6 Laval Ct

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261111-233736-6-laval-ct

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.

6 Laval Court, Little Rock, 72223 MLS # 26027185 [SUBJECT]

Photo count check: MATCH (50/50)

REVIEW REQUIRED

- Confirm whether the lot is sloped or flat given contradictory structured-field and remarks language.
- Verify the nature and ownership of the blue rectangular structure visible near the driveway in aerial photos 48-49 (possible shed, storage pod, or neighboring structure).
- Confirm the size, permanence, and ownership of the small greenhouse-like structure visible in the rear yard near the tree line.
- Confirm extent and recency of 'under house storage or shop area' referenced in remarks - unclear if finished shop space or unfinished crawl storage.

DETACHED OUTBUILDINGS

[MEDIUM] Small greenhouse/garden structure in rear yard near tree line

A small clear/polycarbonate-paneled structure consistent with a greenhouse is visible near the wooded rear property line in two aerial-angle backyard photos. It is not mentioned in Public or Agent Remarks (remarks reference only 'raised garden beds'), and there is no corresponding structured field. Partially obscured by trees.

Source: Photo 45, Photo 47

[MEDIUM] Under-house storage or shop area

Remarks state 'Under house storage or shop area.' Photo 46 shows an open, unfinished space beneath the elevated rear deck that may correspond to this feature, but the photo does not confirm whether it is finished/enclosed shop space or simple crawl-type storage.

Source: Public Remarks

[LOW] Unidentified rectangular structure near driveway/side yard

Aerial photos show a blue rectangular object positioned near the driveway/side yard, possibly a storage shed or a portable storage container (e.g., moving pod). Not mentioned in remarks or structured fields; image resolution and distance prevent confirming whether this is a permanent structure or temporary item, and it is close enough to the property line that it could belong to a neighboring lot.

Source: Photo 48, Photo 49

POOLS & SITE IMPROVEMENTS

[MEDIUM] Whirlpool/jetted tub in primary bath

Structured data lists 'Whirlpool/Hot Tub/Spa' under Interiors; photos show a garden-style soaking tub in the primary bath consistent with a whirlpool tub, though jets are not clearly visible in the images.

Source: Structured Field (Whirlpool/Hot Tub/Spa); Photo 27, Photo 28

[HIGH] Raised garden beds with fenced garden area

Remarks mention 'raised garden beds'; photos show wire-fenced raised garden plots in the rear yard near the deck stairs.

Source: Public Remarks; Photo 44, Photo 45

[MEDIUM] **Stacked stone retaining wall along side yard**

A built stacked-stone retaining wall is visible along the side yard near the garden/fenced area. Not mentioned in remarks or structured fields.

Source: Photo 46

SITE & VIEW

[HIGH] **0.50-acre wooded cul-de-sac lot backing to large wooded tract**

Remarks state the home is 'located off of cul-de-sac backing to large and fully fenced wooded lot,' corroborated by aerial photos (48, 49) showing dense mature tree buffer behind the fenced rear yard, providing privacy/view value beyond a typical subdivision lot.

Source: Structured Field (Approx Acreage 0.50; Cul-de-sac; Wooded); Public Remarks

DATED RENOVATIONS

[HIGH] **New roof in 2024**

Verbatim from Public Remarks: 'New roof in 2024.'

Source: Public Remarks

CONTRADICTIONS

- Structured LOT field lists the lot characteristic as 'Sloped,' while Public Remarks state 'Flat driveway and fairly flat backyard' - these are in direct conflict and should be clarified.

IMAGE QUALITY ISSUES

- Aerial photos 48 and 49 are taken from significant height/distance, making it difficult to confirm the nature (shed vs. temporary storage pod) of a blue rectangular structure near the driveway.
- The suspected greenhouse structure in the rear yard (Photos 45, 47) is partially obscured by tree canopy, limiting confirmation of its size, materials, and permanence.

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

Quality: Original construction (2003) shows significant architectural investment beyond builder grade: extensive millwork, fluted column surrounds, wainscoting, tray and vaulted ceilings, a two-story great room with upper gallery overlook, formal living and dining rooms, built-in bookcases/cabinetry, and brick exterior with double front porches. This level of design complexity and original millwork is consistent with Q3 (well-finished, significant upgrades beyond builder grade) rather than a plain Q4 production home. No custom/high-end (Q2) indicators such as elaborate stone, specialty ceiling treatments throughout, or high-end structural materials were observed.

Condition: Overall condition appears well-maintained with several stated recent updates (new roof 2024, newer paint/carpet/lighting, newer composite deck, newer bath fixtures in upstairs baths) layered onto largely original 2003 finishes. Kitchen retains original painted cabinetry and black built-in double ovens/microwave (dated) but has an updated induction cooktop and plumbing fixtures. Primary bath appears to retain original tile, frosted-glass shower enclosure, and glass-block window, suggesting it has seen less updating than the guest baths. No deferred maintenance or structural/safety issues were visible in photos. This mix of partial updates over largely original systems is consistent with C3.

Kitchen/baths: Kitchen: original white painted cabinetry and black built-in double ovens/microwave with a newer induction cooktop, updated matte-black faucets, and travertine tile backsplash - reflects partial (updated) modernization over original cabinetry/appliances. Baths: primary bath appears to retain original tile, cultured-marble counters, and dated glass shower enclosure; two upstairs guest baths described in remarks as having 'newer bath fixtures,' consistent with photos showing modernized faucets/mirrors in the en-suite (Photo 35) and shared bath (Photo 39, 42). Dominant bath condition across the 3 full baths leans toward

updated.

Not visible/verified: House appears vacant/staged in many photos (e.g., Photos 9, 20, 25) with furniture staging that may mask minor wear not visible on camera; HVAC equipment age/condition, water heater age, and roof decking condition could not be verified visually beyond the stated '2024' roof remark; Primary bath window glazing could not be fully characterized (textured/privacy glass) and plumbing fixture age is inferred, not confirmed; Kitchen appliance ages are inferred from style/finish (black ovens) rather than visible manufacture dates

108 Bronte Circle, Little Rock, 72223 MLS # 25032292

Photo count check: MATCH (28/28)

PHOTO-ONLY FINDINGS

[MEDIUM] **Second fireplace in breakfast/keeping room**

A tile-surround fireplace is visible in the breakfast/dining area in addition to the great-room fireplace shown in Photo 5; structured FIREPLACE field only notes 'Gas Starter' without specifying a count, and remarks do not mention a second fireplace.

Source: Photo 14

[LOW] **Wall-mounted TV and ceiling fan on covered rear patio**

A mounted flat-screen TV and ceiling fan appear built into the covered patio area; not mentioned in structured fields or remarks. May represent a minor built-in improvement or could be considered personal property/removable electronics.

Source: Photo 26, Photo 27

REVIEW REQUIRED

- Verify completion and date of the roof replacement referenced in remarks for accurate effective age determination.
- Confirm no private pool exists on site; remarks reference only a community pool amenity.
- Clarify whether a second fireplace (breakfast/keeping room, Photo 14) is accurately reflected in the fireplace count on the appraisal grid.

SITE & VIEW

[HIGH] **Quiet cul-de-sac location**

Public remarks describe the home as 'a quiet cul-de-sac' setting, a positive site locational attribute.

Source: Public Remarks

[MEDIUM] **Flat, 0.47-acre lot**

Public remarks describe 'a flat lot' and structured fields list 0.47 acres (20,473 sf lot), somewhat larger and more usable than a typical subdivision lot; magnitude of excess relative to neighborhood typical lot size not independently confirmed.

Source: Public Remarks / Structured Field

DATED RENOVATIONS

[HIGH] **HVAC units, water heaters, gas range, built-in microwave, and dishwasher replaced**

"Both HVAC Units, both Hot Water Heaters, Gas Range, built in Microwave and Dishwasher have all been replaced in last 2 years."

Source: Public Remarks

[HIGH] **Roof replacement in progress**

"Property is having a new roof installed!" - stated as occurring at/near time of listing; exact completion date not provided.

Source: Public Remarks

IMAGE QUALITY ISSUES

- Photos 21-23 (bonus room and two bedrooms) appear to be a different resolution/aspect ratio and bear a 'Carmls Inc' watermark, suggesting a different image source or lower resolution capture than the primary photo set, limiting fine-detail assessment of those rooms.
- No photos provided of the garage interior, laundry room, or roof close-up, limiting ability to verify condition of recently replaced systems/roof.

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

Quality: Exterior is stone and brick veneer with an architectural shingle roof, arched stone entry surround, and extensive landscaping - above builder-grade massing and detailing. Interior shows tray/coffered ceilings, substantial crown molding, column surrounds, decorative archways, a stone-surround fireplace, and a kitchen hood with carved corbels - all original millwork consistent with a well-finished custom-influenced design. This supports a Q3 (well-finished, upgrades beyond builder grade) impression; nothing suggests true high-end custom (Q2) craftsmanship such as elaborate ironwork, custom cabinetry throughout, or high-end stone beyond the kitchen/baths.

Condition: Overall presentation is clean and well-maintained with no visible deferred maintenance in photos. Public remarks document recent replacement of both HVAC units, both water heaters, gas range, built-in microwave, and dishwasher within the last 2 years, and state a new roof was being installed at time of listing - these push condition toward C2/C3 for major systems. However, kitchen cabinetry, countertops, and bath vanities appear to be original to the 2005 construction with no stated remodel, so overall holistic condition is best described as C3 (well-maintained, limited wear, some updates) rather than C2.

Kitchen/baths: Kitchen retains original-appearing maple cabinetry, granite counters, and travertine flooring from the 2005 build, with major appliances (range, microwave, dishwasher) replaced within the last 2 years per remarks - supporting an 'updated' condition call despite no cabinet/counter remodel. Primary and secondary baths show original cabinetry, granite/tile finishes, garden tub, and separate shower with no stated or visually apparent remodel, supporting 'not updated.'

Not visible/verified: Garage interior not shown in photos; condition/finish of garage space not observable.; Laundry room not shown in photos.; Roof was reportedly being replaced at time of listing; actual completion date and resulting effective age impact could not be confirmed from available materials.; Two bedrooms (Photos 21-23) appear to be from a lower-resolution or differently-sourced image set, limiting fine detail assessment of those rooms.; Community pool and playground referenced are subdivision amenities, not features of the subject property itself.

23 Chemin Court, Little Rock, 72223 MLS # 25039679

Photo count check: MATCH (27/27)

REVIEW REQUIRED

- Confirm location and visibility of the structured-field 'Iron Fence' feature given photos only show a wood privacy fence.
- Confirm presence/location of the outdoor fireplace listed in structured fields, as it is not visible in the two rear exterior photos provided.
- Kitchen and bath finish age (original vs. updated) could not be confirmed from remarks; verify via appraiser inspection for accurate effective age determination.

POOLS & SITE IMPROVEMENTS

[HIGH] **Gunite saltwater in-ground pool with water feature**

Structured field lists 'Inground Pool'; public remarks describe 'a gunite saltwater pool and flat yard'; Photos 2 and 26 show a free-form in-ground pool with a water jet feature and surrounding stamped concrete patio.

Source: Structured Field / Public Remarks / Photo 2, 26

[MEDIUM] **Outdoor fireplace**

Structured field lists 'Outdoor Fireplace' under FIREPLACE section; not clearly visible in the rear exterior photos provided (Photo 2, 26), possibly located in an unphotographed porch area.
Source: Structured Field

[MEDIUM] **Lawn sprinkler/irrigation system**
Structured field lists 'Lawn Sprinkler' under EXT. FEATURES; not independently visible in photos but corroborated by well-maintained lawn appearance (Photo 1, 27).
Source: Structured Field

SITE & VIEW

[HIGH] **Backyard borders wooded green space, enhancing privacy**
Public remarks state the home 'backs up to peaceful green space for extra privacy'; Photo 27 shows a privacy fence line backing directly onto dense mature trees with no visible neighboring structures.
Source: Public Remarks / Photo 27

[MEDIUM] **Cul-de-sac lot location**
Structured field LOT feature lists 'Cul-de-sac', which can be a modest site value-driver for reduced traffic/privacy; not independently confirmable from photos provided.
Source: Structured Field

CONTRADICTIONS

- Structured field lists 'Iron Fence' under EXT. FEATURES, but Photos 26 and 27 show a wood privacy fence enclosing the backyard; the iron fencing (if present) is not visible in the provided photos, which may indicate it is located elsewhere on the property (e.g., front or side yard) not shown.

IMAGE QUALITY ISSUES

- No clear full exterior photo of the detached garage interior or any potential outbuilding area along the side yard (partially obscured by fencing in Photo 1).
- Outdoor fireplace referenced in structured data is not visible in any provided rear exterior photo.

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

Quality: Original construction (2006) shows above-builder-grade design complexity: two-story foyer with arched transom window, multiple roof gables, brick veneer exterior with turret-style bay, extensive crown molding, tray ceiling in primary suite, built-in bookshelves, and a two-story great room with clerestory windows. Kitchen cabinetry is painted stock raised-panel (not custom millwork), and baths use standard builder vanities - consistent with a well-finished tract/semi-custom home rather than true custom (Q2). Overall impression is consistent with Q3.

Condition: No deferred maintenance or safety issues are visible in any photo. Finishes (granite/stone-look counters, tile backsplash, stainless appliances, tile and carpet flooring) appear original to the 2006 construction but are well-kept with no visible wear, staining, or damage. No remarks document kitchen or bath remodeling, and finish styling (glass block accent window, raised-panel cabinetry) is consistent with original 2006-era construction rather than a later update. Overall impression is consistent with C3 (well-maintained, limited wear).

Kitchen/baths: Kitchen and bathrooms show granite/stone-look countertops, white/painted stock cabinetry, and tile work that appear consistent with the original 2006 construction; no remarks or visual evidence indicate a subsequent kitchen or bath remodel, so these areas are assessed as not updated, in good maintained condition.

Not visible/verified: No stated renovation dates for kitchen or baths; assessment that finishes are original relies on visual style inference, not confirmed documentation.; Could not observe foundation/crawl space condition, roof substrate, or mechanical systems from photos.; Exterior rear elevation and pool area only partially shown; full yard and fence condition not fully visible.; MLS photos are marketing images - areas such as garage interior, attic storage, and basement/crawl space access are not shown.

615 Epernay Place, Little Rock, 72223 MLS # 25041257

Photo count check: MATCH (43/43)

SITE & VIEW

[MEDIUM] **Mountain/hillside backdrop view from rear yard and elevated vantage points**

Multiple rear and aerial photos show a prominent wooded mountain ridge directly behind the property, a potential view amenity not mentioned in remarks or structured fields.

Source: Photo 2, 34, 35, 39, 40, 41, 42, 43

[HIGH] **Corner lot**

Structured field lists 'Corner Lot' under LOT; public remarks state 'Situated on a corner lot with a great backyard.'

Source: Structured Field / Public Remarks

[HIGH] **Fully fenced backyard**

Structured field lists 'Fully Fenced'; remarks state 'the fully fenced backyard gives you privacy and peace of mind'; wood privacy fencing visible enclosing the rear yard in multiple photos.

Source: Structured Field / Public Remarks / Photo 35, 38-40

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

Quality: Dwelling presents as a well-finished, architecturally complex custom/semi-custom home consistent with Q3 - brick and stone veneer exterior with a full stone entry tower, extensive interior millwork (crown molding, wainscoting, fluted columns, tray ceilings), hardwood floors, and built-ins go well beyond typical builder-grade stock. No later upgrades are being used to inflate this score; the assessment is based on original construction materials and design complexity.

Condition: Overall condition is consistent with C3 - well-maintained with limited wear and no deferred maintenance visible, but kitchen and bath finishes (granite counters, diamond-pattern stone backsplash, tumbled-tile tub/shower surrounds, glass block accent window) appear original to the 2006 construction rather than recently modernized, so condition reflects age-appropriate wear rather than a fresh remodel.

Kitchen/baths: Kitchen and bathrooms appear to retain their original 2006 finishes (granite counters, tumbled-stone tile, traditional cabinetry) in good, well-kept condition - consistent with 'not updated' rather than a modern remodel.

Not visible/verified: Interior photo count exceeds 8, supporting HIGH confidence, but not every bedroom/bathroom is individually documented (e.g., only partial coverage of some secondary baths/bedrooms); Basement/foundation area not visible in photos; structured field indicates crawl space foundation; No roof or HVAC close-up photos to verify age/condition of those systems beyond overall good exterior appearance

26 Courts Drive, Little Rock, 72223 MLS # 25050089

Photo count check: MATCH (50/50)

REVIEW REQUIRED

- Verify whether the three-car garage is attached or detached from the main dwelling - aerial and exterior photos suggest possible physical separation from the main house massing, which would affect GLA/garage treatment on the grid.
- Confirm ownership of the in-ground pool visible in the aerial photo (Photo 50) - it appears to sit behind a fence line and may belong to an adjacent property rather than the subject.

DETACHED OUTBUILDINGS

[MEDIUM] **Three-car garage structure appears physically separated from the main dwelling footprint, connected only by driveway/walkway rather than a continuous roofline**

Aerial (Photo 3) and ground-level (Photo 4) views show the garage as its own distinct roof form set apart from the main house massing, raising the possibility this is a detached garage rather than a simple attached garage as the structured field 'Garage, Three Car' implies. Appraiser should verify attached vs. detached status.
Source: Photo 3, Photo 4

POOLS & SITE IMPROVEMENTS

[LOW] In-ground swimming pool visible in aerial photo, appears to be on/near the rear-adjacent property

A rectangular in-ground pool is visible behind a fence line to the rear-left of the subject home in the aerial shot. It sits on the far side of a fence separating lots and is not mentioned in remarks or structured fields for the subject property (which lists pool only as a subdivision/area amenity). Likely belongs to a neighboring property; flagged LOW confidence due to fence-line ambiguity.'
Source: Photo 50

SITE & VIEW

[HIGH] Level lot

Remarks state 'Situated on a level lot,' consistent with flat grade visible in exterior photos (Photo 1-4, 43-50).
Source: Public Remarks

[HIGH] Covered back porch with outdoor fireplace

Remarks describe 'access to the covered back porch-complete with a third fireplace.' Photos 47-48 confirm a large covered rear porch with a full brick wood-burning fireplace, seating area, and ceiling fans - a notable outdoor living amenity beyond a standard patio.
Source: Public Remarks / Photo 47, 48

[HIGH] Floored attic storage

Remarks note 'tons of attic storage' upstairs, corroborated by the structured field 'Floored Attic' under Energy Features/Interiors.
Source: Public Remarks / Structured Field (Floored Attic)

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

Quality: Exterior shows above-builder-grade design complexity: full masonry brick veneer, architectural shingle roof with multiple gables/hips, herringbone brick inset on the chimney, arched transom windows with cedar shutters, and a heavy timber-beam covered entry/porch. Interior shows upgraded millwork consistent with Q3: crown molding throughout, decorative columns, tray ceilings in primary suite, built-in cabinetry flanking the living room fireplace, hardwood flooring in main living areas, and granite slab kitchen counters that appear to be part of the original construction package rather than a later overlay. No elements suggest custom/high-end (Q2) craftsmanship beyond standard upper-tier builder trim packages, but the complexity and materials are clearly beyond stock Q4 construction.

Condition: Home presents as well-maintained with no visible deferred maintenance, cracking, staining, or structural concerns in any photo. Finishes (kitchen cabinetry, bath vanities, hardwood floors) appear original to the 2005 construction but in good, clean, functional condition with no obvious wear or dated styling that would push toward C4. No renovation dates are documented in remarks, so effective age is assumed close to actual age with good upkeep.

Kitchen/baths: Kitchen features white painted cabinetry, granite slab counters, large island, gas cooktop, and double wall ovens; no remarks or photos indicate any kitchen remodel or update - finishes appear consistent with original 2005 construction and are reported as 'not updated.' Primary bath has a frameless glass shower, jetted/soaking tub, and double vanity with oil-rubbed bronze fixtures; secondary baths show simpler white vanities and tub/shower combos. No bath remodel is documented, so baths are reported as 'not updated,' consistent with original construction quality maintained in good condition.

Not visible/verified: MLS photos are marketing images; areas such as the garage interior, attic storage, HVAC equipment, and any mechanical systems were not shown and condition there cannot be assessed.; No stated renovation dates exist in remarks, so effective age is estimated from visual condition only, not documented updates.; Kitchen and bath finish vintage (original vs. quietly updated) cannot be confirmed with certainty from photos alone; impression is based on absence of any update/remodel language in remarks combined with consistent finish styling throughout.

3 Kerien Lane, Little Rock, 72223 MLS # 26006475

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[MEDIUM] **Covered lower-level patio beneath rear deck**

A covered patio area with ceiling fan is visible beneath the upper deck at the rear of the home; remarks mention only a 'large deck' with no reference to this additional covered lower patio space, and structured fields list only 'Deck' as a single feature.

Source: Photo 46, 47

[MEDIUM] **Two-tier rear deck structure (upper deck off interior plus lower ground-level deck/patio)**

Photos show an upper deck accessed from the main level and a separate lower deck/patio with stair connections on both sides of the home - more extensive than the single 'Deck' structured field or 'large deck' remark suggests.

Source: Photo 46, 47

REVIEW REQUIRED

- Clarify whether the structured 'Swimming Pool(s)' amenity field refers to a community pool or an on-site pool, as no pool is visible in any photo.
- A stairway and door at grade level beneath the rear deck (Photo 47) is visible but its function (crawl space/storage access vs. other use) cannot be determined from photos alone.
- Agent Remarks cite a 2022 foundation support repair ('Foundation Pro'); no visible distress was noted in photos, but the scope and cause of this repair should be verified given potential impact on condition/value.

SITE & VIEW

[HIGH] **0.67-acre lot, above-typical size for subdivision**

Structured field lists Approx Acreage 0.67; Public Remarks state 'a large 0.67-acre lot.' Corroborated visually by extensive wooded yard in Photos 47, 48.

Source: Structured Field / Public Remarks

[MEDIUM] **Sloped, heavily wooded rear yard providing privacy/buffer**

Rear yard shows mature trees and natural slope down from the home with wood privacy fencing along perimeter; consistent with structured LOT field 'Sloped.'

Source: Photo 47, 48; Structured Field (LOT: Sloped)

DATED RENOVATIONS

[HIGH] **Kitchen granite, backsplash, faucets/sinks, and dishwasher replaced**

New Granite in 2022; New Backsplash in 2022; New Faucets and Sinks in 2022; New Dishwasher 2022

Source: Agent Remarks

[HIGH] **Kitchen double oven replaced**

New Double Oven in 2023

Source: Agent Remarks

[HIGH] **Whole-house interior painting**

Total Inside Painting 2022
Source: Agent Remarks

[HIGH] **Exterior painting**
Outdoor Painting 2024
Source: Agent Remarks

[HIGH] **Front entry columns replaced**
New Front Columns 2024
Source: Agent Remarks

[HIGH] **Windows replaced**
New Windows/Window World 2023
Source: Agent Remarks

[HIGH] **Gutters with leaf guard system installed**
New Leaf Gutters/Leaf Fitter in 2023
Source: Agent Remarks

[HIGH] **Water heater replaced (industrial size)**
New Industrial size Water Heater 2025
Source: Agent Remarks

[HIGH] **Foundation support system installed**
New Support Foundation Pro 2022
Source: Agent Remarks

CONTRADICTIONS

- Structured field 'Area Amenities' lists 'Swimming Pool(s)' but no pool is visible in any yard/aerial photo (Photos 42, 47, 48); this field may refer to a subdivision/community amenity rather than a pool on the subject lot - needs clarification.

IMAGE QUALITY ISSUES

- Aerial photo (Photo 42) is heavily obscured by tree canopy, limiting ability to fully assess rear lot boundaries, grading, or any ground-level structures.

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

Quality: The dwelling presents as a well-finished, builder-to-semi-custom two-story brick home consistent with Q3: two-story foyer with soaring ceilings, arched window openings, decorative columns/pilasters, dual fireplaces, built-in wet bar with glass-front cabinetry and wine lattice, site-finished wood flooring throughout main living areas, and architectural-shingle roof. Original kitchen cabinetry is stock raised-panel (not custom inset), and original bath cabinetry/fixtures are builder-grade, which caps the quality call below Q2 despite the later granite/finish upgrades (those upgrades affect condition, not quality).

Condition: Overall condition is consistent with C3 - well maintained with several recent updates layered onto original 1999 construction. Interior/exterior painting, new windows, new front columns, new gutters, and a new water heater were completed 2022-2025, and the kitchen received new granite, backsplash, faucets/sinks, dishwasher and double oven in 2022-2023 (condition improvements only). However, secondary and primary bathrooms retain original builder-grade fixtures (fiberglass tub/shower units, dated vanity lighting, glass block window) consistent with C4-level finishes, pulling the holistic condition impression to a blended C3.

Kitchen/baths: Kitchen: original stock cabinetry layout retained but counters, backsplash, faucets/sink, dishwasher (2022) and double oven (2023) replaced - consistent with 'updated.' Baths: primary and secondary baths show original 1999 fixtures, surrounds, and vanities with no apparent modernization - consistent with 'not updated.'

Not visible/verified: Several rooms appear to be virtually staged with inserted furniture (e.g., Photo 5, 17, 24) over an otherwise

vacant/unfurnished home - true current condition of flooring/walls in those specific staged rooms could not be fully verified under furniture placement.; Attic interior and crawl space/foundation area were not directly visible in photos despite structured field noting a floored attic and crawl space foundation.; Could not visually confirm claimed 2022 foundation support repair (Foundation Pro) - no visible distress noted, but underlying condition/necessity not verifiable from photos.; With over 40 interior photos covering most rooms, interior confidence is high, but a few secondary bedrooms/closets had limited single-angle coverage.

45 Durance Drive, Little Rock, 72223 MLS # 26013401

Photo count check: MATCH (39/39)

REVIEW REQUIRED

- Structured field 'Area Amenities: Swimming Pool(s)' appears to refer to a subdivision/community pool, not a private pool on this lot; no private pool is visible in any photo. Appraiser should confirm this is a community amenity and not apply a site pool adjustment.
- Kitchen cabinet originality (painted original stock vs. full cabinet replacement) could not be confirmed from photos or remarks; recommend confirming with listing agent to finalize kitchen quality/condition classification.

POOLS & SITE IMPROVEMENTS

[HIGH] **Whirlpool/spa tub (indoor, primary bathroom)**

Structured field lists 'Whirlpool/Hot Tub/Spa' under Interiors; photos show a large corner jetted garden tub with jet fixtures in the primary bathroom. This is an indoor whirlpool tub, not an outdoor pool or hot tub.

Source: Structured Field / Photo 26, Photo 27

DATED RENOVATIONS

[HIGH] **Water heater replacement (2024)**

"Newer water heater (2024) with circulating pump for instant hot water throughout the home."

Source: Public Remarks

[HIGH] **Windows replaced (2021)**

"New windows installed in 2021..."

Source: Public Remarks

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

Quality: The dwelling presents as a well-built, detail-rich builder home consistent with a Q3 impression. Exterior brick veneer, architectural shingle roof, a complex roofline with multiple gables and a front dormer, and a solid oak double-door entry reflect construction above basic builder grade. Interior millwork - crown molding throughout, dining-room wainscoting, a tray ceiling in the primary suite, built-in cabinetry in the family room, and a turned oak staircase with painted balusters - supports this Q3 impression. Original kitchen cabinetry (painted, apparently site-built raised panel) and primary-bath fixtures (glass-block window, brass-toned shower trim) are consistent with solid, upper-middle 1996-era construction rather than a true high-end custom build (Q2).

Condition: The home presents in good, well-maintained condition consistent with C3. No deferred maintenance, structural cracking, or water staining is visible in any photo. Public remarks document dated system/envelope updates (water heater 2024, windows 2021) that support a reduced effective age. The kitchen shows cosmetic updating - granite slab counters, tile backsplash, and newer-looking stainless refrigerator/dishwasher - layered onto what appear to be the original painted cabinets, consistent with 'updated' rather than 'remodeled.' Bathrooms (primary, hall, and powder) retain original-looking fixtures (glass-block window, gold-tone trim, cultured-marble tub surround, simple vanities) with no visible wear beyond normal age, consistent with 'not updated' but well cared for. Hardwood floors, paint, and trim

throughout appear fresh and well maintained.

Kitchen/baths: Kitchen: large layout with granite slab counters, tile backsplash, double wall ovens, and a newer-looking stainless refrigerator/dishwasher over what appear to be original painted cabinets - classified as updated (modernized finishes, no structural reconfiguration evident). Baths: primary bath has an oversized corner whirlpool tub, separate shower, dual vanities, and a glass-block window consistent with original 1996 construction; hall and powder baths show similar original white fixtures and simple cabinetry with no evidence of remodeling - classified as not updated.

Not visible/verified: Garage interior and any basement/mechanical spaces were not photographed; condition of those areas could not be assessed.; Kitchen cabinet casework could not be definitively confirmed as original vs. replaced; classification as 'updated' assumes original boxes with newer counters/appliances/hardware.; Interior photo count (>25) is sufficient for a MEDIUM-to-HIGH confidence impression, but as with all MLS photography, areas not shown (attic, crawlspace, roof close-ups) could not be verified.

29 Bouresse Court, Little Rock, 72223 MLS # 26044796

Photo count check: MATCH (1/1)

REVIEW REQUIRED

- No interior photos were provided - kitchen, bathrooms, and general interior condition/quality could not be observed or rated.
- Agent remarks field is blank, removing a normal source of corroborating detail on updates/condition.
- Rear and side yard are not visible in the single photo, so any pool, outbuilding, or additional site improvements in those areas (if present) could not be confirmed or denied.

SITE & VIEW

[HIGH] **Cul-de-sac homesite on a sloped lot with extensive stone retaining walls and formal landscaping**

Structured fields list 'Cul-de-sac', 'Sloped', and 'Extra Landscaping'; Photo 1 corroborates with visible multi-tier stone retaining walls, planted beds, and a sloped front yard leading to a cul-de-sac driveway.

Source: Structured Field / Photo 1

DATED RENOVATIONS

[HIGH] **Roof estimated install year 2022**

Field 'ROOF EST. INSTALLED YEAR' lists 2022 for this 2004-built home, indicating a roof replacement roughly 4 years prior to sale.

Source: Structured Field

IMAGE QUALITY ISSUES

- Listing includes only 1 photo total (exterior front elevation); no interior, rear yard, or additional exterior angles are available, severely limiting verification of condition, quality, and any site improvements not stated in remarks.

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

Quality: Exterior construction shows brick-and-stone combination with varied, multi-gable rooflines, an arched masonry entry, and formal terraced landscaping in an upscale Chenal Valley subdivision - consistent with a well-finished Q3 home with upgrades beyond builder grade. No interior photos are available, so interior millwork, window/door grade, and built-ins could not be verified; quality impression rests on exterior evidence only.

Condition: The single available exterior photo shows a well-maintained home with manicured lawn, fresh seasonal landscaping, and stone retaining walls in good repair; no deferred maintenance is visible on the façade. Roof was installed in 2022, suggesting a relatively young roof component. However, with zero interior photos and blank agent remarks, overall condition - especially kitchen, baths, and interior finish condition - cannot be assessed and this impression is exterior-only.

Kitchen/baths: Kitchen equipment list (double oven, microwave, gas range, dishwasher, disposal, pantry, ice machine) is noted in structured fields, but no counter/cabinet material, finish age, or photos are provided to determine whether the kitchen is original, updated, or remodeled. No bath photos or descriptions are available.

Not visible/verified: Only one photo (exterior front view) was provided for the entire listing; no interior photos exist to evaluate kitchen, baths, or general interior condition/quality.; Agent remarks are blank, providing no qualitative description of updates or condition.; Interior quality/condition scores above are inferred from exterior quality and era of construction only, not directly observed - treat as low-confidence placeholders.

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	6 Laval Court (SUBJECT) MLS # 26027185	108 Bronte Circle MLS # 25032292	23 Chemin Court MLS # 25039679	615 Epernay Place MLS # 25041257	26 Courts Drive MLS # 25050089	3 Kerien Lane MLS # 26006475	45 Durance Drive MLS # 26013401	29 Bouresse Court MLS # 26044796
Q/C impression	[H] Q3 / C3 K: updated B: updated	[M] Q3 / C3 K: updated B: not updated	[M] Q3 / C3 K: not updated B: not updated	[H] Q3 / C3 K: not updated B: not updated	[M] Q3 / C3 K: not updated B: not updated	[H] Q3 / C3 K: updated B: not updated	[M] Q3 / C3 K: updated B: not updated	[L] Q3 / C3 K: not observed B: not observed
Vs. subject (advisory)	-	Q similar / C similar Same well-finished Q3 detailing and C3 upkeep as the subject; kitchen is updated like the subject's, though baths remain original, offset by recent HVAC/roof/system replacements.	Q similar / C similar Comparable architectural complexity and overall maintenance level match the subject despite neither kitchen nor baths being updated, as finishes are well-kept originals with no visible wear.	Q similar / C similar Equally well-finished and well-maintained, though kitchen and baths retain original 2006 finishes versus the subject's updated kitchen and baths; overall condition still lands at the same level.	Q similar / C similar Matches the subject's design complexity and upkeep; kitchen and baths are original but clean and functional, netting to the same overall condition tier as the subject.	Q similar / C inferior Quality detailing is comparable, but original, dated bathroom fixtures (fiberglass surrounds, glass block, dated lighting) make this comp's overall condition a step below the subject's updated baths.	Q similar / C similar Shares the subject's Q3-level millwork and overall upkeep; kitchen is similarly updated with newer counters/appliances, while baths remain original but well-maintained, balancing to a similar condition level.	Q unclear / C unclear Only a single exterior photo and blank remarks are available, so neither quality nor condition can be confidently compared to the subject's documented interior and kitchen/bath status.
Detached outbuildings	[M] Small greenhouse/garden structure in rear yard near tree line [M] Under-house storage or shop area [L] Unidentified rectangular structure near driveway/side yard	-	-	-	[M] Three-car garage structure appears physically separated from the main dwelling footprint, connected only by driveway/walkway rather than a continuous roofline	-	-	-
Photo-only findings	-	[M] Second fireplace in breakfast/keeping room [L] Wall-mounted TV and ceiling fan on covered rear patio	-	-	-	[M] Covered lower-level patio beneath rear deck [M] Two-tier rear deck structure (upper deck off interior plus lower ground-level deck/patio)	-	-

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Pools & site improvements	[M] Whirlpool/jetted tub in primary bath [H] Raised garden beds with fenced garden area [M] Stacked stone retaining wall along side yard	-	[H] Gunite saltwater in-ground pool with water feature [M] Outdoor fireplace [M] Lawn sprinkler/irrigation system	-	[L] In-ground swimming pool visible in aerial photo, appears to be on/near the rear-adjacent property	-	[H] Whirlpool/spa tub (indoor, primary bathroom)	-
Site & view	[H] 0.50-acre wooded cul-de-sac lot backing to large wooded tract	[H] Quiet cul-de-sac location [M] Flat, 0.47-acre lot	[H] Backyard borders wooded green space, enhancing privacy [M] Cul-de-sac lot location	[M] Mountain/hillside backdrop view from rear yard and elevated vantage points [H] Corner lot [H] Fully fenced backyard	[H] Level lot [H] Covered back porch with outdoor fireplace [H] Floored attic storage	[H] 0.67-acre lot, above-typical size for subdivision [M] Sloped, heavily wooded rear yard providing privacy/buffer	-	[H] Cul-de-sac homesite on a sloped lot with extensive stone retaining walls and formal landscaping
Dated renovations	[H] New roof in 2024	[H] HVAC units, water heaters, gas range, built-in microwave, and dishwasher replaced [H] Roof replacement in progress	-	-	-	[H] Kitchen granite, backsplash, faucets/sinks, and dishwasher replaced [H] Kitchen double oven replaced [H] Whole-house interior painting [H] Exterior painting [H] Front entry columns replaced [H] Windows replaced [H] Gutters with leaf guard system installed [H] Water heater replaced (industrial size) [H] Foundation support system installed	[H] Water heater replacement (2024) [H] Windows replaced (2021)	[H] Roof estimated install year 2022

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Review required	- Confirm whether the lot is sloped or flat given contradictory structured-field and remarks language. - Verify the nature and ownership of the blue rectangular structure visible near the driveway in aerial photos 48-49 ... - Confirm the size, permanence, and ownership of the small greenhouse-like structure visible in the rear yard near the ... - Confirm extent and recency of 'under house storage or shop area' referenced in remarks - unclear if finished shop space ...	- Verify completion and date of the roof replacement referenced in remarks for accurate effective age determination. - Confirm no private pool exists on site; remarks reference only a community pool amenity. - Clarify whether a second fireplace (breakfast/keeping room, Photo 14) is accurately reflected in the fireplace count on ...	- Confirm location and visibility of the structured-field 'Iron Fence' feature given photos only show a wood privacy ... - Confirm presence/location of the outdoor fireplace listed in structured fields, as it is not visible in the two rear ... - Kitchen and bath finish age (original vs. updated) could not be confirmed from remarks; verify via appraiser inspection ...	-	- Verify whether the three-car garage is attached or detached from the main dwelling - aerial and exterior photos suggest ... - Confirm ownership of the in-ground pool visible in the aerial photo (Photo 50) - it appears to sit behind a fence line ...	- Clarify whether the structured 'Swimming Pool(s)' amenity field refers to a community pool or an on-site pool, as no ... - A stairway and door at grade level beneath the rear deck (Photo 47) is visible but its function (crawl space/storage ... - Agent Remarks cite a 2022 foundation support repair ('Foundation Pro'); no visible distress was noted in photos, but ...	- Structured field 'Area Amenities: Swimming Pool(s)' appears to refer to a subdivision/community pool, not a private ... - Kitchen cabinet originality (painted original stock vs. full cabinet replacement) could not be confirmed from photos or ...	- No interior photos were provided - kitchen, bathrooms, and general interior condition/quality could not be observed or ... - Agent remarks field is blank, removing a normal source of corroborating detail on updates/condition. - Rear and side yard are not visible in the single photo, so any pool, outbuilding, or additional site improvements in ...
Contradictions	- Structured LOT field lists the lot characteristic as 'Sloped,' while Public Remarks state 'Flat driveway and fairly ...	-	- Structured field lists 'Iron Fence' under EXT. FEATURES, but Photos 26 and 27 show a wood privacy fence enclosing the ...	-	-	- Structured field 'Area Amenities' lists 'Swimming Pool(s)' but no pool is visible in any yard/aerial photo (Photos 42 ...	-	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

The set is tightly clustered at a well-maintained level consistent with C3. The subject (6 Laval Court), 615 Epernay Place, 26 Courts Drive, 45 Durance Drive, 23 Chemin Court, and 108 Bronte Circle all present similarly - clean, well-kept finishes with recent system/appliance updates layered over largely original kitchen/bath finishes (or, for the subject, updated kitchen and baths). 3 Kerien Lane sits a step below this group: despite a recently updated kitchen, its original, dated secondary and primary bathroom fixtures (fiberglass tub/shower units, dated lighting, glass block) pull its holistic condition down. 29 Bouresse Court cannot be reliably placed in this ordering - only one exterior photo and blank remarks are available, so its interior condition is unverified (LOW confidence).

QUALITY

Quality is essentially homogeneous across the set at a Q3 level - the subject, 108 Bronte Circle, 23 Chemin Court, 615 Epernay Place, 26 Courts Drive, 3 Kerien Lane, and 45 Durance Drive all show above-builder-grade architectural detailing (brick/stone exteriors, crown molding, columns, tray ceilings, built-ins) without any custom/high-end (Q2) indicators. No material separation exists within this group. 29 Bouresse Court's quality impression rests on a single exterior photo only, so while the massing and masonry combination appear consistent with the same Q3 tier, this is a LOW-confidence placeholder rather than a confirmed position in the ranking.

VERSUS SUBJECT

The subject (6 Laval Court) presents as a well-finished Q3 home with both an updated kitchen and updated baths, giving it a condition profile at the favorable end of this tightly clustered comp set. Most comps - 108 Bronte Circle, 23 Chemin Court, 615 Epernay Place, 26 Courts Drive, and 45 Durance Drive - track at essentially the same overall quality and condition level as the subject despite having fewer updated areas (several retain original, not-updated kitchens and/or baths), because recent system replacements or cosmetic refreshes offset the lack of full kitchen/bath modernization. 3 Kerien Lane is the one comp that reads as modestly inferior to the subject on condition, since its baths remain original/dated while the subject's baths have been updated. 29 Bouresse Court cannot be confidently compared to the subject given the near-total absence of interior documentation.

- 108 Bronte Circle: quality similar, condition similar - Same well-finished Q3 detailing and C3 upkeep as the subject; kitchen is updated like the subject's, though baths remain original, offset by recent HVAC/roof/system replacements.
- 23 Chemin Court: quality similar, condition similar - Comparable architectural complexity and overall maintenance level match the subject despite neither kitchen nor baths being updated, as finishes are well-kept originals with no visible wear.
- 615 Epernay Place: quality similar, condition similar - Equally well-finished and well-maintained, though kitchen and baths retain original 2006 finishes versus the subject's updated kitchen and baths; overall condition still lands at the same level.
- 26 Courts Drive: quality similar, condition similar - Matches the subject's design complexity and upkeep; kitchen and baths are original but clean and functional, netting to the same overall condition tier as the subject.
- 3 Kerien Lane: quality similar, condition inferior - Quality detailing is comparable, but original, dated bathroom fixtures (fiberglass surrounds, glass block, dated lighting) make this comp's overall condition a step below the subject's updated baths.
- 45 Durance Drive: quality similar, condition similar - Shares the subject's Q3-level millwork and overall upkeep; kitchen is similarly updated with newer counters/appliances, while baths remain original but well-maintained, balancing to a similar condition level.
- 29 Bouresse Court: quality unclear, condition unclear - Only a single exterior photo and blank remarks are available, so neither quality nor condition can be confidently compared to the subject's documented interior and kitchen/bath status.

- 3 Kerien Lane's condition is the one property that steps away from the tight C3 cluster, driven by original/dated bathroom fixtures that offset its updated kitchen.

- 29 Bouresse Court is a data gap rather than a true outlier: with only one exterior photo and no interior documentation, its quality and condition calls are LOW-confidence placeholders that should not be treated as equivalent to the other assessments.

- 108 Bronte Circle, 23 Chemin Court, 26 Courts Drive, and 45 Durance Drive are MEDIUM-confidence assessments; their 'similar' calls versus the subject are consistent with stated evidence but rest on inferred (not documented) finish vintage in kitchens/baths.

- 615 Epernay Place and 3 Kerien Lane are HIGH-confidence assessments, supporting firmer condition calls, including the inferior condition call for 3 Kerien Lane's baths.

- 29 Bouresse Court is LOW confidence throughout - its quality and condition scores are described in the input as inferred placeholders from a single exterior photo, so both its position in the rankings and its versus-subject calls are marked unclear rather than asserted.