811 Shamrock Dr

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261111-151542-811-shamrock-dr

DETECTION AID ONLY. This tool reports what appears in the MLS data, remarks, and photos. It cannot confirm a feature is absent - a shop can sit off-frame. The appraiser owns the final call.

811 Shamrock Dr, North Little Rock, 72118 MLS # 26040472 [SUBJECT]

Photo count check: MATCH (31/31)

PHOTO-ONLY FINDINGS

[MEDIUM] **Enclosed sunroom/porch addition with French doors to rear yard, incorporating a laundry alcove and half bath**

The front facade (Photo 1) shows a banked window enclosure extending under an extended roofline distinct from the main house massing. Interior photos 12-14 show a paneled sunroom with a bay window and French exit doors leading to the fenced backyard; Photo 15 shows this room stepping down into a tiled area containing a washer/dryer alcove and a half bath. This space/addition is not referenced in remarks and has no corresponding entry in the structured 'Other Rooms' field (listed as 'None').

Source: Photo 1, 12, 13, 14, 15

REVIEW REQUIRED

- Verify extent and quality of kitchen update (cabinet boxes appear original/repainted rather than replaced) before finalizing condition rating.
- Confirm condition and age of half-bath finishes separately from the apparently more updated full bath.
- Confirm identity/ownership and finished use of the sunroom/porch addition with laundry and half bath, as it is undocumented in remarks or structured fields.

DETACHED OUTBUILDINGS

[HIGH] **Rear-yard storage shed**

Public remarks state 'You'll also find a storage shed out back.' Photo 23 shows a gable-roof metal-sided shed (appears to be a branded 'Morgan' building) with double front doors, a small window, and a wood ramp/platform at the entrance, set on concrete block piers. Aerial photos 24 and 27 confirm the shed sits within the subject's rear yard area near the property line/trees.

Source: Public Remarks; Photo 23, 24, 27

CONTRADICTIONS

- Public remarks market an 'updated kitchen,' but appliances visible in photos (black coil-burner free-standing range, white builder-grade dishwasher) appear older/original rather than part of the stated update, suggesting the update was limited to counters, backsplash, and cabinet paint rather than a full kitchen remodel.

IMAGE QUALITY ISSUES

- Multiple interior photos (living room, dining nook, sunroom - Photos 3, 5, 6, 12, 13, 14) contain virtually staged furniture per the listing's disclosure ('*Some photos have been virtually staged*'), which may misrepresent room usability or obscure true flooring/wall conditions.
- No photos provided of roof surface, attic space, or crawlspace interior to verify remarks' claims of a new roof and crawlspace moisture barrier.

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

Quality: Consistent with Q4 - a modest 1954 one-story ranch/traditional dwelling with simple massing, standard vinyl replacement windows, builder-grade trim, and a brick-wainscot/vinyl-siding exterior combination typical of economy-to-mid-grade tract construction of its era. Original hardwood flooring and simple crown molding are present but reflect period-standard construction rather than elevated design or materials. No custom millwork, structural complexity, or high-end original finishes are evident.

Condition: Consistent with C3 - the home presents as well-maintained with several significant exterior capital items replaced (siding, brick, windows, roof per remarks) and a cosmetically refreshed kitchen and primary bath. However, the kitchen update appears to be cosmetic layering (new butcher-block counters, subway tile backsplash, repainted cabinet boxes) over original cabinet carcasses, and the half bath retains an older laminate/cultured-marble vanity top not brought to the same standard as the full bath, preventing a higher C2 rating. No deferred maintenance, staining, or structural issues are visible in photos.

Kitchen/baths: Kitchen reads as 'updated' - new butcher-block counters, tile backsplash, and repainted cabinet fronts over what appear to be original cabinet boxes; appliances (black coil-burner range, white dishwasher) look older/builder-grade rather than new. Full bath reads as 'updated' with a modern vanity and new tile floor; the half bath appears largely original with a dated laminate vanity top, pulling the overall bath impression down slightly - reported as the dominant 'updated' state but with a caveat on the half bath.

Not visible/verified: Several living/dining/sunroom photos (3, 5, 6, 12-14) contain virtually staged furniture per listing disclosure; true as-is condition of flooring/finishes beneath staged items cannot be fully verified; No close-up photos of roof, attic, or crawlspace were provided to verify remarks' claims of new roof, new windows, and moisture barrier; Half bath is documented in only one photo (16), limiting full condition assessment of that space; Could not observe HVAC equipment condition beyond the exterior condenser unit (Photo 22)

808 Shamrock Drive, North Little Rock, 72118 MLS # 26008420

Photo count check: MATCH (21/21)

PHOTO-ONLY FINDINGS

[MEDIUM] Large concrete patio/paved area at rear of home accessed via French doors

A substantial concrete paved area extends from the rear French doors across the back of the house, connecting toward the driveway. Not mentioned in structured fields (which list only Parking Pads, Two Car) or in remarks.

Source: Photo 2, Photo 3

REVIEW REQUIRED

- Confirm whether the red structure visible past the rear fence line (Photo 3) belongs to the subject parcel or an adjoining property.
- Crawl space and attic were not visible in any photo; condition of structural/mechanical systems beneath the home could not be verified despite stated recent HVAC/water heater replacements.

DETACHED OUTBUILDINGS

[LOW] Red structure visible beyond rear fence line

A red building is visible in the background past the subject's rear chain-link/wood fence line. Given its position beyond the fence, this is likely a neighboring property's structure rather than one belonging to this parcel; ambiguous and not corroborated by structured fields or remarks.

Source: Photo 3

DATED RENOVATIONS

[HIGH] Roof replaced 2022

Public Remarks: 'Roof 2022, windows 2024, HVAC 2020, water heater 2019.'

Source: Public Remarks

[HIGH] **Windows replaced 2024**

Public Remarks: 'Roof 2022, windows 2024, HVAC 2020, water heater 2019.'

Source: Public Remarks

[HIGH] **HVAC replaced 2020**

Public Remarks: 'Roof 2022, windows 2024, HVAC 2020, water heater 2019.'

Source: Public Remarks

[HIGH] **Water heater replaced 2019**

Public Remarks: 'Roof 2022, windows 2024, HVAC 2020, water heater 2019.'

Source: Public Remarks

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

Quality: Original 1955 ranch built to typical builder-grade standards for the era: brick-and-frame combo exterior with added vinyl/metal siding, simple rectangular massing, crown molding as the primary interior embellishment, and original oak hardwood floors. No evidence of custom millwork, high-end structural materials, or complex design elements that would support a higher quality tier. Consistent with Q4.

Condition: Remarks describe a recently refreshed home with new laminate flooring, fresh paint, and several major system replacements within the last few years (roof, windows, HVAC, water heater), supporting a condition well above a dated C4. However, kitchen cabinetry and bath cabinetry appear to be original stock with newer countertops/paint layered on, and the home is vacant with no furnishings to mask flaws, consistent with a well-maintained but not like-new C3.

Kitchen/baths: Kitchen shows original oak cabinetry with a newer solid-surface/laminate countertop and tile backsplash; no evidence of cabinet replacement or layout change, consistent with 'updated' rather than 'remodeled' (Photo 9, Photo 11, Photo 12). The single bathroom shows a granite-look vanity top and updated faucet over an older-style tub/shower surround and wall tile, also consistent with 'updated' (Photo 15, Photo 16).

Not visible/verified: No close-up exterior photos of brick/siding condition or roof surface to verify stated 2022 roof replacement.; Crawl space foundation and attic not visible in any photo; condition of structural systems not observable.; Only one bathroom exists and is shown in two similar-angle photos; no additional angle to fully confirm fixture condition.; Kitchen backsplash tile appears original/dated despite remarks describing kitchen as 'updated,' suggesting a partial rather than full update.

909 W 50th Street, North Little Rock, 72118 MLS # 26012400

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[MEDIUM] **Built wood raised planter/retaining bed along front foundation**

A continuous built wood retaining/planter structure runs along the front brick foundation with new arborvitae plantings (Photos 17, 19, 20). This is a constructed site improvement not mentioned in Structured Fields or either remarks section.

Source: Photo 17

REVIEW REQUIRED

- Confirm actual foundation type and whether a basement exists - structured FOUNDATION field states Slab/Crawl Combination, but photos show a finished walkout lower level with bathroom; this affects GLA treatment and the foundation/basement grid entries

- Clarify whether the 'Guest Bedroom/Main Lv' bedroom field corresponds to the main-level primary suite shown in Photo 9 or to the lower-level flex room shown in Photos 37-39, given the apparent basement level

DETACHED OUTBUILDINGS

[LOW] **Possible shed/garage structure with brown gable roof visible behind side-yard fence line**

A tan-sided structure with a brown shingled roof is visible past the fence line to the side/rear of the subject in Photos 15, 16, and the aerial shot (Photo 47). Fencing separates it from the subject yard, suggesting it may belong to a neighboring parcel rather than the subject property; ownership is ambiguous.

Source: Photo 15

SITE & VIEW

[MEDIUM] **Finished walkout/daylight basement level with full bathroom and at-grade exterior door**

Photos 37, 38, 39, 44, and 45 show a large finished lower-level flex room with a full bathroom (hex tile shower/tub, new vanity) and a ground-level walkout exterior door beneath the rear deck - indicating a basement living area. This is a potential site/value driver (additional finished area, walkout grade change) but is not clearly reflected in the structured FOUNDATION field (see contradictions).

Source: Photo 37

[HIGH] **Sloped lot providing elevated building site and rear grade change**

LOT field states 'Sloped'; corroborated visually by the elevated front yard with retaining/planter construction (Photos 1, 15, 16, 17) and the walkout rear grade visible under the deck (Photos 44, 46).

Source: Structured Field

DATED RENOVATIONS

[HIGH] **Architectural shingle roof replacement**

"For Insurance reasons/ Architectural Shingle Roof was installed in 2026."

Source: Agent Remarks

CONTRADICTIONS

- Structured Field FOUNDATION is listed as 'Slab/Crawl Combination,' but Photos 37, 38, 39, 44, and 45 show a substantial finished lower level with a full bathroom, flex room, and at-grade walkout exterior door - consistent with a basement, which is not reflected in the foundation field.

IMAGE QUALITY ISSUES

- Several photos are extreme macro/detail shots (cabinet hardware, faucet, door hinge, barn-door latch) that provide no useful condition information (Photos 26, 40, 43)
- Lower/basement level is only lightly photographed relative to main and upper living areas, limiting full condition assessment of that space

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

Quality: Original construction is consistent with a modest 1963 builder-grade brick veneer ranch/split-level - simple rectangular massing, standard carport (not garage), standard window openings, and economy-grade original systems. The extensive recent finish-out (quartz counters, pot filler, custom range hood, tile work) reflects a high-quality renovation layer but does not change the underlying design complexity or original materials grade. Holistically this remains consistent with Q4 (stock/builder grade), now carrying condition-driven upgrades rather than quality-driven ones.

Condition: Public and Agent remarks describe a comprehensive renovation: new roof (dated), new HVAC, new water heater, all-new kitchen, updated baths, new flooring throughout, new appliances, new trim, new laundry room, and a new deck. Photos corroborate this - kitchen, baths, flooring, and trim all appear new with no visible wear anywhere in the home. This supports a like-new to well-maintained condition impression (C2-to-C3), tempered only by the inability to verify behind-the-walls systems and the limited photographic

coverage of the basement/lower level.

Kitchen/baths: Kitchen is fully remodeled with quartz counters, custom range hood/wood mantel, pot filler, farmhouse sink, and new stainless appliances (Photos 4, 5, 21, 23, 24, 25; corroborated by Structured Field Kit Counter-Quartz and Public Remarks 'all-new kitchen'). Full and half baths show matching remodel level - new tile flooring/showers, vanities, black or matte fixtures, no dated finishes observed (Photos 6, 11, 12, 28, 35, 39; corroborated by Public Remarks 'updated bathrooms').

Not visible/verified: Roof condition could only be assessed from ground-level/aerial exterior shots, not close-up; actual age/installation quality not independently verifiable beyond remarks claim; Basement/lower level has only ~5 photos versus much heavier coverage of main/upper levels, limiting condition assessment of that space; Structural systems (HVAC, water heater) described as new in remarks but not independently visible in photos; MLS photos are marketing images; areas not shown (attic, crawlspace, mechanical closets) cannot be assessed

5817 Alta Vista Dr, North Little Rock, 72118 MLS # 26018585

Photo count check: MATCH (42/42)

REVIEW REQUIRED

- Dark water/moisture staining on the primary bathroom floor near the toilet base (Photo 27) - potential plumbing leak or moisture damage; recommend in-person verification.
- Basement living area (additional bedroom/bath/living space per remarks) is undocumented in photos; verify actual finish condition and confirm consistency with the 'Partially Finished' structured field.
- Confirm actual kitchen countertop material - structured data states quartz while photos show wood/butcher-block counters.
- Clarify true finished status of the basement given the conflict between remarks (implying unfinished potential) and structured field (Partially Finished, Heated, Cooled).

DETACHED OUTBUILDINGS

[LOW] **Small shed/outbuilding in rear yard**

A small wood-sided structure with a peaked roof is visible across the rear lawn, partially obscured by brush and trees; size and construction cannot be confirmed, and it is not mentioned in structured fields or remarks. Given the distance and surrounding vegetation/property line ambiguity, it is unclear whether this structure sits on the subject's lot.

Source: Photo 36

SITE & VIEW

[HIGH] **Sloped lot with elevated hilltop building site**

Irregular lot dimensions (141x57x149x22x64) and photos show the home situated on a rise well above street grade with a noticeable grade change front to back.

Source: Structured Field (Lot: Sloped) corroborated by Photos 1, 4, 5, 6

[HIGH] **Walkout/daylight basement level at rear due to sloped lot**

Rear elevation photos show a full additional level below the main floor with exterior doors and windows at grade, consistent with public remarks describing potential additional bedroom, bath, and living space below.

Source: Structured Field (Basement - Partially Finished, Heated, Cooled; Stories - Split to the Rear) and Photos 37-40

[MEDIUM] **Elevated panoramic view of surrounding hills/valley**

Multiple interior and exterior photos show a long-range view over the tree line toward distant hills/rooftops; this is not mentioned anywhere in the remarks or structured fields.

Source: Photos 4, 5, 6, 8, 9, 24, 25, 31

CONTRADICTIONS

- Structured field lists 'Kit Counter-Quartz' but kitchen photos (12-19) clearly show light wood/butcher-block countertops throughout, not quartz.
- Public remarks describe the basement as holding 'great potential for additional living space' (implying largely unfinished), while the structured BASEMENT field states 'Partially Finished, Heated, Cooled' - these characterizations of the basement's finish level conflict.
- Structured field lists 'Wood Fence' but rear-yard photos (37-40) show chain-link fencing along part of the property boundary, a differing fence material.

IMAGE QUALITY ISSUES

- Rear-yard shed (Photo 36) is distant and partially obscured by brush, limiting assessment of its size, construction, and whether it is actually on the subject parcel.
- No interior photos of the basement level referenced in remarks and structured data were provided, preventing any condition assessment of that space.
- Some interior photos show window glare/reflection (Photos 8, 9) that may obscure window condition details.

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

Quality: Exterior and interior details are consistent with an original 1964 builder-grade brick ranch: simple rectangular massing, standard brick veneer, aluminum-frame windows, and modest original millwork/closets - consistent with Q4. Nothing observed (no elevated ceilings beyond the simple sunroom addition, no premium original materials, no complex rooflines) supports a higher quality class. The extensively remodeled kitchen and updated bath reflect condition improvements layered onto the original builder-grade shell, not a quality upgrade.

Condition: Main living areas show a recent, cohesive update consistent with C3: new LVP flooring, fresh paint, recessed lighting, and a remodeled kitchen with new cabinetry, butcher-block counters, and stainless appliances. However, the primary ensuite bathroom retains original, dated fixtures (wall-mounted corner sink, old tiled shower stall) suggesting limited updating there, and a dark stain/discoloration on the bathroom floor near the toilet raises a possible moisture or plumbing concern. The partially finished basement level referenced in remarks and structured data is not shown in any photo, so its condition could not be verified and may pull the blended/effective condition down if found to be rougher than the main level.

Kitchen/baths: Kitchen has been significantly remodeled (new cabinetry, butcher-block counters, stainless appliances, vent hood, relocated island) consistent with public remarks calling it 'beautifully remodeled.' Of the two full baths, the secondary/hall bath has been updated with a vessel sink and modern fixtures, while the primary ensuite bath appears largely original with dated fixtures and finishes - a mixed condition across the two baths.

Not visible/verified: Basement/lower level interior (described in public remarks as containing an additional full bath, bedroom, and separate living area) is not shown in any of the 42 photos; its condition could not be assessed.; No clear photos of rear exterior wall finish/material beyond the elevation shots, limiting full exterior condition assessment on all sides.; MLS photos are staged, well-lit marketing images; normal wear not fully visible in some rooms.; Primary bathroom lighting/angle in photos may understate the extent of wear on original fixtures.

2215 Coors Drive, North Little Rock, 72218 MLS # 26023567

Photo count check: MATCH (47/47)

REVIEW REQUIRED

- Roof age and HVAC system age/condition cannot be confirmed from available remarks or photos - relevant to effective age determination
- Crawl space and attic areas not shown in any photo, condition unknown

POOLS & SITE IMPROVEMENTS

[HIGH] **New paver patio with landscaped border in rear yard**

Public Remarks state 'new landscaping with paver accents'; Photo 43 shows a large new square-paver patio area in the backyard bordered by fresh mulch beds and new plantings.

Source: Public Remarks + Photo 43

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

Quality: Original construction is a 1963 brick-veneer ranch of simple design - hip roof, attached one-car carport (not a garage), crawl-space foundation, and no evidence of custom millwork, elaborate rooflines, or high-grade original materials. This reads as consistent with Q4 (stock/builder grade meeting code) for the original shell; recent finish upgrades (quartz, cabinetry, fixtures) do not raise this quality tier since they are later installed finishes, not changes to original structural/design complexity.

Condition: Interior and visible exterior show a comprehensive recent renovation: new LVP flooring throughout, fresh paint, new lighting/ceiling fans, fully replaced kitchen (cabinets, quartz counters, stainless appliances) and both bathrooms (new vanities, tile tub surrounds, fixtures), plus new landscaping, paver patio, and privacy fencing per remarks and photos. This supports a condition impression in the C2-to-C3 range (like-new to well-maintained with recent remodeling) for the visibly renovated scope. Roof age, HVAC age/condition, and crawl space/attic condition could not be verified from remarks or photos, which tempers full C2 confidence.

Kitchen/baths: Kitchen appears fully remodeled with new cabinetry, quartz counters, tile-less open shelving removed, stainless appliances, and reconfigured island - exceeds a simple update. Both visible bathrooms show new vanities, new tiled tub/shower surrounds, new flooring, and new fixtures consistent with a remodel rather than a cosmetic refresh.

Not visible/verified: 47 photos provided with strong interior coverage (20+ interior images), supporting higher confidence than typical; Roof age/condition and HVAC system age could not be confirmed from remarks or photos despite exterior condenser unit being visible; Attic and crawl space condition not visible in any photo; No agent remarks were provided to corroborate or add detail beyond public remarks

5511 Maple St, North Little Rock, 72118 MLS # 26028529

Photo count check: MATCH (25/25)

PHOTO-ONLY FINDINGS

[MEDIUM] **Small storage room/closet accessed from the carport, containing paint buckets and material, with concrete floor and single window**

A built-in storage room is visible off the carport with its own exterior door and window; this space is not referenced in structured fields (only 'Carport' parking is listed) or in either remarks section. Appears to be an unfinished/utility storage space attached to the main structure under the carport roofline.

Source: Photo 18, Photo 19, Photo 21

REVIEW REQUIRED

- Square footage discrepancy flagged by agent between county/structured data and seller's representation - field measurement recommended.
- Verify whether the storage closet/room off the carport (Photos 18-19, 21) is a finished/permitted space or unfinished utility storage, as it is undocumented in structured fields or remarks.
- Confirm whether the structure visible beyond the rear fence line in aerial Photo 24 belongs to the subject property or an adjacent parcel.

DETACHED OUTBUILDINGS

[LOW] **Possible detached structure (flat-roofed white building) visible in distance beyond rear fence line**

A flat-roofed white building with a truck parked nearby is visible beyond the subject's rear chain-link fence line in the aerial photo; this appears to be on a neighboring or adjacent parcel and is not confirmed to belong to the subject property.
Source: Photo 24

CONTRADICTIONS

- Agent Remarks state 'County data shows different square footage than seller says. Measuring encouraged,' indicating a discrepancy between the structured SQFT field (1,108) and the seller's claimed square footage - no photo evidence can resolve this discrepancy.

IMAGE QUALITY ISSUES

- No close-up photographs of the roof surface are provided; condition assessment of the '3 Tab Shingles' roof relies solely on distant aerial shots (Photos 24-25).

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

Quality: Dwelling appears consistent with Q4 (stock/builder-grade) original construction: 1958 brick-veneer one-story ranch, simple traditional massing, standard six-panel hollow-core interior doors, no crown molding, built-ins, or elevated window/door grade visible. Small footprint (1,108 SF per structured field) and plain design support a builder-grade original quality tier; later cosmetic/system updates do not raise this quality call.

Condition: Public remarks describe a comprehensive recent remodel (new flooring, new kitchen cabinets/counters/backsplash/appliances, renovated bathrooms, new light fixtures, updated electrical panel, new plumbing), corroborated by photos showing new LVP flooring, new shaker-style cabinetry, quartz-look counters, tile backsplash, stainless appliances, and new bath vanities/fixtures with no visible wear. This supports a condition impression consistent with C3 (well-maintained, limited wear, with meaningful updates), though the scope of the remodel (flooring, kitchen, baths, electrical, plumbing) may support a C2 call upon in-person inspection if workmanship quality holds up beyond marketing photos. No deferred maintenance or safety/soundness issues are visible in any photo.

Kitchen/baths: Both kitchen and bathrooms show significant alteration (new cabinetry, counters, fixtures, tile) per Public Remarks and corroborating photos - classified as remodeled, not merely updated.

Not visible/verified: Home appears vacant and staged with no furniture or personal occupancy evidence; typical marketing conditions may obscure minor wear.; No close-up photos of roof surface/shingle condition beyond distant aerial views (Photos 24-25); roof age/condition relies on structured field '3 Tab Shingles' only.; No SPD on file and seller never occupied the home per Agent Remarks, limiting independent corroboration of claimed system updates (electrical panel, plumbing).; Workmanship quality of the remodel (e.g., tile work, cabinet fit) can only be assessed from listing photos, not in-person inspection.

903 W 52nd Street, North Little Rock, 72118 MLS # 26037869

Photo count check: MATCH (46/46)

PHOTO-ONLY FINDINGS

[LOW] Small greenhouse-like mesh/netted garden structure

A green netted or screened enclosure is visible in the distant left background of the rear yard near the shed; could be a greenhouse, plant cage, or trellis structure - not identifiable with certainty and not mentioned in remarks or structured fields.
Source: Photo 33

[MEDIUM] Decorative metal garden arch/arbor

A black wrought-iron arched trellis structure stands in the garden area; not mentioned in remarks or structured fields. Borderline decor item but noted due to being a semi-permanent garden structure.

Source: Photo 33, 41

REVIEW REQUIRED

- Confirm actual age/condition of HVAC system - public remarks claim it is 'newer' but no supporting date is given in agent remarks or structured data.
- Clarify ownership of the structure visible across the rear fence line in Photo 2/3 (may belong to neighboring property).
- Clarify nature of the netted/mesh structure visible in the distant background of Photo 33 (greenhouse vs. garden screen).

DETACHED OUTBUILDINGS

[HIGH] **Exterior shed (workshop/'she-shed')**

Public remarks: 'a practical exterior shed perfect for a workshop or she-shed.' Visible in Photos 36, 37, 40, 41 - wood-sided gable-roof shed with decorative shutters, sited at rear of lot.

Source: Public Remarks

[LOW] **Possible second small outbuilding across rear fence line**

A light-colored gable structure is visible beyond the chain-link fence in the left background of Photo 2/3; given its position across the property line, it may belong to a neighboring parcel rather than the subject.

Source: Photo 2

POOLS & SITE IMPROVEMENTS

[HIGH] **Hot tub / spa**

Built-in-appearing hot tub with hard cover on rear deck/patio, plumbed and wired; not listed in structured fields and not mentioned in either public or agent remarks.

Source: Photo 2, 3, 4, 34, 38, 42, 43, 44, 45

[LOW] **Stone fire-pit/planter column on rear deck**

A round stacked-stone column feature on the deck could be a fire pit or a large planter; construction type is ambiguous from the photos and it is not mentioned in remarks or structured fields.

Source: Photo 3, 4

SITE & VIEW

[MEDIUM] **Sloped/terraced rear yard with retaining walls and multi-level wood deck stairways**

Rear yard shows notable grade change from the house down to the lawn, addressed with multiple tiered wood staircases and stacked-stone retaining walls - a site characteristic not captured in structured fields (Lot: Level, In Subdivision).

Source: Photo 2, 33, 34, 44, 45

DATED RENOVATIONS

[HIGH] **Roof replacement**

"Roof 2022"

Source: Agent Remarks

[HIGH] **Siding and windows replacement**

"siding and windows 2010"

Source: Agent Remarks

[HIGH] **Dishwasher replacement**

"dishwasher 2023"

Source: Agent Remarks

[HIGH] **Hot water tank replacement**

"HWT 2023"

Source: Agent Remarks

[HIGH] **Range/stove replacement**

"stove 2020"

Source: Agent Remarks

[HIGH] **Bathroom remodel (both baths)**

"both bathrooms remodeled october 2025"

Source: Agent Remarks

CONTRADICTIONS

- Public remarks describe the home as featuring 'newer windows, siding' as part of a 'completely renovated' home, but agent remarks date the siding and windows to 2010 (approximately 15 years old at time of listing) - not clearly 'newer' relative to the other 2020-2025 updates.
- Public remarks state the home has 'newer... HVAC,' but the agent remarks' itemized renovation/replacement list does not include an HVAC replacement date, and no structured field specifies HVAC age.

IMAGE QUALITY ISSUES

- Photos exhibit strong HDR/saturation processing (very vivid greens/blues) which may distort true paint colors, landscaping health, and wear condition; findings on finish condition should be weighted with this in mind.

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

Quality: Original construction reflects a 1960 brick ranch built to typical builder-grade standards of the era: simple hip-roof massing, standard window openings, slab foundation, and no evidence of custom architectural detailing, built-ins, or upgraded structural materials. This is consistent with Q4 (stock/builder grade meeting code). Later finish layers (painted cabinets, laminate countertops styled to resemble granite, patterned backsplash tile, remodeled baths) improve condition/appeal but do not reflect upgraded original construction quality, so they are not scored into quality.

Condition: The home presents as well-maintained with numerous recent updates layered onto the original structure. Roof replaced 2022, water heater and dishwasher 2023, range 2020, and both bathrooms remodeled October 2025 (new tile shower surround, new vanities, new fixtures) - all corroborated by both agent remarks and photos. Kitchen shows refreshed paint, newer appliances, and updated backsplash/counters but no structural reconfiguration. No deferred maintenance, staining, or structural distress is visible in any photo. Siding and windows date to 2010 (~15 years old at time of listing), which tempers the otherwise fresh impression and is the basis for an anchor of C3 rather than C2.

Kitchen/baths: Kitchen: original cabinet boxes repainted white, laminate countertops with a granite-look pattern (not true stone), updated tile-pattern backsplash, newer stainless appliances (stove 2020, dishwasher 2023) - modernized cosmetically but no layout/structural change, consistent with 'updated.' Baths: agent remarks state both bathrooms were remodeled October 2025; photos confirm a fully re-tiled glass shower enclosure, new vanity, and new fixtures in the hall bath, and a fully refinished half bath with new vanity/fixtures - consistent with 'remodeled.'

Not visible/verified: Photos are professionally staged/HDR-processed with heightened saturation, which can mask true paint/finish color and wear; see image_quality_issues.; Attic and crawlspace/under-slab areas were not visible in any photo; no comment possible on condition of unseen structural components.; HVAC age could not be confirmed - public remarks claim 'newer HVAC' but agent remarks' dated renovation list does not include an HVAC date.

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	811 Shamrock Dr (SUBJECT) MLS # 26040472	808 Shamrock Drive MLS # 26008420	909 W 50th Street MLS # 26012400	5817 Alta Vista Dr MLS # 26018585	2215 Coors Drive MLS # 26023567	5511 Maple St MLS # 26028529	903 W 52nd Street MLS # 26037869
Q/C impression	[M] Q4 / C3 K: updated B: updated	[M] Q4 / C3 K: updated B: updated	[M] Q4 / C2-to-C3 K: remodeled B: remodeled	[M] Q4 / C3 K: remodeled B: updated	[H] Q4 / C2-to-C3 K: remodeled B: remodeled	[M] Q4 / C3 K: remodeled B: remodeled	[H] Q4 / C3 K: updated B: remodeled
Vs. subject (advisory)	-	Q similar / C similar 808 Shamrock Drive shares the same builder-grade construction and a comparable level of cosmetic kitchen/bath updates over original cabinetry, landing at essentially the same condition tier as the subject.	Q similar / C superior 909 W 50th Street shares the subject's builder-grade original construction but shows a full top-to-bottom renovation (new kitchen, baths, flooring, systems) that reads notably fresher than the subject's cosmetic-level updates.	Q similar / C similar 5817 Alta Vista Dr has a remodeled kitchen similar in spirit to the subject's updates, but an unmodernized primary bath and possible moisture staining offset gains elsewhere, keeping it roughly on par with the subject overall.	Q similar / C superior 2215 Coors Drive is the same builder-grade ranch type but shows a comprehensive, high-confidence renovation (new kitchen, both baths, flooring, exterior landscaping) well beyond the subject's partial cosmetic-level update.	Q similar / C superior 5511 Maple St shares the subject's builder-grade shell but its kitchen and baths are fully remodeled (not just cosmetically updated) along with stated electrical and plumbing replacement, a more complete scope than the subject's layered cosmetic update.	Q similar / C similar 903 W 52nd Street is the same builder-grade construction; its baths are more fully remodeled than the subject's, but older (2010) siding/windows and a cosmetically updated kitchen bring it back in line with the subject's overall condition level.
Detached outbuildings	[H] Rear-yard storage shed	[L] Red structure visible beyond rear fence line	[L] Possible shed/garage structure with brown gable roof visible behind side-yard fence line	[L] Small shed/outbuilding in rear yard	-	[L] Possible detached structure (flat-roofed white building) visible in distance beyond rear fence line	[H] Exterior shed (workshop/'she-shed') [L] Possible second small outbuilding across rear fence line
Photo-only findings	[M] Enclosed sunroom/porch addition with French doors to rear yard, incorporating a laundry alcove and half bath	[M] Large concrete patio/paved area at rear of home accessed via French doors	[M] Built wood raised planter/retaining bed along front foundation	-	-	[M] Small storage room/closet accessed from the carport, containing paint buckets and material, with concrete floor and single window	[L] Small greenhouse-like mesh/netted garden structure [M] Decorative metal garden arch/arbor
Pools & site improvements	-	-	-	-	[H] New paver patio with landscaped border in rear yard	-	[H] Hot tub / spa [L] Stone fire-pit/planter column on rear deck
Site & view	-	-	[M] Finished walkout/daylight basement level with full bathroom and at-grade exterior door [H] Sloped lot providing elevated building site and rear grade change	[H] Sloped lot with elevated hilltop building site [H] Walkout/daylight basement level at rear due to sloped lot [M] Elevated panoramic view of surrounding hills/valley	-	-	[M] Sloped/terraced rear yard with retaining walls and multi-level wood deck stairways

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Dated renovations	-	[H] Roof replaced 2022 [H] Windows replaced 2024 [H] HVAC replaced 2020 [H] Water heater replaced 2019	[H] Architectural shingle roof replacement	-	-	-	[H] Roof replacement [H] Siding and windows replacement [H] Dishwasher replacement [H] Hot water tank replacement [H] Range/stove replacement [H] Bathroom remodel (both baths)
Review required	- Verify extent and quality of kitchen update (cabinet boxes appear original/repainted rather than replaced) before ... - Confirm condition and age of half-bath finishes separately from the apparently more updated full bath. - Confirm identity/ownership and finished use of the sunroom/porch addition with laundry and half bath, as it is ...	- Confirm whether the red structure visible past the rear fence line (Photo 3) belongs to the subject parcel or an ... - Crawl space and attic were not visible in any photo; condition of structural/mechanical systems beneath the home could ...	- Confirm actual foundation type and whether a basement exists - structured FOUNDATION field states Slab/Crawl ... - Clarify whether the 'Guest Bedroom/Main Lv' bedroom field corresponds to the main-level primary suite shown in Photo 9 ...	- Dark water/moisture staining on the primary bathroom floor near the toilet base (Photo 27) - potential plumbing leak or ... - Basement living area (additional bedroom/bath/living space per remarks) is undocumented in photos; verify actual finish ... - Confirm actual kitchen countertop material - structured data states quartz while photos show wood/butcher-block ... - Clarify true finished status of the basement given the conflict between remarks (implying unfinished potential) and ...	- Roof age and HVAC system age/condition cannot be confirmed from available remarks or photos - relevant to effective age ... - Crawl space and attic areas not shown in any photo, condition unknown	- Square footage discrepancy flagged by agent between county/structured data and seller's representation - field ... - Verify whether the storage closet/room off the carport (Photos 18-19, 21) is a finished/permitted space or unfinished ... - Confirm whether the structure visible beyond the rear fence line in aerial Photo 24 belongs to the subject property or ...	- Confirm actual age/condition of HVAC system - public remarks claim it is 'newer' but no supporting date is given in ... - Clarify ownership of the structure visible across the rear fence line in Photo 2/3 (may belong to neighboring property). - Clarify nature of the netted/mesh structure visible in the distant background of Photo 33 (greenhouse vs. garden ...

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Contradictions	- Public remarks market an 'updated kitchen,' but appliances visible in photos (black coil-burner free-standing range ...	-	- Structured Field FOUNDATION is listed as 'Slab/Crawl Combination,' but Photos 37, 38, 39, 44, and 45 show a substantial ...	- Structured field lists 'Kit Counter-Quartz' but kitchen photos (12-19) clearly show light wood/butcher-block ... - Public remarks describe the basement as holding 'great potential for additional living space' (implying largely ... - Structured field lists 'Wood Fence' but rear-yard photos (37-40) show chain-link fencing along part of the property ...	-	- Agent Remarks state 'County data shows different square footage than seller says. Measuring encouraged,' indicating a ...	- Public remarks describe the home as featuring 'newer windows, siding' as part of a 'completely renovated' home, but ... - Public remarks state the home has 'newer... HVAC,' but the agent remarks' itemized renovation/replacement list does not ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

Best to worst: 909 W 50th Street and 2215 Coors Drive present similarly at the top, both reflecting comprehensive recent renovations (new kitchens and baths, new systems, no visible deferred maintenance). 5511 Maple St follows a step below, also extensively remodeled (kitchen, baths, electrical, plumbing) but slightly less documented. 903 W 52nd Street is next, well-maintained with remodeled baths and an updated kitchen, tempered by older (2010) siding/windows. The subject and 808 Shamrock Drive present similarly after that, both well-maintained with cosmetically 'updated' rather than remodeled kitchens/baths and some original cabinetry/fixtures retained. 5817 Alta Vista Dr sits at the bottom of the group, pulled down by an unmodernized primary bathroom, a possible moisture stain near the toilet, and an unseen/unverified basement level.

QUALITY

The set is homogeneous on quality: every property, including the subject, reads as consistent with builder-grade original construction (brick-veneer ranches or similar with simple massing and standard materials). No comp shows evidence of elevated original design, materials, or complexity that would separate it from the group - later kitchen/bath remodels improve condition, not the underlying quality tier. No meaningful quality gaps exist in this set.

VERSUS SUBJECT

The subject (811 Shamrock Dr) is consistent with a well-maintained home carrying cosmetic kitchen and bath updates over an older cabinet/fixture base, with some capital items (siding, brick, windows, roof) replaced per remarks but with a half bath left largely original. Several comps (909 W 50th Street, 2215 Coors Drive, and to a lesser extent 5511 Maple St) reflect more complete remodels - full kitchen and bath replacements plus system updates - placing them ahead of the subject on condition. 808 Shamrock Drive and 903 W 52nd Street are closely comparable to the subject's condition level, while 5817 Alta Vista Dr lands roughly in the same range despite an unmodernized primary bath. On quality, all comps and the subject are consistent with the same builder-grade tier, so no quality adjustments are indicated on that basis.

- 808 Shamrock Drive: quality similar, condition similar - 808 Shamrock Drive shares the same builder-grade construction and a comparable level of cosmetic kitchen/bath updates over original cabinetry, landing at essentially the same condition tier as the subject.

- 909 W 50th Street: quality similar, condition superior - 909 W 50th Street shares the subject's builder-grade original construction but shows a full top-to-bottom renovation (new kitchen, baths, flooring, systems) that reads notably fresher than the subject's cosmetic-level updates.
- 5817 Alta Vista Dr: quality similar, condition similar - 5817 Alta Vista Dr has a remodeled kitchen similar in spirit to the subject's updates, but an unmodernized primary bath and possible moisture staining offset gains elsewhere, keeping it roughly on par with the subject overall.
- 2215 Coors Drive: quality similar, condition superior - 2215 Coors Drive is the same builder-grade ranch type but shows a comprehensive, high-confidence renovation (new kitchen, both baths, flooring, exterior landscaping) well beyond the subject's partial cosmetic-level update.
- 5511 Maple St: quality similar, condition superior - 5511 Maple St shares the subject's builder-grade shell but its kitchen and baths are fully remodeled (not just cosmetically updated) along with stated electrical and plumbing replacement, a more complete scope than the subject's layered cosmetic update.
- 903 W 52nd Street: quality similar, condition similar - 903 W 52nd Street is the same builder-grade construction; its baths are more fully remodeled than the subject's, but older (2010) siding/windows and a cosmetically updated kitchen bring it back in line with the subject's overall condition level.

- No property falls more than roughly one full internal-score step from the set's center on either quality or condition - this is a tightly clustered comp set.

- 5817 Alta Vista Dr is the softest performer on condition (unmodernized primary bath, possible moisture staining, unseen basement), though not enough to constitute an outlier gap.

- 909 W 50th Street and 2215 Coors Drive are the strongest performers on condition, reflecting full renovations, but remain within the same broad cluster as the rest of the set.

- Most assessments in this set carry MEDIUM confidence, with 2215 Coors Drive and 903 W 52nd Street at HIGH confidence due to stronger photo coverage - comparisons involving the MEDIUM-confidence properties (subject, 808 Shamrock Drive, 909 W 50th Street, 5817 Alta Vista Dr, 5511 Maple St) should be read as directionally reliable rather than precise.

- 5817 Alta Vista Dr's condition placement is particularly hedged: its basement level (with an additional bath, bedroom, and living area per remarks) was not visible in any photo, so its true blended condition could be somewhat better or worse than estimated.

- 808 Shamrock Drive's single bathroom was only shown from similar angles, limiting full verification of fixture condition and slightly softening confidence in its condition placement relative to the subject.