1015 Barber St

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261112-185434-1015-barber-st

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

1015 Barber Street, Little Rock, 72202 MLS # 26023639 [SUBJECT]

Photo count check: MATCH (29/29)

PHOTO-ONLY FINDINGS

[MEDIUM] **Full-width covered front porch with tapered wood columns**

Substantial covered porch spanning the front facade with wood columns and painted rail/skirting is visible in the primary exterior photo but has no corresponding structured field or remarks mention; appraisers typically note covered porches as a site amenity.

Source: Photo 1

REVIEW REQUIRED

- No exterior photos of the rear or side elevations, roof, or foundation/crawl space to confirm overall structural condition
- Listing agent/broker is disclosed as having an ownership interest in the property; remarks and staging should be independently verified
- Confirm whether the second-floor 'bonus room' attic space meets code for habitable/bedroom use, as it is marketed as a possible 4th bedroom but may lack proper egress

DETACHED OUTBUILDINGS

[HIGH] **Detached two-car garage**

Structured PARKING field lists 'Garage'; public remarks state 'double car garage'; photos 28-29 show a detached, new-construction two-car garage with navy siding matching the main house, white garage door, and concrete apron, accessed via rear alley.

Source: Structured Field / Public Remarks / Photo 28, 29

IMAGE QUALITY ISSUES

- Many interior photos appear heavily brightened/processed (near-blown highlights), which may obscure minor wall, floor, or trim imperfections (e.g., Photos 2-9, 17-19)
- Photo 13 is soft/blurred at the edges, limiting ability to assess that bedroom's wall and floor condition
- Only one front exterior photo and two garage photos are provided; no rear or side elevation images of the main house

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

Quality: Original 1925 Craftsman bones show above-builder-grade detailing - substantial crown molding, fluted/picture-frame window and door casings, a full-width columned front porch, and refinished original hardwood floors - consistent with a Q3 (well-finished, significant upgrades beyond builder grade) original build. No evidence of custom/high-end structural elements (no elaborate built-ins, specialty ceiling treatments, or premium original materials) that would support Q2.

Condition: The home presents as recently and extensively renovated with new finishes throughout - kitchen, baths, lighting, paint, and flooring refinish - with no visible deferred maintenance in the photographed areas, consistent with C2/C3. Caution: these are marketing photos of a vacant, freshly-renovated flip; areas not photographed (exterior sides/rear, roof close-up, crawl space, mechanical rooms) could not be assessed.

Kitchen/baths: Kitchen and all bathrooms appear fully remodeled with new cabinetry, quartz/marble-look surfaces, and gold-finish fixtures, per both photos and public remarks ('modern cabinetry, quartz countertops', 'spa-inspired bathrooms').

Not visible/verified: No rear or side exterior photos provided; exterior condition assessment limited to front elevation and detached garage only; No photos of foundation/crawl space, roof close-up, or mechanical/HVAC equipment to verify condition or age; Vacant, vacant-staged marketing photos may not reveal minor cosmetic flaws; Cannot independently verify age of HVAC, roof, or plumbing systems from photos or remarks

1009 Rock Street, Little Rock, 72202-0000 MLS # 25036526

Photo count check: MATCH (50/50)

REVIEW REQUIRED

- Confirm actual lot size - 'Approx Acreage' (0.80) and 'Approx Lot Dimensions' (3485) are inconsistent and materially affect site value analysis.
- Clarify what the structured 'Covered Patio' field refers to, since rear photos show only an open/uncovered deck and patio.
- Verify ownership of the gray outbuilding visible beyond the rear fence line (Photos 45-46) - may belong to a neighboring property, not the subject.
- Roof age is stated only as approximate ('approximately 8 years old'); confirm actual replacement year for effective age calculations.

DETACHED OUTBUILDINGS

[LOW] **Two-story gray-sided structure with shed-style roof visible beyond the rear fence line**

A separate structure with different siding/roofline than the subject house appears across the rear fence; likely belongs to a neighboring property rather than the subject lot - ownership not confirmed.

Source: Photo 45; Photo 46

POOLS & SITE IMPROVEMENTS

[HIGH] **Brick paver patio and wood deck in fenced rear yard**

Fenced backyard contains a brick paver area and a painted wood deck built around a mature tree; structured data lists 'Covered Patio' but photos show an open, uncovered deck/patio with no roof structure - see contradictions.

Source: Structured Field (Covered Patio, Fully Fenced, Wood Fence); Photos 45-48

SITE & VIEW

[HIGH] **Property located in MacArthur Park Improvement District, qualifying for tax incentives**

Public remarks state the property 'is situated in the MacArthur Park Improvement District' and 'qualifies for tax incentives,' a potential value driver not captured in standard structured fields.

Source: Public Remarks

DATED RENOVATIONS

[HIGH] **HVAC replaced 2018**

Verbatim: 'HVAC replaced 2018.'

Source: Agent Remarks

[MEDIUM] **Roof approximately 8 years old**

Verbatim: 'roof approximately 8 years old' - an approximate age rather than an exact replacement date.

Source: Agent Remarks

CONTRADICTIONS

- Structured field 'Approx Acreage' is listed as 0.80, while 'Approx Lot Dimensions' is listed as 3485 (consistent with a ~3,485 sq ft / ~0.08-acre lot); these two figures are inconsistent by roughly a factor of 10.

- Structured EXT. FEATURES field lists 'Covered Patio,' but rear-yard photos (45-48) show an open, uncovered wood deck and brick patio with no roof structure present.

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

Quality: Dwelling exhibits quality consistent with Q3 - a 1910 Craftsman/Traditional home with extensive original oak millwork, built-in foyer bench, pocket doors, carved Corinthian-column fireplace mantels, tapered porch columns on brick piers, and a custom coffered-beam-ceiling kitchen build-out. These design and material characteristics reflect construction and craftsmanship well beyond builder grade for the era; later cosmetic finish updates (counters, backsplash, appliances, bath fixtures) improve condition but do not raise the quality score further.

Condition: Overall condition is consistent with C3. Public remarks describe thoughtful updating of electrical, plumbing, baths, and kitchen, and agent remarks confirm HVAC replaced in 2018 and a roof approximately 8 years old. Hardwood floors show minor finish wear and scuff/paint marks in several rooms, and the rear deck shows peeling/worn paint - consistent with light, limited deferred maintenance rather than a safety or structural concern. No water staining, structural cracking, or exposed subfloor was observed in the supplied photos.

Kitchen/baths: Kitchen features custom cherry cabinetry, a coffered beam ceiling, tile backsplash, and a newer gas range (agent-stated 'brand new'), appearing to stem from a prior comprehensive remodel; an older-style built-in wall oven remains. Primary bath is remodeled with a corner jetted tub and curbless tiled walk-in shower; hall bath retains a clawfoot tub with pedestal sink and period-style tile floor (more lightly updated); half bath has a modern floating vanity. Collectively these reflect significant updating consistent with public remarks.

Not visible/verified: Basement/crawlspace and attic (noted as 'Floored Attic' in structured fields) were not visible in the supplied photos.; Roof condition could not be directly observed up close; age is per agent remarks only and described as approximate.; Hall bathroom shown from limited angles, limiting full condition assessment of that space.; Rear elevation and portions of the exterior are partially obscured by trees and adjacent structures.

1403 S Center Street, Little Rock, 72202 MLS # 26008092

Photo count check: MATCH (37/37)

PHOTO-ONLY FINDINGS

[MEDIUM] Enclosed rear porch converted to laundry/mudroom

Stacked washer/dryer, built-in counter and shelving visible in an enclosed porch-style space with exterior siding and shuttered window; not listed as a distinct room in structured OTHER ROOMS field or remarks.

Source: Photo 35

[MEDIUM] Ornamental black metal picket fence at front yard

A decorative wrought-iron style picket fence lines the front yard near the entrance, distinct from the 'Wood Fence' noted in structured fields, which appears to apply to the rear yard (Photo 37).

Source: Photo 3

REVIEW REQUIRED

- Agent/Public remarks note the home currently has boarders and 'certain rooms may not be accessible,' with signage/photos posted on occupied rooms - this may mean some interior areas were not fully or currently photographed, limiting condition verification.

- No basement or crawlspace photos were provided despite a pier foundation; sub-structure condition could not be assessed.

SITE & VIEW

[HIGH] **Corner lot**

LOT field lists 'Level' and 'Corner Lot'; consistent with directions and street-facing photos (Photos 1-3).

Source: Structured Field

[HIGH] **Fully fenced yard with wood fence**

EXT. FEATURES list 'Fully Fenced' and 'Wood Fence'; backyard photo (37) confirms tall wood privacy fencing enclosing rear yard.

Source: Structured Field

[HIGH] **Historic 1896 Queen Anne Victorian architecture - quality/character outlier for the area**

Remarks describe the home as 'one of SOMA's most distinctive historic homes' with a '1896 Queen Anne Victorian' style; photos confirm turret, wraparound porch, and period detailing well above typical stock construction.

Source: Public Remarks / Photo 1-3, 36

DATED RENOVATIONS

[HIGH] **Roof replacement**

"a long-lasting decorative 50-year roof (2015)"

Source: Public Remarks

CONTRADICTIONS

- Structured field EXT. FEATURES lists only 'Wood Fence,' but Photo 3 shows a black ornamental metal picket fence along the front yard not matching that description; rear yard fencing (Photo 37) does appear to be wood, consistent with the field.

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

Quality: Original 1896 Queen Anne Victorian construction consistent with Q3: elaborate original millwork, turned staircase newels, pocket doors, picture rails, decorative tile-faced fireplace mantels, turret bay, and leaded/stained glass windows indicate a well-finished dwelling built well beyond typical builder grade for its era, though not a custom estate-level build.

Condition: Overall consistent with C3-to-C4: the home is well-maintained with some recent system updates (new hot water heater, new upstairs AC, 2015 roof per remarks), but kitchen and baths retain original/dated finishes and floors show cosmetic wear. No obvious structural or safety deficiencies were observed in photos, though full inspection was limited by occupied boarder rooms per agent remarks.

Kitchen/baths: Kitchen shows a light partial update (stainless vent hood, subway tile backsplash, farmhouse-style sink) layered onto original cabinetry and vintage laminate counters - overall reads as 'updated' rather than remodeled. Both full baths retain vintage clawfoot tubs and pedestal sinks with period tile flooring, well-maintained but not modernized - reads as 'not updated.'

Not visible/verified: Property currently has boarders occupying certain rooms per agent remarks; full condition of all rooms could not be verified via photos.; No basement/crawlspace photos provided; foundation is pier-type per structured data, and sub-structure condition is not observable.; Roof condition cannot be directly verified from exterior photos despite stated 2015 replacement in remarks.; MLS photos are staged marketing photos; actual day-to-day condition in non-photographed areas may vary.

1901 S Gaines Street, Little Rock, 72206 MLS # 26010150

Photo count check: MATCH (42/42)

PHOTO-ONLY FINDINGS

[LOW] **Pergola/trellis-style open roof extension along porch**

Open lattice pergola structure extends from the porch roofline along the side of the house; not separately itemized in structured fields (only generic 'Porch' listed) or in remarks - may be integral porch architecture rather than a distinct amenity.

Source: Photo 1, 2, 3, 5, 6

REVIEW REQUIRED

- ADU/garage-apartment interior condition and finish level could not be assessed - no interior photos provided
- Basement condition could not be assessed - referenced in structured fields and floor plan but no photos provided
- Discrepancy between structured 'Covered Patio' field and photo evidence of an apparently open/uncovered rear patio should be verified

DETACHED OUTBUILDINGS

[HIGH] **Detached garage with second-story accessory dwelling unit (ADU), approx. 1 bed/1 bath**

Gambrel-roofed detached garage/carriage house with exterior stairway leading to a second-floor living unit; ground-floor vehicle door visible, upper-level windows indicate finished living space. Interior of the ADU is not shown in any photo.

Source: Structured Field (PARKING: Garage, One Car; ADU # of Beds: 1; ADU # of Baths: 1.0) / Public Remarks ('Above the detached garage, a separate dwelling unit offers incredible flexibility for guests, rental income, a studio, or home office') / Photo 36, Photo 41

POOLS & SITE IMPROVEMENTS

[HIGH] **Large wood deck at rear of home**

Multi-level wood plank deck with railings wrapping the rear of the home, accessed via rear door.

Source: Structured Field (EXT. FEATURES: Deck) / Photo 32, 33, 34, 35

[LOW] **Covered patio**

Structured data lists a covered patio, but the rear patio area visible in Photo 34-35 (paved area near HVAC unit) appears open/uncovered; no distinct covered patio structure is clearly visible in photos - see contradictions.

Source: Structured Field (EXT. FEATURES: Covered Patio)

[HIGH] **Fully fenced yard with wrought iron perimeter fencing**

Black wrought iron fence and gate enclosing the front yard, consistent with historic district streetscape.

Source: Structured Field (EXT. FEATURES: Fully Fenced, Iron Fence) / Photo 1, 2, 3, 4

SITE & VIEW

[HIGH] **Corner lot location**

Property sits at the corner of S. Gaines and 19th Street per directions and lot field; corner positioning visible in street-view photos.

Source: Structured Field (LOT: Corner Lot, Level) / Photo 1, 4

[HIGH] **Historic district location with architect-designed pedigree (quality/value outlier)**

Public remarks emphasize the home's design by noted Arkansas architect Charles L. Thompson within the Governor's Mansion Historic District - a notable quality/value driver relative to typical comparables.

Source: Structured Field (Historical District) / Public Remarks

CONTRADICTIONS

- Structured field lists 'Covered Patio' as an exterior feature, but the rear patio area visible in Photos 34-35 (paved area near the HVAC unit) appears to be open/uncovered, with no distinct roofed patio structure visible in any photo.

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

Quality: Original construction consistent with Q3 - a well-finished, architect-designed 1908 Dutch Colonial with above-standard period detailing (coffered/beamed ceilings, wainscoting, leaded-glass diamond-pattern windows, mission-style built-in lighting fixtures, tapered Craftsman porch columns) that exceed typical

builder-grade stock for the era, though not at the custom/high-end Q2 level of the finest historic estates.

Condition: Overall condition consistent with C3 - well-maintained with refinished hardwood floors and fresh neutral paint throughout, and some spaces (third-floor family room/bath) appear newly finished, but the kitchen and one bathroom retain older tile countertops/vintage fixtures rather than high-end remodel finishes. No visible deferred maintenance, structural issues, or water staining observed in available photos.

Kitchen/baths: Kitchen shows a prior modernization (shaker-style wood cabinets, stainless appliances including a Viking range) but retains dated slate-tile countertops, consistent with 'updated' rather than a full remodel. Bathrooms are mixed in era: the main-level bath appears original/vintage (pedestal sink, checkerboard tile), while the upstairs hall bath and new third-floor bath show more recent updating. Dominant impression across baths is 'updated.'

Not visible/verified: Basement interior is not shown in any photo (only referenced in structured fields and floor plan) - condition unknown; ADU/garage-apartment interior finishes are not shown in any photo - only exterior of the structure is visible; Kitchen counters (slate tile) suggest an older level of finish despite updated cabinetry/appliances - mixed update level; MLS photos are staged marketing images; some exterior details (roof close-up, siding condition) could not be fully assessed

1105 W 24th Street, Little Rock, 72206 MLS # 26016210

Photo count check: MATCH (45/45)

PHOTO-ONLY FINDINGS

[LOW] Below-grade foundation-level door and window at rear of home

A full-size door and window are visible at a lower, below-grade concrete block foundation level at the rear of the home, suggesting a cellar, storage room, or utility access not reflected in the structured FOUNDATION field (listed only as 'Piers') or in remarks.

Source: Photo 42, Photo 43

REVIEW REQUIRED

- Confirm whether the rear yard structures in Photos 42-44 (carport and secondary gable-roofed structure) are both on the subject parcel, given the fence-line ambiguity.
- Clarify the nature and finished/unfinished status of the below-grade foundation room with door and window visible in Photos 42-43, as it is not reflected in the structured FOUNDATION or SQFT fields.
- Reconcile the 'Level' lot designation with the visibly sloped front yard and constructed staircase shown in Photos 1-3.

DETACHED OUTBUILDINGS

[HIGH] Detached wood-frame carport with shingled gable roof on concrete pad, rear yard

Open-sided wood-post carport with shingle roof situated behind the home on a concrete slab; not described in remarks (remarks reference only 'parking pads') and not itemized as a structured field beyond 'Parking Pads.'

Source: Photo 42

[LOW] Possible second carport/shed structure beyond rear fence line

A gable-roofed open structure is visible down-slope past the fenced yard boundary near a dilapidated neighboring house; ambiguous whether this structure sits on the subject's lot or belongs to an adjacent/neighboring parcel.

Source: Photo 44

SITE & VIEW

[MEDIUM] Elevated lot with constructed front staircase/retaining grade

Front yard shows substantial elevation change from street to porch with a long built concrete staircase, which appears inconsistent with the structured LOT field of 'Level.'

Source: Photo 1

DATED RENOVATIONS

[HIGH] **Architectural shingle roof (2025)**

Public remarks state verbatim: 'the exterior offers architectural shingle roof (2025)'.

Source: Public Remarks

CONTRADICTIONS

- Structured LOT field states 'Level,' but Photo 1 and 2 show a sloped front yard with a long constructed staircase from street to porch, suggesting meaningful grade change rather than a level lot.
- Remarks describe 'spacious porch and deck,' but no photo clearly depicting a rear/side deck was identified among the 45 images provided.

IMAGE QUALITY ISSUES

- Several interior photos (e.g., Photos 6, 26, 27, 34, 39) appear virtually staged with digitally inserted furniture, which may misrepresent the as-is appearance of vacant rooms shown unstaged elsewhere (e.g., Photos 9, 10, 35).
- Exterior photos 1-5 were taken at dusk/blue hour, which may obscure fine siding and roof condition detail.

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

Quality: Original 1920 construction presents as a well-detailed Traditional/Craftsman two-story with design elements above typical builder stock of its era: wraparound stone (fieldstone/granite) porch piers, a decorative gabled dormer, boxed eaves, and multi-light French entry doors. These original structural/design elements support a Q3 (well-finished, above builder-grade) impression for the dwelling's built quality. Later finish layers (quartz-look counters, tile work, LVP flooring) are condition upgrades, not quality upgrades, and were excluded from this score per appraisal convention.

Condition: Public remarks state the home was 'fully renovated from top to bottom' with new plumbing, electric, HVAC, roof (2025), and tankless water heater. Photos throughout show new LVP/tile flooring, fresh paint, new cabinetry, new plumbing fixtures, and no visible deferred maintenance, consistent with a near like-new condition (C2). Some interior images appear to be virtually staged (furniture added to otherwise vacant rooms), which limits certainty about any unstaged wear, but no condition deficiencies are visible in any photo.

Kitchen/baths: Kitchen fully reconfigured with new white shaker cabinetry, quartz-look counters, tile backsplash, island, and new stainless appliances (built-in gas range, hood, microwave, dishwasher, French-door refrigerator) - consistent with 'remodeled.' Primary and hall baths both show full gut remodels: marble-look tile flooring/showers, freestanding soaking tub, black matte fixtures, double-sink vanity; powder bath similarly updated with pedestal sink and tile flooring - consistent with 'remodeled' throughout.

Not visible/verified: Several staged interior photos (e.g., Photo 6 vs. unstaged Photo 9/10 of the same room; Photo 26/34/39 bedrooms) appear virtually staged, limiting ability to assess true unstaged condition of those spaces.; No clear photo of the rear deck referenced in remarks was identified, limiting condition assessment of that feature.; Foundation/basement area visible in rear exterior photos (42-43) was not shown in interior photos, so its condition and finish level could not be assessed.; New plumbing/electric/HVAC claims in remarks could not be independently verified from photos.

1823 S Broadway St, Little Rock, 72206 MLS # 26017875

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[HIGH] **Wheelchair accessibility ramp connecting rear deck to ground-level patio**

A long purple-painted wood ramp system runs from the rear deck down to the brick patio; not mentioned in structured fields or remarks.

Source: Photo 39, 41, 45, 47

REVIEW REQUIRED

- Verify actual square footage given discrepancy between structured field (2,543) and public remarks (~2,605).
- Confirm scope/extent of 'foundation work' mentioned in remarks given Crawl Space foundation type and no visible crawl space photos.
- On-site confirmation recommended for areas obscured by heavy personal clutter/collectibles.
- Clarify ownership of the shed/carport structure at rear of lot relative to property boundary (appears within fenced yard, but confirm via plat).

DETACHED OUTBUILDINGS

[HIGH] **Detached storage shed with attached open carport-style bays at rear of lot**

Structured field 'Outside Storage Area' is checked; a small pink-painted outbuilding with open carport bays is visible at the rear of the lot adjacent to the brick-paved patio in Photos 39 and 47.

Source: Structured Field (Outside Storage Area) / Photo 39, 47

POOLS & SITE IMPROVEMENTS

[HIGH] **Large brick-paved patio/hardscape area at rear of lot**

Extensive brick paver surface spanning the rear yard, functioning as patio and/or additional parking area; not referenced in structured fields or remarks.

Source: Photo 43, 44, 45, 47

SITE & VIEW

[HIGH] **Corner lot location**

Structured LOT field indicates 'Corner Lot'; dual street frontage and corner garden beds are visible in Photos 1, 4, and 5.

Source: Structured Field

[HIGH] **Extensive/extra landscaping with formal garden beds**

Structured field 'Extra Landscaping' is checked; brick-edged flower beds, ornamental flowering trees, and manicured plantings surround the home in exterior photos.

Source: Structured Field / Photo 1, 2, 4, 5

DATED RENOVATIONS

[HIGH] **Roof approximately 8 years old**

Verbatim from remarks: "roof 8 years old" - provides an effective age data point for the roof covering.

Source: Public Remarks

CONTRADICTIONS

- Public Remarks states approximately 2,605 sq ft while the structured field 'Approx SQFT' lists 2,543 sq ft - a discrepancy of roughly 62 sq ft between sources.

IMAGE QUALITY ISSUES

- Several interior rooms (e.g., Photos 35, 36, 40) are densely filled with personal collectibles and furnishings, obscuring wall/floor/ceiling condition and reducing confidence in those areas' assessment.

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

Quality: Exterior and interior original construction display exceptional Victorian-era craftsmanship and design complexity - curved wraparound porch with Corinthian column capitals, three carved wood fireplace mantels, stained/leaded glass windows, pocket doors, and built-in bay-window bench seating. These elements are

consistent with custom, high-end original construction (Q2) rather than builder-grade stock, though the later kitchen/bath work is more modest and does not raise this original-construction assessment.

Condition: Overall the home presents as well maintained with recent system updates per remarks (plumbing, electrical panel, foundation work, ductwork repairs, roof ~8 years old) and refinished floors/fresh paint. However, the kitchen shows a later countertop/appliance update layered onto original dark-stained builder-style cabinetry, and both bathrooms retain older pedestal sinks and dated tin-panel wainscoting with no visible modernization. Some exterior deck/porch surfaces show light wear. No structural or safety deficiencies (cracking, staining, exposed subfloor) were observed in photos.

Kitchen/baths: Kitchen shows a later countertop/appliance update (granite-look counters, stainless gas range and dishwasher, patterned tile floor) layered onto original dark-stained builder-style cabinetry - consistent with 'updated' per UAD vocabulary. Both visible full bathrooms retain original-style pedestal sinks, embossed tin-panel wainscoting, and older toilets/fixtures with no evident modernization, consistent with 'not updated.'

Not visible/verified: Interior rooms are heavily furnished/decorated with personal collectibles, which limits full assessment of underlying wall, ceiling, and flooring condition in several rooms.; Crawl space foundation and attic were not visible in any photo; 'foundation work' mentioned in remarks could not be verified for scope.; Mechanical systems (HVAC, electrical panel, plumbing) were not visually inspected beyond remarks claims.; Roof condition only assessed via remarks statement of '8 years old'; no close-up roof photos provided.

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	1015 Barber Street (SUBJECT) MLS # 26023639	1009 Rock Street MLS # 25036526	1403 S Center Street MLS # 26008092	1901 S Gaines Street MLS # 26010150	1105 W 24th Street MLS # 26016210	1823 S Broadway St MLS # 26017875
Q/C impression	[M] Q3 / C2-to-C3 K: remodeled B: remodeled	[H] Q3 / C3 K: remodeled B: remodeled	[M] Q3 / C3-to-C4 K: updated B: not updated	[H] Q3 / C3 K: updated B: updated	[M] Q3 / C2 K: remodeled B: remodeled	[M] Q2-to-Q3 / C3 K: updated B: not updated
Vs. subject (advisory)	-	Q similar / C inferior 1009 Rock Street shows comparable above-builder-grade millwork and detailing to the subject, but retains lighter cosmetic wear and a less comprehensive bath update than the subject's full remodel.	Q similar / C inferior 1403 S Center Street's period detailing is comparable in caliber to the subject's, but its kitchen and baths remain largely original/vintage versus the subject's full remodel, giving it the weakest relative condition in the comparison.	Q similar / C inferior 1901 S Gaines Street matches the subject's level of above-builder-grade period detailing, but its kitchen counters and one bath remain dated/original compared to the subject's comprehensive remodel.	Q similar / C similar 1105 W 24th Street is comparably finished in both build quality and condition, having undergone a similarly thorough top-to-bottom renovation with new kitchen, baths, and systems.	Q superior / C inferior 1823 S Broadway St's original Victorian craftsmanship (carved mantels, stained glass, curved porch) exceeds the subject's Craftsman detailing, but its baths remain un-updated versus the subject's full remodel.
Detached outbuildings	[H] Detached two-car garage	[L] Two-story gray-sided structure with shed-style roof visible beyond the rear fence line	-	[H] Detached garage with second-story accessory dwelling unit (ADU), approx. 1 bed/1 bath	[H] Detached wood-frame carport with shingled gable roof on concrete pad, rear yard [L] Possible second carport/shed structure beyond rear fence line	[H] Detached storage shed with attached open carport-style bays at rear of lot
Photo-only findings	[M] Full-width covered front porch with tapered wood columns	-	[M] Enclosed rear porch converted to laundry/mudroom [M] Ornamental black metal picket fence at front yard	[L] Pergola/trellis-style open roof extension along porch	[L] Below-grade foundation-level door and window at rear of home	[H] Wheelchair accessibility ramp connecting rear deck to ground-level patio
Pools & site improvements	-	[H] Brick paver patio and wood deck in fenced rear yard	-	[H] Large wood deck at rear of home [L] Covered patio [H] Fully fenced yard with wrought iron perimeter fencing	-	[H] Large brick-paved patio/hardscape area at rear of lot
Site & view	-	[H] Property located in MacArthur Park Improvement District, qualifying for tax incentives	[H] Corner lot [H] Fully fenced yard with wood fence [H] Historic 1896 Queen Anne Victorian architecture - quality/character outlier for the area	[H] Corner lot location [H] Historic district location with architect-designed pedigree (quality/value outlier)	[M] Elevated lot with constructed front staircase/retaining grade	[H] Corner lot location [H] Extensive/extra landscaping with formal garden beds
Dated renovations	-	[H] HVAC replaced 2018 [M] Roof approximately 8 years old	[H] Roof replacement	-	[H] Architectural shingle roof (2025)	[H] Roof approximately 8 years old

Category	1015 Barber Street (SUBJECT) MLS # 26023639	1009 Rock Street MLS # 25036526	1403 S Center Street MLS # 26008092	1901 S Gaines Street MLS # 26010150	1105 W 24th Street MLS # 26016210	1823 S Broadway St MLS # 26017875
Review required	- No exterior photos of the rear or side elevations, roof, or foundation/crawl space to confirm overall structural ... - Listing agent/broker is disclosed as having an ownership interest in the property; remarks and staging should be ... - Confirm whether the second-floor 'bonus room' attic space meets code for habitable/bedroom use, as it is marketed as a ...	- Confirm actual lot size - 'Approx Acreage' (0.80) and 'Approx Lot Dimensions' (3485) are inconsistent and materially ... - Clarify what the structured 'Covered Patio' field refers to, since rear photos show only an open/uncovered deck and ... - Verify ownership of the gray outbuilding visible beyond the rear fence line (Photos 45-46) - may belong to a ... - Roof age is stated only as approximate ('approximately 8 years old'); confirm actual replacement year for effective age ...	- Agent/Public remarks note the home currently has boarders and 'certain rooms may not be accessible,' with ... - No basement or crawlspace photos were provided despite a pier foundation; sub-structure condition could not be assessed.	- ADU/garage-apartment interior condition and finish level could not be assessed - no interior photos provided - Basement condition could not be assessed - referenced in structured fields and floor plan but no photos provided - Discrepancy between structured 'Covered Patio' field and photo evidence of an apparently open/uncovered rear patio ...	- Confirm whether the rear yard structures in Photos 42-44 (carport and secondary gable-roofed structure) are both on the ... - Clarify the nature and finished/unfinished status of the below-grade foundation room with door and window visible in ... - Reconcile the 'Level' lot designation with the visibly sloped front yard and constructed staircase shown in Photos 1-3.	- Verify actual square footage given discrepancy between structured field (2,543) and public remarks (~2,605). - Confirm scope/extent of 'foundation work' mentioned in remarks given Crawl Space foundation type and no visible crawl ... - On-site confirmation recommended for areas obscured by heavy personal clutter/collectibles. - Clarify ownership of the shed/carport structure at rear of lot relative to property boundary (appears within fenced ...
Contradictions	-	- Structured field 'Approx Acreage' is listed as 0.80, while 'Approx Lot Dimensions' is listed as 3485 (consistent with a ... - Structured EXT. FEATURES field lists 'Covered Patio,' but rear-yard photos (45-48) show an open, uncovered wood deck ...	- Structured field EXT. FEATURES lists only 'Wood Fence,' but Photo 3 shows a black ornamental metal picket fence along ...	- Structured field lists 'Covered Patio' as an exterior feature, but the rear patio area visible in Photos 34-35 (paved ...	- Structured LOT field states 'Level,' but Photo 1 and 2 show a sloped front yard with a long constructed staircase from ... - Remarks describe 'spacious porch and deck,' but no photo clearly depicting a rear/side deck was identified among the 45 ...	- Public Remarks states approximately 2,605 sq ft while the structured field 'Approx SQFT' lists 2,543 sq ft - a ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

Best: 1105 W 24th Street and the subject (1015 Barber Street) are essentially tied at the top, both presenting as fully renovated with new kitchens, baths, flooring, and no visible deferred maintenance. Next tier: 1009 Rock Street, 1901 S Gaines Street, and 1823 S Broadway St present similarly - well-maintained homes with updated systems and partial kitchen/bath modernization, but each retains at least one original, un-remodeled bath or kitchen element (clawfoot tubs, dated tile, or original cabinetry) plus minor cosmetic wear. Weakest: 1403 S Center Street sits a step below this middle group - its kitchen and baths remain largely original/vintage (laminate counters, clawfoot tubs, pedestal sinks) despite recent system updates, giving it the most dated overall condition in the set.

QUALITY

Best: 1823 S Broadway St stands out with exceptional Victorian-era craftsmanship (curved wraparound porch with Corinthian capitals, three carved mantels, stained/leaded glass, built-in bench seating) that reads above the rest of the set. Next: 1403 S Center Street also shows strong period detailing (turned staircase, pocket doors, tile mantels,

turret/leaded glass) just a touch below 1823 S Broadway. The remaining group - 1009 Rock Street, 1901 S Gaines Street, and the subject (1015 Barber Street) - present similarly, each a well-finished Craftsman/Traditional/Colonial with above-builder-grade millwork, built-ins, or coffered ceilings. 1105 W 24th Street is similar in character (stone porch piers, decorative dormer, French doors) but sits at the lower end of this already-tight range. Overall, quality is fairly homogeneous across the set with no stark separations.

VERSUS SUBJECT

The subject (1015 Barber Street) presents as a recently and extensively flipped property, with condition near the top of the set (on par with 1105 W 24th Street) due to full kitchen/bath remodels, fresh finishes throughout, and no visible deferred maintenance. On quality, the subject's Craftsman detailing (crown molding, fluted casings, columned porch) places it in the same mid-tier as 1009 Rock Street and 1901 S Gaines Street - solid above-builder-grade construction, but without the standout period ornamentation seen at 1823 S Broadway St or 1403 S Center Street.

- 1009 Rock Street: quality similar, condition inferior - 1009 Rock Street shows comparable above-builder-grade millwork and detailing to the subject, but retains lighter cosmetic wear and a less comprehensive bath update than the subject's full remodel.
- 1403 S Center Street: quality similar, condition inferior - 1403 S Center Street's period detailing is comparable in caliber to the subject's, but its kitchen and baths remain largely original/vintage versus the subject's full remodel, giving it the weakest relative condition in the comparison.
- 1901 S Gaines Street: quality similar, condition inferior - 1901 S Gaines Street matches the subject's level of above-builder-grade period detailing, but its kitchen counters and one bath remain dated/original compared to the subject's comprehensive remodel.
- 1105 W 24th Street: quality similar, condition similar - 1105 W 24th Street is comparably finished in both build quality and condition, having undergone a similarly thorough top-to-bottom renovation with new kitchen, baths, and systems.
- 1823 S Broadway St: quality superior, condition inferior - 1823 S Broadway St's original Victorian craftsmanship (carved mantels, stained glass, curved porch) exceeds the subject's Craftsman detailing, but its baths remain un-updated versus the subject's full remodel.

- No property falls a full internal-score step from the set's center on either scale; the set is relatively tight.

- The closest approach to a gap is 1403 S Center Street's condition, which sits noticeably below the cluster of better-maintained comparables due to its un-updated kitchen and baths, though not quite a full step from the group's center.

- 1823 S Broadway St's quality impression (Q2-to-Q3) is the strongest in the set, but the margin over the Q3 cluster is moderate rather than a full step.

- 1009 Rock Street and 1901 S Gaines Street carry HIGH confidence, providing solid anchors for comparison.

- 1403 S Center Street is MEDIUM confidence - boarders occupying portions of the home limited full photo verification of all rooms, so its condition placement should be treated with some caution.

- 1105 W 24th Street is MEDIUM confidence due to apparent virtual staging in several interior photos, which limits certainty about true unstaged condition.

- 1823 S Broadway St is MEDIUM confidence - heavy personal clutter/furnishings obscured some wall, ceiling, and flooring surfaces, limiting full condition verification.

- The subject (1015 Barber Street) is MEDIUM confidence - only front exterior and no rear/side, crawlspace, or mechanical photos were available, so condition claims rely heavily on interior finish photos of a vacant, freshly renovated property.