17 Ben Hogan

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261117-101349-17-ben-hogan

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

SUBJECT PROPERTY - appraiser inspection photos

Appraiser inspection photos: 16

PHOTO-ONLY FINDINGS

[HIGH] **Rear covered patio and wood deck with railing and stairs**

Substantial rear deck/patio structure with attached ceiling fan under a roof extension, wood railings, and stairs down to the yard; not referenced in any appraiser notes (none provided).

Source: Photo 2

REVIEW REQUIRED

- Attic photo (Photo 4) is too dark for a confident assessment of framing or insulation condition; recommend additional attic documentation if available.

IMAGE QUALITY ISSUES

- Photo 4 (attic) is dark and limits visibility of framing/insulation condition beyond the immediate water heater area.

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

Quality: Exterior shows above-average design complexity for a tract-built home - full brick veneer, multiple roof gables/dormers, a covered front porch with columns, and a rear covered patio - consistent with Q3 upgraded-builder-grade construction. Interior millwork (crown molding, a vaulted/tray ceiling with cove lighting, a mantled fireplace surround) supports the Q3 lean, but the kitchen retains original mid-grade oak cabinetry typical of Q4 builder stock, so the dwelling reads as a Q3-to-Q4 blend rather than a clean Q3.

Condition: Overall the home presents as well-maintained with no visible deferred maintenance, cracking, or moisture staining in the photos provided. Kitchen shows likely-updated countertops/backsplash and stainless appliances layered onto older cabinetry, consistent with C3. Bathrooms show original, dated builder-grade fixtures and finishes without clear remodeling, pulling the bath condition toward C4. Attic water heater and framing appear serviceable with no visible staining.

Kitchen/baths: Kitchen shows updated countertops, backsplash, and stainless appliances over older oak cabinetry (updated condition, builder-grade quality). Full baths appear original with dated tile and fixtures (not updated); half bath also appears original.

Not visible/verified: No side-elevation exterior photos provided; No garage interior photos provided; No roof-age or mechanical system documentation beyond a brief attic water heater view; Attic photo is dark, limiting assessment of insulation/structural condition; Several interior photos are cluttered with personal items, which may obscure some condition details

7 Agassi Court, Little Rock, 72210 MLS # 25048291

Photo count check: MATCH (27/27)

REVIEW REQUIRED

- No seller property disclosure (SPD) was provided per agent remarks; buyers/appraiser should independently verify condition, system ages, and any past repairs

- Visible carpet staining in multiple bedrooms (Photo 13, 17, 20) warrants in-person verification of extent and cause
- Lot size/dimensions noted as needing buyer verification per agent remarks (county records used as source)
- Wooden play structure visible in rear yard (Photo 26) - ownership and whether it conveys with sale is unclear and should be verified

IMAGE QUALITY ISSUES

- Garage photo (Photo 23) is dark/underexposed, limiting condition assessment of garage interior
- Sunroom photo (Photo 12) has unusual painted/epoxy floor coloring that is difficult to evaluate for condition
- Several interior photos (e.g., Photo 3, 4) show lens distortion/wide-angle effects that complicate accurate room-scale assessment

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

Quality: Brick & frame exterior with composition shingle roof, consistent with Q4 builder-grade construction. Interior shows some architectural flourishes above base builder grade (crown molding throughout, arched doorways, decorative columns flanking the fireplace, chair-rail/two-tone paint in dining room) that push toward the upper end of Q4, but overall materials, window/door grade, and millwork read as standard production-home specification rather than custom work, so quality is assessed as consistent with Q4, not Q3.

Condition: The home presents as an older (2004-built), never-updated interior with original finishes throughout. Kitchen and baths retain original cabinetry, countertops, and fixtures with visible wear. Hardwood flooring shows scuffing and light surface wear, and bedroom carpet shows visible staining in multiple rooms. No signs of deferred structural or safety issues were observed, but the overall finish level and visible wear are consistent with a well-worn but functional C4 condition rather than a recently updated or like-new interior.

Kitchen/baths: Kitchen retains original maple/oak raised-panel cabinetry, dark speckled countertops, and tile flooring with a red accent wall (cosmetic only); appliances include a black dishwasher, stainless microwave, and range consistent with structured fields (Free-Standing Stove, Surface Range, Dishwasher). No evidence of cabinet refacing, new countertops, or layout changes - assessed as not updated. Primary bath has a builder-grade white vanity with cultured-marble-type top, dual sinks, garden tub, and a framed sliding-glass shower enclosure; finishes appear original to construction with no modernization evident - assessed as not updated. Secondary bath has a fiberglass tub/shower unit and tile flooring, also appearing original.

Not visible/verified: No seller property disclosure was available, limiting information on system ages, past repairs, or renovation history; Countertop material in kitchen and baths (e.g., granite vs. laminate/cultured marble) could not be definitively confirmed from photos alone; Garage interior photo is dark/underexposed, limiting assessment of garage condition; Exterior siding and roof condition on portions of the home not visible in photos could not be assessed; Sunroom flooring (painted/epoxy-coated) condition and age could not be determined from photos

24 Eagle Nest Court, Little Rock, 72210 MLS # 26003699

Photo count check: MATCH (40/40)

PHOTO-ONLY FINDINGS

[HIGH] **Jetted/whirlpool garden tub in primary bath**

Whirlpool tub with visible jets in the primary bathroom; no corresponding structured field or remarks mention of a jetted/whirlpool tub.

Source: Photo 30

REVIEW REQUIRED

- Verify whether the shed in Photos 35/37 is within the subject's property boundary or could be shared/adjacent to a neighboring lot, though fence lines in the photos suggest it is within the subject's fenced yard
- Jetted tub in primary bath (Photo 30) is undocumented in remarks/structured fields and should be confirmed with listing agent

for condition/functionality

DETACHED OUTBUILDINGS

[HIGH] **Detached storage shed, wood-frame, white-painted, approx. 8x10, within rear fenced yard**

Visible in rear yard photos (35 and 37), standing within the wood privacy fence line that encloses the subject's backyard; no mention in structured fields or remarks.

Source: Photo 35

SITE & VIEW

[MEDIUM] **Large, heavily wooded rear yard on a 0.45-acre lot (~19,602 SF) described as having 'plenty of room to play, garden, or unwind'**

Public remarks emphasize a 'large backyard' and the structured acreage field confirms a lot somewhat larger than typical subdivision lots; backyard photos (34, 37, 38) show a deep, tree-lined, fenced yard that could be a site value driver relative to comparable subdivision lots.

Source: Public Remarks; Structured Field (Approx. Acreage 0.45)

DATED RENOVATIONS

[MEDIUM] **Roof approximately 4 years old**

"The home features a roof that's approximately 4 years old, providing added peace of mind." -- stated as an approximate age rather than exact year; relevant for effective age estimation.

Source: Public Remarks

IMAGE QUALITY ISSUES

- Photo 2 is a twilight/dusk re-shoot of the same front elevation as Photo 1, adding no new information
- No photo of garage interior, attic, foundation, or roof close-up to verify stated roof age

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

Quality: Original construction shows above-builder-grade design elements -- crown molding throughout, tray ceiling in primary bedroom, built-in bookcases flanking the fireplace, arched doorways/entry, and a decorative brick arched entry surround -- consistent with Q3-to-Q4. However, the kitchen cabinetry (traditional painted stock doors), white builder-grade appliances, and brass/gold bath fixtures/shower door trim point to a standard production-home quality tier rather than custom work, pulling the overall impression toward the Q4 side of that range.

Condition: Public remarks describe the home as 'well-maintained.' Photos show clean hardwood and carpet flooring, no visible staining, cracking, or deferred maintenance, and a stated ~4-year-old roof. Kitchen and baths retain original-looking cabinetry, counters, and fixtures with no evidence of remodeling, which caps condition improvement from updates, but overall upkeep appears consistent with C3.

Kitchen/baths: Kitchen retains granite slab counters (per structured field) with traditional painted stock cabinetry and older white appliances; no visible evidence of remodeling -- not updated. Baths show original-looking brass-finish fixtures, fiberglass tub/shower surrounds, and a jetted garden tub in the primary bath, with white vanity cabinetry consistent with original construction -- not updated.

Not visible/verified: Garage interior not shown in any photo; Roof condition/age is based solely on remarks claim ('approximately 4 years old'); no close-up roof photo provided to verify; Fixture finishes (brass/gold) suggest original builder-era hardware rather than later updates, but exact cabinet/counter installation dates cannot be confirmed from photos alone; MLS photos are marketing images; areas such as closets, attic, and crawlspace/foundation are not visible

3 Bear Trail Cove, Little Rock, 72210 MLS # 26004778

Photo count check: MATCH (18/18)

REVIEW REQUIRED

- No seller property disclosure available - condition and age of major systems (roof, HVAC, water heater) unverified beyond visual photo review.
- Heavy interior clutter limits full visual inspection of flooring and wall condition in living areas, kitchen, and bedrooms; on-site verification recommended.

IMAGE QUALITY ISSUES

- Primary exterior photo (Photo 1) shows snow cover on roof and yard, obscuring true roof and siding condition.
- Interior photos show significant personal clutter/staging items that partially obscure floor, wall, and cabinetry surfaces in several rooms (e.g., Photo 4, Photo 6, Photo 17).

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

Quality: Original construction appears consistent with a stock/builder-grade production home elevated by some above-typical architectural detailing (tray ceiling in primary bedroom, crown molding throughout living areas, arched entry doorway with transom/sidelight, built-in shelving). Brick & frame exterior, slab foundation, one-story traditional design. No evidence of custom millwork, high-end structural materials, or complex rooflines that would push this into Q3 territory on their own; the added trim details are common upgrades seen in better production-grade construction of this era, consistent with Q4.

Condition: Interior finishes throughout the kitchen and all three bathrooms appear to be original to the 1997 construction with no visible remodeling. Floral wallpaper, laminate-look countertops, oak stock cabinetry, dated plumbing fixtures, and a fiberglass shower stall are all consistent with an unmodernized, well-worn-but-functional home. Public remarks reinforce this ('opportunity to add your own personal touch,' 'ready to be made your own,' no seller disclosure available). No structural or safety defects (water staining, cracking, exposed subfloor) were observed in available photos, though heavy clutter limits full visibility of floors and walls in several rooms.

Kitchen/baths: Kitchen: original oak cabinetry, laminate-look countertops, floral wallpaper backsplash/walls, older appliances - not updated. Primary bath: original wallpaper, built-in corner jetted tub, double vanity, separate walk-in shower stall - not updated. Hall bath: original wallpaper, tub/shower combo with curtain, dated fixtures - not updated.

Not visible/verified: Exterior photo taken with snow cover on roof and ground, limiting assessment of roof condition, siding condition, and landscaping.; Heavy personal clutter and furnishings throughout interior photos obscure floor coverings, wall surfaces, and some cabinetry/counter conditions in multiple rooms.; No seller property disclosure available per remarks, limiting insight into mechanical system ages and condition.; Rear exterior elevation, roof close-up, attic, and crawlspace/foundation areas not visible in provided photos.

30 Courtside Place, Little Rock, 72210 MLS # 26031854

Photo count check: MATCH (50/50)

REVIEW REQUIRED

- Confirm whether kitchen and bath finishes (quartz counters, custom cabinetry) reflect original 2005 construction or an undocumented remodel, since no renovation date was supplied despite 'high-end touches' marketing language.
- Backyard/site condition and any additional improvements beyond the single documented patio area could not be fully verified due to limited exterior photo coverage.

DATED RENOVATIONS

[HIGH] **New roof**

"a new roof installed in spring of 2025"

Source: Public Remarks

IMAGE QUALITY ISSUES

- Only one rear/backyard exterior photo (Photo 50) provided, limiting ability to confirm presence or absence of outbuildings, pools, or additional site improvements.
- No photos of garage interior to verify the storage/workshop closet described in Public Remarks.

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

Quality: Dwelling presents as a well-finished builder/semi-custom home consistent with Q3: brick veneer exterior with articulated gable rooflines and a stone/brick arched entry, crown molding and chair rail throughout, cast-stone fireplace mantle, built-in bookshelf cabinetry, tray ceiling with cove lighting in the primary suite, and furniture-grade kitchen cabinetry with carved corbels and a custom range hood surround. These are original design/construction characteristics, not later add-ons, and exceed typical builder-grade (Q4) finish levels without reaching true custom/high-end (Q2) scope.

Condition: Overall condition is consistent with C3 - well-maintained with limited wear and at least one documented capital update (new roof in 2025). Flooring is carpet-free hardwood and tile throughout, paint and trim appear clean and unworn in all photos, and the listing emphasizes a 'move-in ready' state. No remodel dates are given for kitchen or baths, and finishes there appear original to the 2005 construction rather than updated, though well cared for.

Kitchen/baths: Kitchen retains original-appearing custom cabinetry (raised panel doors, carved corbels) with quartz counters and tumbled-tile backsplash; no renovation date is given, and the design reads as part of the original 2005 build rather than a later remodel - classified 'not updated.' Primary bath includes a corner jetted garden tub (the structured 'Whirlpool/Hot Tub/Spa' field corresponds to this interior fixture, not an outdoor spa), a separate glass-enclosed shower, and dual vanities; fixtures and cabinetry appear original and well-maintained, also classified 'not updated.' Secondary bath (Photo 31) shows a standard fiberglass tub/shower unit, also appearing original.

Not visible/verified: Backyard/site improvements documented by only one exterior rear photo (Photo 50); full lot condition not fully visible.; Cannot confirm whether kitchen quartz counters and custom cabinetry are original to 2005 construction or an undocumented later update - no renovation date was provided despite descriptive marketing language.; Garage interior, including the storage/workshop closet referenced in remarks, is not shown in any photo.

19614 Hunters Woods Drive, Little Rock, 72210 MLS # 26038517

Photo count check: MATCH (49/49)

PHOTO-ONLY FINDINGS

[MEDIUM] Wall-mounted electric fireplace insert above primary bath jetted tub

A built-in electric fireplace is mounted on the wall above the garden tub in the primary bathroom; not mentioned in structured fields or remarks. Appears to be a fixed wall-mount unit rather than décor.

Source: Photo 26, Photo 29

REVIEW REQUIRED

- Structured FOUNDATION field lists 'Crawl Space,' but rear-elevation photos (46-48) show a substantial brick wall height with a ground-level door entry that appears taller than a typical crawl space - recommend field verification of foundation/lower-level configuration.
- ROOF EST. INSTALLED YEAR field shows a non-standard placeholder value (999); actual roof age is undocumented and should be confirmed.
- Confirm whether the wall-mounted electric fireplace in the primary bath (Photos 26, 29) is a permanently installed fixture or a

removable/portable unit, as this affects its treatment as a value feature.

POOLS & SITE IMPROVEMENTS

[HIGH] **In-ground lawn sprinkler/irrigation system**
Structured field lists 'Lawn Sprinkler'; Public Remarks state 'sprinkler system that keeps the landscaping looking its best.'
Source: Structured Field / Public Remarks

SITE & VIEW

[MEDIUM] **Sloped, heavily wooded 0.53-acre lot with mature tree privacy buffer**
Structured LOT field indicates 'Sloped'; Approx Acreage 0.53. Rear and side yard photos show dense mature tree coverage providing privacy screening beyond a typical subdivision lot, a potential value driver.
Source: Structured Field / Photo 45-47

DATED RENOVATIONS

[HIGH] **HVAC (2020)**
"thoughtful updates throughout, including HVAC (2020)"
Source: Public Remarks

[HIGH] **Renovated primary bathroom shower (2021)**
"renovated primary bathroom shower (2021)"
Source: Public Remarks

[HIGH] **Guest bathroom shower (2025)**
"guest bathroom shower (2025)"
Source: Public Remarks

[HIGH] **Kitchen remodel (2025)**
"Kitchen remodel (2025)"
Source: Public Remarks

[HIGH] **All-new stainless steel appliances (2025)**
"all-new stainless steel appliances (2025)"
Source: Public Remarks

[HIGH] **Oversized quartz island installed (2025)**
"anchored by an oversized quartz island (installed 25)"
Source: Public Remarks

IMAGE QUALITY ISSUES

- No close-up or detail photos of the roof surface were provided to assess shingle condition/age.

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

Quality: The dwelling is a 2001-built full-brick one-story ranch with simple, standard subdivision massing and roofline, but interior finish carpentry (extensive crown molding, stepped/tray ceilings, fluted columns, wainscoting, built-in millwork) exceeds typical builder-grade stock. These are original construction characteristics, not later additions, and push the holistic quality impression above a plain Q4 toward the Q3 range, while the simple exterior design and standard garage/elevation temper that toward Q4. Net impression: Q3-to-Q4.

Condition: The home presents in well-maintained, substantially updated condition. Public remarks document a cluster of updates from 2020-2025 (HVAC, both bathroom showers, kitchen remodel, appliances), and photos show clean, move-in-ready finishes with no visible deferred maintenance, staining, or structural concerns. Some

secondary bedrooms and closets appear to retain original, non-updated carpet and finishes, which is consistent with an overall C3 rather than a like-new C2.

Kitchen/baths: Kitchen: remodeled 2025 (new quartz island/counters, marble-look backsplash, all-new stainless appliances) layered over what appears to be original painted raised-panel cabinetry - condition elevated, quality basis unchanged from original construction grade. Baths: primary bath shower renovated 2021 (vanities/granite tops and jetted tub appear original to construction, Photos 26-30); hall/guest bath shows a fuller update with new quartz counters, gray cabinetry, and tiled walk-in shower with grab bars (Photos 33-34), suggesting varying degrees of updating across bathrooms - dominant condition called 'updated' rather than uniformly 'remodeled.'

Not visible/verified: Roof install year field shows a placeholder value (999); actual roof age/condition could not be verified from remarks or photos; No close-up photos of roofing material provided to assess shingle wear; Secondary bedroom carpet and closet conditions not fully assessable from available photos; Cabinet material/grade in kitchen and baths inferred visually only; original specifications not confirmed by remarks; Photos are marketing images - attic, crawl space, and mechanical equipment condition not shown

SIDE-BY-SIDE COMPARISON

Finding titles only - full detail and sources on each comp's pages. Q/C row is advisory (beta); appraiser assigns ratings.

Category	SUBJECT PROPERTY inspection photos	7 Agassi Court MLS # 25048291	24 Eagle Nest Court MLS # 26003699	3 Bear Trail Cove MLS # 26004778	30 Courtside Place MLS # 26031854	19614 Hunters Woods Drive MLS # 26038517
Q/C impression	[M] Q3-to-Q4 / C3 K: updated B: not updated	[M] Q4 / C4 K: not updated B: not updated	[M] Q3-to-Q4 / C3 K: not updated B: not updated	[M] Q4 / C4 K: not updated B: not updated	[H] Q3 / C3 K: not updated B: not updated	[M] Q3-to-Q4 / C3 K: remodeled B: updated
Vs. subject (advisory)	-	Q similar / C inferior 7 Agassi Court's quality reads as builder-grade with only modest trim upgrades, close to but slightly below the subject's blend of millwork and dated kitchen, landing within a similar overall tier; its condition is clearly behind the subject due to never-updated, worn kitchen/bath finishes and stained carpet versus the subject's cleaner, partially updated presentation.	Q similar / C similar 24 Eagle Nest Court shows a comparable mix of above-builder-grade trim detail and standard cabinetry/fixtures to the subject, and its well-maintained, unremodeled condition tracks closely with the subject's own mix of a partial kitchen update and original baths.	Q similar / C inferior 3 Bear Trail Cove's architectural detailing places it in a similar quality tier to the subject despite being original builder-grade construction, but its condition is notably behind the subject given fully original, unmodernized kitchen and all three bathrooms with dated wallpaper and fixtures.	Q superior / C similar 30 Courtside Place's custom-style cabinetry, quartz counters, and higher-end trim package (tray ceiling with cove lighting, cast-stone mantle) read as a step above the subject's original oak kitchen cabinetry, while its overall condition - bolstered by a 2025 roof replacement - remains broadly comparable to the subject's own well-kept but not fully renovated state.	Q similar / C similar 19614 Hunters Woods Drive's builder-grade construction with above-average trim detail is comparable to the subject's own mix of millwork and dated kitchen cabinetry; its documented 2020-2025 kitchen remodel and bathroom updates keep its overall condition level close to the subject's, though the subject's updates are less extensively documented and its baths remain unupdated.
Detached outbuildings	-	-	[H] Detached storage shed, wood-frame, white-painted, approx. 8x10, within rear fenced yard	-	-	-
Photo-only findings	[H] Rear covered patio and wood deck with railing and stairs	-	[H] Jetted/whirlpool garden tub in primary bath	-	-	[M] Wall-mounted electric fireplace insert above primary bath jetted tub
Pools & site improvements	-	-	-	-	-	[H] In-ground lawn sprinkler/irrigation system
Site & view	-	-	[M] Large, heavily wooded rear yard on a 0.45-acre lot (~19,602 SF) described as having 'plenty of room to play, garden, or unwind'	-	-	[M] Sloped, heavily wooded 0.53-acre lot with mature tree privacy buffer

Category	SUBJECT PROPERTY inspection photos	7 Agassi Court MLS # 25048291	24 Eagle Nest Court MLS # 26003699	3 Bear Trail Cove MLS # 26004778	30 Courtside Place MLS # 26031854	19614 Hunters Woods Drive MLS # 26038517
Dated renovations	-	-	[M] Roof approximately 4 years old	-	[H] New roof	[H] HVAC (2020) [H] Renovated primary bathroom shower (2021) [H] Guest bathroom shower (2025) [H] Kitchen remodel (2025) [H] All-new stainless steel appliances (2025) [H] Oversized quartz island installed (2025)
Review required	- Attic photo (Photo 4) is too dark for a confident assessment of framing or insulation condition; recommend additional ...	- No seller property disclosure (SPD) was provided per agent remarks; buyers/appraiser should independently verify ... - Visible carpet staining in multiple bedrooms (Photo 13, 17, 20) warrants in-person verification of extent and cause - Lot size/dimensions noted as needing buyer verification per agent remarks (county records used as source) - Wooden play structure visible in rear yard (Photo 26) - ownership and whether it conveys with sale is unclear and ...	- Verify whether the shed in Photos 35/37 is within the subject's property boundary or could be shared/adjacent to a ... - Jetted tub in primary bath (Photo 30) is undocumented in remarks/structured fields and should be confirmed with listing ...	- No seller property disclosure available - condition and age of major systems (roof, HVAC, water heater) unverified ... - Heavy interior clutter limits full visual inspection of flooring and wall condition in living areas, kitchen, and ...	- Confirm whether kitchen and bath finishes (quartz counters, custom cabinetry) reflect original 2005 construction or an ... - Backyard/site condition and any additional improvements beyond the single documented patio area could not be fully ...	- Structured FOUNDATION field lists 'Crawl Space,' but rear-elevation photos (46-48) show a substantial brick wall height ... - ROOF EST. INSTALLED YEAR field shows a non-standard placeholder value (999); actual roof age is undocumented and should ... - Confirm whether the wall-mounted electric fireplace in the primary bath (Photos 26, 29) is a permanently installed ...
Contradictions	-	-	-	-	-	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

Best to worst on condition: 30 Courtside Place presents strongest, with a documented 2025 roof replacement and a uniformly unworn, 'move-in ready' interior (HIGH confidence). 19614 Hunters Woods Drive is close behind, carrying a 2025 kitchen remodel, 2020-2025 HVAC replacement, and partial/full bathroom shower renovations, though some secondary bedrooms retain original, unremarked carpet. The subject and 24 Eagle Nest Court present similarly in the middle of the group - both show clean, well-kept finishes with no visible deferred maintenance, but neither has a clearly documented kitchen/bath remodel (the subject has a partial kitchen update; 24 Eagle Nest Court's kitchen and baths are original). A step below that group, 7 Agassi Court shows an older, never-updated interior with visible carpet staining and worn hardwood/countertop finishes. 3 Bear Trail Cove presents weakest, with original 1997 wallpaper, dated fixtures throughout the kitchen and all three baths, and heavy clutter limiting full visibility, consistent with an unmodernized, well-worn home.

QUALITY

Best to worst on quality: 30 Courtside Place leads with custom-style cabinetry, quartz counters, and higher-end millwork (tray ceiling with cove lighting, cast-stone mantle) that push it toward the top of the group (HIGH confidence). The subject follows closely, with above-average exterior massing and interior millwork tempered by original oak kitchen cabinetry. 19614 Hunters Woods Drive and 24 Eagle Nest Court sit just behind the subject, both showing builder-grade construction elevated by above-average trim detail (crown molding, tray/stepped ceilings, built-ins) but standard cabinetry and fixtures. 7 Agassi Court and 3 Bear Trail Cove round out the bottom of the set at a step below, presenting as straightforward production-grade builds with some upgraded trim package elements but no features that clearly exceed typical builder-grade quality. Overall the quality spread across this set is fairly narrow - all six properties fall within a single quality band from upper-Q4 to Q3, so quality differences are modest relative to the condition spread.

VERSUS SUBJECT

The subject sits in the middle of this comp set on both scales. On condition, it is similar to 24 Eagle Nest Court and close to 19614 Hunters Woods Drive and 30 Courtside Place - all four present as clean, well-maintained homes without visible deferred maintenance - while it is clearly ahead of 7 Agassi Court and 3 Bear Trail Cove, which retain more original, worn, or unmodernized finishes. On quality, the subject's blend of above-average millwork and exterior massing with an older-style kitchen places it close to 19614 Hunters Woods Drive and 24 Eagle Nest Court, modestly behind 30 Courtside Place's more elevated finish package, and slightly ahead of 7 Agassi Court and 3 Bear Trail Cove, which read as more purely production-grade.

- 7 Agassi Court: quality similar, condition inferior - 7 Agassi Court's quality reads as builder-grade with only modest trim upgrades, close to but slightly below the subject's blend of millwork and dated kitchen, landing within a similar overall tier; its condition is clearly behind the subject due to never-updated, worn kitchen/bath finishes and stained carpet versus the subject's cleaner, partially updated presentation.
- 24 Eagle Nest Court: quality similar, condition similar - 24 Eagle Nest Court shows a comparable mix of above-builder-grade trim detail and standard cabinetry/fixtures to the subject, and its well-maintained, unremodeled condition tracks closely with the subject's own mix of a partial kitchen update and original baths.
- 3 Bear Trail Cove: quality similar, condition inferior - 3 Bear Trail Cove's architectural detailing places it in a similar quality tier to the subject despite being original builder-grade construction, but its condition is notably behind the subject given fully original, unmodernized kitchen and all three bathrooms with dated wallpaper and fixtures.
- 30 Courtside Place: quality superior, condition similar - 30 Courtside Place's custom-style cabinetry, quartz counters, and higher-end trim package (tray ceiling with cove lighting, cast-stone mantle) read as a step above the subject's original oak kitchen cabinetry, while its overall condition - bolstered by a 2025 roof replacement - remains broadly comparable to the subject's own well-kept but not fully renovated state.
- 19614 Hunters Woods Drive: quality similar, condition similar - 19614 Hunters Woods Drive's builder-grade construction with above-average trim detail is comparable to the subject's own mix of millwork and dated kitchen cabinetry; its documented 2020-2025 kitchen remodel and bathroom updates keep its overall condition level close to the subject's, though the subject's updates are less extensively documented and its baths remain unupdated.

- No property in this set is a full internal-score step from the group's center on either scale, so there are no extreme outliers requiring special adjustment flags.

- On condition, 3 Bear Trail Cove and 7 Agassi Court sit furthest below the group's typical level - approaching, though not quite reaching, a full step below the center - driven by their original, unmodernized kitchens and baths versus the more updated/maintained properties in the set.

- Quality is comparatively homogeneous across the set; the gap between the top (30 Courtside Place) and bottom (7 Agassi Court, 3 Bear Trail Cove) is modest and reflects differences in trim/millwork detail rather than structural or material grade differences.

- All assessments here are MEDIUM confidence except 30 Courtside Place (HIGH), so claims involving 7 Agassi Court, 24 Eagle Nest Court, 3 Bear Trail Cove, 19614 Hunters Woods Drive, and the subject should be treated as directional rather than definitive.

- Several properties (7 Agassi Court, 3 Bear Trail Cove, the subject) have caveats noting unconfirmed countertop materials, limited photo coverage of garages/attics, or clutter obscuring some

finishes, which modestly limits certainty in the quality/condition calls for those properties.
- 24 Eagle Nest Court's roof-age claim and 19614 Hunters Woods Drive's roof-age field are both flagged as unverified or placeholder data, so condition comparisons involving roof condition for those two properties carry some uncertainty.
- No appraiser first-hand comments on the subject were provided beyond the original MLS-style assessment, so the subject comparison relies solely on that assessment block.