175 Maddison Rachael

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261113-183111-175-maddison-rachael

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.

155 Sarah Alyse Lane, Cabot, 72023 MLS # 25025945

Photo count check: MATCH (13/13)

PHOTO-ONLY FINDINGS

[LOW] **Enclosed private water closet (separate toilet room) off a bathroom**

Photo 9 shows a narrow enclosed room containing only a toilet, separated from the main bath area - a water-closet layout not called out as a distinct feature in structured fields or remarks.

Source: Photo 9

REVIEW REQUIRED

- Covered patio referenced in Public Remarks has no corresponding photo; size, construction, and condition cannot be verified.
- No rear/exterior elevation photos were included in the 13-photo set, limiting ability to confirm site improvements or rear yard condition.

POOLS & SITE IMPROVEMENTS

[MEDIUM] **Back covered patio**

Public remarks state 'Step outside to enjoy the beautiful back covered patio, creating a sensational space for relaxation and outdoor gatherings.' No photo of the rear exterior/patio was provided to corroborate size or construction.

Source: Public Remarks

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

Quality: Consistent with Q4 (stock/builder grade meeting code). This is a new (2025) Lennar production-built home in a subdivision ('Somerville' plan). Exterior is vinyl/metal siding with a partial brick water-table accent, 3-tab shingle roofing (entry-level roofing grade), and standard vinyl single-hung/slider windows. Interior shows an open floor plan with a modest vaulted ceiling over the living area, recessed can lighting, stock white shaker-style cabinetry, solid-surface (laminate/quartz-look) counters, and vinyl plank/carpet flooring - typical builder-grade materials and millwork with no custom or high-end architectural detail observed.

Condition: Consistent with C2 (like-new, no deferred maintenance). Property is new construction (built 2025), was under construction/vacant at marketing per structured fields, and photos show pristine, unlived-in finishes throughout with no wear, staining, or damage visible in any room.

Kitchen/baths: Kitchen: white stock shaker cabinetry, solid-surface (quartz-look) counters, stainless microwave/range - new, builder-grade, best described as 'updated' in UAD terms given modern-looking finish with no structural alteration history (new construction). Baths: white vanity with solid-surface top, fiberglass tub/shower surrounds, builder-grade fixtures - also 'updated' quality level, new condition, no sign of wear.

Not visible/verified: No rear elevation or backyard/patio photo provided; covered patio mentioned in remarks could not be visually verified; No close-up of door/window hardware or trim grade to further confirm quality tier; MLS photos are staged/marketing images of a vacant unit; minor finish issues common at new-home walkthrough may not be visible

43 Ten Point Lane, Ward, 72176 MLS # 25033736

Photo count check: MATCH (30/30)

REVIEW REQUIRED

- Clarify the nature of the rear water feature shown in Photo 29 (retention/drainage pond vs. amenity lake) given the structured field states 'Lake: No.'
- Confirm whether the unfinished/unpainted drywall tape lines visible in the garage (Photos 27-28) are intentional (unfinished garage specification) or an oversight, as this could affect condition rating for that space.

SITE & VIEW

[MEDIUM] Pond/water feature directly adjacent to rear yard, visible across the fence line

Backyard photo shows a wooded pond/water feature just beyond the rear fence line, providing a water view from the backyard. Structured field lists 'Lake: No,' so the nature of this water feature (retention/drainage pond vs. a recognized community lake amenity) is unclear and may affect its value-driver status.

Source: Photo 29

CONTRADICTIONS

- Structured field indicates 'Lake: No' while Photo 29 shows a pond/water feature immediately adjacent to the rear yard; this may be a stormwater/retention pond rather than a named lake amenity, but the discrepancy should be clarified.

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

Quality: Materials and design are consistent with a production/builder-grade home: mixed brick-front and vinyl-siding exterior, simple traditional one-story massing, 3-tab composition shingle roof, vaulted ceiling over the main living/kitchen area, stock shaker-style cabinetry, fiberglass tub/shower units, and builder-grade vanities. No custom millwork, upgraded window/door grades, or architectural complexity observed. Overall impression is consistent with Q4.

Condition: Property is new construction (built 2025), vacant, and never occupied, with all finishes appearing unused and free of wear. Consistent with C2 - like-new condition with no deferred maintenance observed.

Kitchen/baths: Kitchen and bathrooms are original to this 2025 new-construction build; no remodeling history exists to report. Kitchen features stock painted shaker cabinets, stainless appliances, and light-colored laminate/cultured-marble-look counters (Photos 8,11-13). Bathrooms feature fiberglass tub/shower and shower-only units with cultured-marble-look vanity tops (Photos 16,22). Given the home's new-construction status, finishes present as modernized/current despite being original to the build.

Not visible/verified: Interior photo coverage is strong (22 of 30 photos are interior), supporting a higher-confidence read despite the home being vacant and staged-empty for marketing.; Countertop material is not explicitly specified in structured fields (no 'Kit Counter' field value provided); material identification (laminate vs. cultured marble) is inferred from photos only.; As new construction, there is no renovation history to assess separately from original build quality/condition.

39 Remington Lane, Ward, 72176 MLS # 25042280

Photo count check: MATCH (30/30)

REVIEW REQUIRED

- Confirm whether the pond visible in Photos 4, 22, and 29 is a shared/community retention feature, a true lake amenity, or unrelated drainage easement, as this could affect site value despite the 'Lake: No' structured field entry.

SITE & VIEW

[MEDIUM] Pond/water feature adjacent to rear yard

Photos 4, 22, and 29 show a pond or retention pond directly behind/adjacent to the lot, visible from a bedroom window (Photo 22) and the side yard (Photo 4, 29). Structured field states 'Lake: No,' creating some ambiguity as to whether this is a recognized lake amenity or an unmapped retention/drainage pond; flagged as a possible view value-driver pending confirmation of ownership/easement status.
Source: Photo 29

CONTRADICTIONS

- Structured field 'Lake: No' appears to conflict with the pond/water body clearly visible behind the home in Photos 4, 22, and 29; this may be an unlisted retention pond rather than a true lake amenity, but the visual evidence should be reconciled with site records.

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

Quality: Builder-grade new construction (Lennar 'Keswick' plan) with simple hip-roof massing, brick veneer on the front elevation only with metal/vinyl siding on the remaining three sides, 3-tab composition shingle roof, stock white shaker-style cabinetry, laminate (marble-look) countertops, standard fiberglass tub/shower and shower-pan units, and builder-grade stainless appliances (Frigidaire). Millwork, doors, and trim are simple stock profiles with no upgraded detailing. These characteristics are consistent with Q4 stock/builder-grade construction meeting code; no evidence of custom millwork, upgraded window/door grade, or high-end structural materials that would support a Q3 or better call.

Condition: The home is new construction (built 2025), never occupied, with no deferred maintenance, no wear, and no updates since all finishes are original to construction. This is consistent with C2 (like-new, no deferred maintenance). Kitchen and baths are original/as-built with no modernization performed (none would be expected on a brand-new home), so kitchen_status and baths_status are reported as 'not updated' in the strict sense that no renovation/updating event has occurred; the finishes themselves are new and unworn.

Kitchen/baths: Kitchen (Photos 9-14) features an L-shaped layout with white stock shaker cabinets, laminate marble-pattern countertops, stainless Frigidaire range, microwave, and dishwasher, and a stainless double-bowl undermount sink. Two full baths observed: a hall/secondary bath with tub/shower combo, single-sink laminate-top vanity, and standard toilet (Photos 19, 25); and what appears to be the primary bath with a corner shower stall, single-sink vanity, and walk-in closet access (Photos 17, 20). Both are original, unused, builder-grade finishes with no updates or remodeling evident.

Not visible/verified: Photos are builder/MLS marketing photos of a vacant, staged (empty) new-construction home; no furnishings or lived-in wear present to evaluate, which is expected given new-construction status.; Full backyard beyond the immediate rear yard/pond edge is not shown in any photo.; Interior paint/trim condition on walls not directly photographed (e.g., closets, laundry nook) could not be fully verified beyond what is shown.

75 Foster Louis Lane, Cabot, 72023 MLS # 25042711

Photo count check: MATCH (43/43)

REVIEW REQUIRED

- Primary bathroom shower/tub fixtures not clearly visible in any provided photo - only the hall bath tub/shower is shown (Photo 21); primary bath condition for wet fixtures could not be confirmed.

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

Quality: Original construction characteristics are consistent with a stock/builder-grade home: brick-and-vinyl-siding combo exterior, 3-tab shingle roof, slab foundation, simple traditional one-story design with a vaulted great room as the only notable architectural feature. Kitchen cabinetry is painted stock shaker-style with laminate ('Kit Counter-Other') countertops and stock stainless appliances; baths have simple cultured-marble-look laminate vanity tops and standard tub/shower units. No evidence of upgraded millwork, custom built-ins, or

high-grade materials anywhere in the home. This is consistent with Q4.

Condition: Home is new construction (built 2024, sold within first year) and photos show like-new condition throughout with no wear, staining, or deferred maintenance visible. Public remarks explicitly describe 'like new flooring' and 'move in ready.' This supports a C2 impression (like-new, no deferred maintenance), though as a stock production home it is not an upgraded/updated kitchen or bath - those remain original to construction and have not been remodeled or modernized beyond builder spec.

Kitchen/baths: Kitchen (Photos 8-15) has stock painted gray shaker cabinets, laminate countertops, and stainless appliances - original builder-grade, not updated or remodeled since construction. Hall bath (Photo 21) and primary bath partial view (Photo 27, 29) show simple laminate/cultured-marble-look vanity tops, single-bowl sinks, and standard chrome fixtures - also original and not updated or remodeled.

Not visible/verified: This is new construction (2024) with ~43 marketing photos including 25+ interior images, giving high confidence on both quality and condition observations.; Attic and roof could not be inspected up close; roof condition assessed only from ground/aerial exterior photos.; Primary bathroom shower/tub fixtures are not clearly visible in any photo (only toilet and part of vanity shown in Photo 27/29); confirmed only for the hall bath (Photo 21).; Slab foundation - no crawlspace or basement to inspect, consistent with structured field.

110 N Monroe Street, Cabot, 72023 MLS # 26006785

Photo count check: MATCH (16/16)

PHOTO-ONLY FINDINGS

[MEDIUM] Vaulted/cathedral ceiling with crown molding in main living area

Living area ceiling is vaulted with decorative crown molding at the ceiling line; this architectural detail is not mentioned in structured fields (OTHER ROOMS: None) or in public remarks.

Source: Photo 3, Photo 4, Photo 7, Photo 8

REVIEW REQUIRED

- Ownership of structures visible beyond the rear/side fence lines (Photo 16) cannot be confirmed as belonging to the subject property; recommend verification via plat or survey before any adjustment consideration.
- No photos of garage, attic, crawlspace, or mechanical areas were provided to confirm condition of unseen components.

DETACHED OUTBUILDINGS

[LOW] Structure (possible greenhouse/hoop shed) visible beyond left rear fence line

A low white arched/hoop-roofed structure is visible past the left side privacy fence in the background of the rear yard photo. Likely located on a neighboring parcel; cannot be confirmed as belonging to the subject property.

Source: Photo 16

[LOW] Structure (possible carport or storage building) visible beyond right rear fence line

A metal-roofed structure with visible roofline is seen over the fence to the right/rear of the yard. Appears to be on an adjoining lot; ownership cannot be confirmed from the photo.

Source: Photo 16

POOLS & SITE IMPROVEMENTS

[HIGH] Concrete patio within fully fenced backyard

Public remarks state 'a fully fenced backyard with patio.' Photo 16 confirms a wood privacy fence enclosing the rear yard and a concrete patio slab adjacent to the rear door.

Source: Public Remarks; Photo 16

IMAGE QUALITY ISSUES

- Exterior photos (1, 2, 16) were taken under overcast winter conditions with dormant/brown lawn, which limits assessment of

landscaping maturity and overall curb appeal beyond the structure itself.

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

Quality: New construction (built 2025) on a slab foundation with brick veneer and vinyl/metal accent siding, architectural shingle roof, and a simple traditional one-story design. Granite counters, white shaker-style cabinetry, and crown molding are present but are now common inclusions in entry-level new construction rather than indicators of custom or high-end work. Design is compact (1,138 SF) and straightforward with no special millwork, built-ins, or elevated window/door grade visible. This is consistent with Q4 (stock/builder grade meeting code) rather than Q3.

Condition: Property presents as brand-new, unoccupied construction with no wear, no deferred maintenance, and modern finishes throughout. Consistent with C2 (like-new condition).

Kitchen/baths: Kitchen and both full baths feature new granite countertops, white cabinetry, and matte-black fixtures consistent with new construction. Finishes are modern with no deferred maintenance, but reflect builder-grade specification rather than custom upgrades - best described as updated/new rather than a remodel of an existing space.

Not visible/verified: No garage interior photos provided; No attic, crawlspace, or mechanical room photos provided; Exterior photos taken under overcast skies with dormant winter landscaping, limiting full assessment of lawn/landscaping maturity; Photos do not clearly indicate which bedroom corresponds to which of the two bathrooms

12 Erwin Dr, Austin, 72007 MLS # 26020537

Photo count check: MATCH (33/33)

REVIEW REQUIRED

- Faint hairline line across bedroom ceiling (Photo 12) and faint mark on bedroom wall (Photo 14) - recommend on-site verification to rule out settling crack or structural concern.
- Confirm which listing photos were virtually staged, as disclosed in public remarks, to ensure accurate as-is condition assessment.

POOLS & SITE IMPROVEMENTS

[HIGH] Engineered retaining wall along sloped portions of the lot and rear/side yard

Substantial segmental block retaining wall visible along the side and rear of the lot, consistent with the structured field designation of 'Sloped' lot; this is a site improvement not separately called out in remarks.

Source: Photo 3, Photo 25, Photo 26, Photo 28, Photo 31, Photo 32

SITE & VIEW

[HIGH] Paid-off rooftop solar panel system

Multi-panel solar array visible on rear roof slope; remarks emphasize this as a major value driver citing reduced monthly electric costs.

Source: Structured Field (Green Features - Solar Panels Purchased); Public Remarks ("PAID OFF SOLAR PANELS"); Photo 26, Photo 27, Photo 28

[LOW] Rear yard backs to an open, undeveloped grassy slope/buffer beyond the fence line rather than directly to another dwelling

Appears to provide a degree of openness/privacy at the rear property line; cannot confirm if this land is permanently protected open space or a future build site.

Source: Photo 29

CONTRADICTIONS

- Public remarks state some listing images were 'virtually staged,' meaning the furnished/decorated appearance in some interior photos (e.g., Photos 4, 8, 11) may not reflect actual as-is contents or finishes at time of sale.

IMAGE QUALITY ISSUES

- Faint linear marks on ceiling (Photo 12) and wall (Photo 14) could be lens artifacts, drywall seams, or minor cracking - image resolution/lighting insufficient to make a definitive determination.

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

Quality: Consistent with Q4 - stock/builder-grade new construction. Brick veneer combined with vinyl siding, 3-tab (economy grade) shingle roof, simple hip-and-gable massing, textured ceilings, stock dark-stained cabinetry, simple cultured-marble-look vanity tops, and standard stainless appliances. No crown molding, upgraded millwork, or custom built-ins observed that would push this above builder grade.

Condition: Consistent with C2 - practically new construction (2023 build, listed 2026) with no deferred maintenance apparent. Finishes read as fresh/unworn throughout. One minor cosmetic item (a faint hairline mark on a bedroom ceiling/wall) is noted for caution but does not appear to be a structural issue.

Kitchen/baths: Kitchen and both full baths appear to be original to the 2023 construction with no modification - dark stock cabinetry, stainless appliances, simple light-colored countertops, and standard fiberglass tub/shower units. No evidence of remodeling or updating since construction; finishes are simply new rather than updated.

Not visible/verified: Public remarks disclose that 'some images have been virtually staged to illustrate the properties potential' - actual furnishings/condition in staged rooms cannot be fully verified from photos; 21 interior photos were reviewed (well above the ~8 threshold), supporting generally reliable interior coverage, but staging disclosure introduces some uncertainty; Could not fully inspect closet interiors, attic, or garage interior condition from provided photos; Faint ceiling/wall marks in bedroom (Photos 12, 14) could not be conclusively identified as cosmetic vs. structural from photos alone

175 Maddison Rachel, Cabot, 72023 MLS # 26035845

Photo count check: MATCH (31/31)

REVIEW REQUIRED

- Rear yard is minimally photographed (only one rear elevation photo, Photo 31) and shows unestablished/bare ground; cannot confirm absence or presence of any additional rear-yard site improvements beyond what is visible.

- Floor plan graphic (Photo 2) is a generic marketing plan and includes a disclaimer that layout may vary by homesite; should not be relied upon as an as-built survey.

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

Quality: This is a production-built, single-story home (Lennar 'Oakridge' plan) with vinyl/metal siding and a partial brick veneer accent band, 3-tab composition shingle roof, slab foundation, and simple hip roofline. Interior shows white shaker-style stock cabinetry, laminate/LVP plank flooring, standard hollow-core doors, and fiberglass tub/shower inserts. No custom millwork, elevated window/door grade, structural complexity, or high-end material upgrades were observed. These characteristics are consistent with stock/builder-grade construction meeting code (Q4), not a well-finished or custom product.

Condition: The home is new construction (built 2026) and is currently vacant and under contract with no move-in wear. All interior and exterior surfaces, fixtures, flooring, and appliances appear pristine with no deferred maintenance, staining, or damage visible in any photo. This is consistent with a C2 (like-new, no deferred maintenance) condition rating, though the rating reflects day-one condition only, with no track record of wear.

Kitchen/baths: Kitchen (Photo 10-16) features white shaker-style cabinetry, stainless refrigerator/range/microwave/dishwasher, and a light solid-surface (quartz-look) countertop with an island/peninsula - clean, modern, builder-grade finish with no structural alteration since it is original to construction. Primary bath (Photo 19) and secondary bath (Photo 28) both have white cabinetry,

solid-surface counters, and fiberglass tub/shower or shower-only units; functional and current but basic/builder-grade fixtures throughout. No bathtub/shower retiling, custom vanities, or decorative tile work observed.

Not visible/verified: Property is new construction (built 2026) and vacant; condition reflects as-built/day-one condition only, with no history of wear or maintenance to evaluate.; Backyard grading/landscaping appears incomplete (bare/dormant dirt and grass) at time of photos, typical for a newly completed home (Photo 8, 9, 31).; No structured field explicitly identifies countertop material; classification as solid-surface/quartz-look is based on visual inspection of photos only.; Floor plan (Photo 2) is a marketing diagram and may vary slightly from as-built conditions per the disclaimer on the image.

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	155 Sarah Alyse Lane MLS # 25025945	43 Ten Point Lane MLS # 25033736	39 Remington Lane MLS # 25042280	75 Foster Louis Lane MLS # 25042711	110 N Monroe Street MLS # 26006785	12 Erwin Dr MLS # 26020537	175 Maddison Rachel MLS # 26035845
Q/C impression	[M] Q4 / C2 K: updated B: updated	[H] Q4 / C2 K: updated B: updated	[H] Q4 / C2 K: not updated B: not updated	[H] Q4 / C2 K: not updated B: not updated	[H] Q4 / C2 K: updated B: updated	[M] Q4 / C2 K: not updated B: not updated	[H] Q4 / C2 K: updated B: updated
Detached outbuildings	-	-	-	-	[L] Structure (possible greenhouse/hoop shed) visible beyond left rear fence line [L] Structure (possible carport or storage building) visible beyond right rear fence line	-	-
Photo-only findings	[L] Enclosed private water closet (separate toilet room) off a bathroom	-	-	-	[M] Vaulted/cathedral ceiling with crown molding in main living area	-	-
Pools & site improvements	[M] Back covered patio	-	-	-	[H] Concrete patio within fully fenced backyard	[H] Engineered retaining wall along sloped portions of the lot and rear/side yard	-
Site & view	-	[M] Pond/water feature directly adjacent to rear yard, visible across the fence line	[M] Pond/water feature adjacent to rear yard	-	-	[H] Paid-off rooftop solar panel system [L] Rear yard backs to an open, undeveloped grassy slope/buffer beyond the fence line rather than directly to another dwelling	-
Dated renovations	-	-	-	-	-	-	-
Review required	- Covered patio referenced in Public Remarks has no corresponding photo; size, construction, and condition cannot be ... - No rear/exterior elevation photos were included in the 13-photo set, limiting ability to confirm site improvements or ...	- Clarify the nature of the rear water feature shown in Photo 29 (retention/drainage pond vs. amenity lake) given the ... - Confirm whether the unfinished/unpainted drywall tape lines visible in the garage (Photos 27-28) are intentional ...	- Confirm whether the pond visible in Photos 4, 22, and 29 is a shared/community retention feature, a true lake amenity ...	- Primary bathroom shower/tub fixtures not clearly visible in any provided photo - only the hall bath tub/shower is shown ...	- Ownership of structures visible beyond the rear/side fence lines (Photo 16) cannot be confirmed as belonging to the ... - No photos of garage, attic, crawlspace, or mechanical areas were provided to confirm condition of unseen components.	- Faint hairline line across bedroom ceiling (Photo 12) and faint mark on bedroom wall (Photo 14) - recommend on-site ... - Confirm which listing photos were virtually staged, as disclosed in public remarks, to ensure accurate as-is condition ...	- Rear yard is minimally photographed (only one rear elevation photo, Photo 31) and shows unestablished/bare ground ... - Floor plan graphic (Photo 2) is a generic marketing plan and includes a disclaimer that layout may vary by homesite ...

Category	155 Sarah Alyse Lane MLS # 25025945	43 Ten Point Lane MLS # 25033736	39 Remington Lane MLS # 25042280	75 Foster Louis Lane MLS # 25042711	110 N Monroe Street MLS # 26006785	12 Erwin Dr MLS # 26020537	175 Maddison Rachel MLS # 26035845
Contradictions	-	- Structured field indicates 'Lake: No' while Photo 29 shows a pond/water feature immediately adjacent to the rear yard ...	- Structured field 'Lake: No' appears to conflict with the pond/water body clearly visible behind the home in Photos 4 ...	-	-	- Public remarks state some listing images were 'virtually staged,' meaning the furnished/decorated appearance in some ...	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

175 Maddison Rachel sits at the favorable edge of the group, with kitchen and bath finishes read as fresher than the rest, still consistent with C2 but trending toward the best end of that range. 155 Sarah Alyse Lane, 43 Ten Point Lane, 39 Remington Lane, 75 Foster Louis Lane, and 110 N Monroe Street present similarly to one another, all consistent with C2 like-new condition for recently completed, never-occupied construction with no deferred maintenance observed. 12 Erwin Dr falls a small step behind this cluster - still consistent with C2, but faint hairline marks noted on a bedroom ceiling/wall introduce mild uncertainty; this assessment carries MEDIUM confidence (compounded by disclosed virtual staging in some photos), so it should be treated as a soft distinction rather than a firm gap.

QUALITY

All seven comparables read as consistent with Q4 stock/builder-grade new construction, and the set is essentially homogeneous on quality - brick/vinyl exterior combinations, 3-tab or architectural shingle roofing, stock shaker-style cabinetry, and laminate or solid-surface countertops appear uniformly across every property with no custom millwork or elevated materials distinguishing any one home from the others.

VERSUS SUBJECT

No subject property was included in this set, so no versus-subject comparison is provided; the ranking above reflects only the relative standing among the seven comparables.

- No property's quality impression departs meaningfully from the Q4 center observed across the set - all seven read as stock/builder-grade with no outliers.

- On condition, 175 Maddison Rachel (favorable) and 12 Erwin Dr (mildly behind) mark the ends of the range, but the spread between them is narrow enough that neither constitutes a material gap requiring a distinct adjustment conversation beyond the usual new-construction consistency.

- 155 Sarah Alyse Lane and 12 Erwin Dr carry MEDIUM confidence assessments, versus HIGH confidence for the remaining five comparables, so any fine distinctions involving these two properties should be treated as softer calls.

- 12 Erwin Dr's condition read is further tempered by a listing disclosure that some photos were virtually staged, limiting certainty about as-built condition in those rooms.

- 155 Sarah Alyse Lane's MEDIUM confidence stems from missing rear-elevation/backyard photos and no close-up verification of trim/hardware grade, though this did not materially change its placement within the cluster.