommend ... - Vertical plaster crack in bedroom closet wall (Photo 19) - recommend inspection for structural/settlement concerns - Exposed, unterminated electrical wiring visible coiled on floors in multiple rooms (Photos 6, 7, 8, 9) - potential ... - Blue rectangular shape near house visible only in aerial photos (33-40), possibly a pool or pool cover - needs on-site ... - Room with wall of windows on two sides (Photos 17-18) may correspond to the structured 'Great Room' field or could be ... - No visible close-up of roof surface or foundation/crawl space to assess condition	- No interior photos available; kitchen and bath condition/quality (both flagged as 'not updated'/'not observed') cannot ... - Public and agent remarks strongly imply significant deferred maintenance and unknown property history ('bring back to ... - A separate house under construction/renovation (visible with Tyvek wrap) appears in the background of Photo 2 - this is ...	-	- Interior condition and kitchen/bath status could not be assessed due to a complete absence of interior photographs - The nature of the covered parking area on the left side of the house (attached vs. detached, carport vs. roof overhang) ...
Contradictions	-	-	-	-	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

Best condition: 1017 Watkins Street and 1204 Harton Street present similarly at the top of the set - Watkins helped by a remodeled kitchen and updated bath (though offset by exposed wiring, an incomplete cabinet install, and plaster cracking), and Harton by an apparently maintained brick exterior with 2018 HVAC/water-heater replacement, though Harton's call is exterior-only. 356 Ash Street sits a step below, showing soiled siding and vacancy-related upkeep lapses, but no severe deferred maintenance is documented. The subject trails these three, its exterior showing significant peeling/failing paint and vegetation in direct contact with the walls plus dated, not-updated kitchen and bath finishes. 1037 Clifton Street is the weakest in the set, described in remarks as a 'landmark property' needing to be 'brought back to life,' sold as-is with no disclosures and overgrown grounds - though this call rests on low-confidence, remarks-driven evidence with no interior photos.

QUALITY

Quality is fairly homogeneous across the set, with everything clustering around builder/stock-grade (Q4) construction. 1017 Watkins Street and 1204 Harton Street sit marginally ahead with some traditional millwork/detailing noted, the subject and 1037 Clifton Street are comparable in the middle with plain, unadorned original construction, and 356 Ash Street trends slightly lower toward an economy-grade (Q4-to-Q5) starter-cottage form based on its plain massing and minimal trim - though that read is based on a single exterior photo with low confidence. None of these gaps are large.

VERSUS SUBJECT

Relative to the subject, which shows dated, not-updated kitchen and bath finishes plus significant exterior deferred maintenance (peeling paint, vegetation contact, and a noted interior crack), 1017 Watkins Street and 1204 Harton Street both present in better condition - Watkins through its remodeled kitchen and updated bath, and Harton through an apparently better-maintained exterior with recent mechanical updates (though this latter call is low-confidence and exterior-only). 356 Ash Street also appears modestly better maintained, though this rests on a single low-confidence exterior photo. 1037 Clifton Street likely presents worse than the subject given remarks suggesting substantial deferred maintenance and an as-is sale, though this comparison is weakly supported given the lack of interior photos. On quality, all four comparables are broadly similar to the subject's Q4 stock/builder-grade construction, with 356 Ash Street trending slightly toward a more economy-grade original build.

- 1017 Watkins Street: quality similar, condition superior - Both are Q4 stock/builder-grade construction with comparable traditional detailing, but Watkins' remodeled kitchen and updated bath give it a condition edge over the subject's dated, not-updated kitchen/baths and exterior deferred maintenance, despite some offsetting issues (exposed wiring, incomplete cabinet install) at Watkins.

- 1037 CLIFTON Street: quality similar, condition inferior - Quality reads as comparably Q4 builder-grade on both, but remarks describing Clifton as needing to be 'brought back to life' and sold as-is with overgrown grounds suggest condition below the subject's - though this is a LOW-confidence, remarks-only call with no interior photos to confirm.

- 1204 Harton: quality similar, condition superior - Both read as Q4 builder-grade brick/frame construction, but Harton's exterior shows fewer visible maintenance issues plus a 2018 HVAC/water-heater update versus the subject's peeling paint and vegetation contact - though this call is LOW confidence given zero interior photos for Harton.

- 356 Ash Street: quality similar, condition superior - Ash Street trends slightly toward more economy-grade original construction but remains broadly comparable in quality; on condition, its single available photo shows soiled siding without the severe peeling paint and vegetation contact documented at the subject, suggesting a modest edge, though this is based on very limited LOW-confidence photo evidence.

- *1037 Clifton Street's condition stands out as notably worse than the rest of the set, driven by remarks describing it as needing to be 'brought back to life,' an as-is sale with no disclosures, and overgrown grounds - but this is a LOW-confidence, remarks-only call with zero interior photos, so it should anchor cautious adjustment discussion rather than a firm one.*

- *The subject's exterior deferred maintenance (peeling paint, vegetation contact with the walls) pulls its condition toward the lower end of the set, closer to 1037 Clifton Street than to 1017 Watkins Street or 1204 Harton Street.*

- *1017 Watkins Street and the subject are both MEDIUM confidence, giving the most reliable basis for comparison between the two.*

- *1037 Clifton Street, 1204 Harton Street, and 356 Ash Street are all LOW confidence, generally due to missing or heavily obscured interior photos (Clifton and Harton have zero interior photos; Ash Street has only one exterior photo total).*

- *Clifton's condition impression relies heavily on subjective marketing language ('bring back to life') rather than itemized visual defects, so the inferior call versus the subject should be treated as directional, not firm.*

- *Harton's and Ash Street's superior condition calls versus the subject are exterior-only assessments and could shift materially if interior condition were documented.*