3105 W 13th St

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261118-171852-3105-w-13th-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.

3105 W 13th Street, Little Rock, 72204 MLS # 25028499 [SUBJECT]

Photo count check: MATCH (28/28)

PHOTO-ONLY FINDINGS

[HIGH] **Large covered two-tier rear deck/porch**

Substantial covered rear deck with vaulted roofline and railing, visible in both MLS and inspection exterior photos; no structured field or remarks (including appraiser comments) specifically identify this deck/porch structure beyond a general reference to 'storage' in public remarks.

Source: Photo 22 / Photo 23 / Photo 25 / Photo 26 / Inspection Photo 2 / Inspection Photo 5

REVIEW REQUIRED

- Owner's claim of roof replacement could not be confirmed by appraiser inspection - recommend verifying roof age/effective age via permits or invoices if available.
- Appraiser noted uncertainty about what specific updates, if any, were made to the home before the current owner's purchase roughly one year ago; recommend verifying documentation of any kitchen, bath, or mechanical updates.

SITE & VIEW

[HIGH] **Sloped lot with elevated rear covered deck and substantial under-deck storage area**

Structured LOT field lists 'Sloped'; rear elevation shows the house raised on a brick pier foundation creating an open, covered storage area beneath the elevated deck, filled with yard tools/equipment in both the MLS and inspection photos - likely the 'plenty of storage' referenced in public remarks.

Source: Structured Field / Public Remarks / Photo 25 / Photo 26 / Inspection Photo 2 / Inspection Photo 5

CONTRADICTIONS

- Current occupant believed the roof had been replaced before his purchase; the appraiser's on-site inspection did not find evidence supporting this, and the roof appears consistent between the ~1-year-old MLS photos (Photo 1, Photo 27) and current Inspection Photo 1 - useful for establishing effective age rather than indicating an undocumented upgrade.

IMAGE QUALITY ISSUES

- Inspection photos are lower resolution and more compressed than the MLS photos, limiting fine assessment of finish wear (e.g., exact cabinet or flooring condition).

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

Quality: Dwelling presents as 2015 builder-grade construction with Craftsman-style trim detailing (tapered porch columns on brick piers, vaulted/cathedral ceilings, decorative transom windows). No evidence of custom millwork, upgraded structural materials, or high-end finishes beyond stock builder specification - consistent with Q4.

Condition: Interior presents as clean and orderly in both the ~1-year-old MLS listing photos and the current appraiser inspection photos; appraiser states the property has not declined in condition over the past year. Minor cosmetic wear is visible on kitchen cabinet finish and some carpet wear/staining in bedrooms, consistent with

light use since original 2015 construction. No structural or safety issues were observed. Overall consistent with C3-to-C4.

Kitchen/baths: Kitchen and both full baths appear original to the 2015 construction - white builder-grade cabinetry, granite-look countertops, and stainless appliances in the kitchen; granite-look vanity tops with builder-grade oil-rubbed-bronze fixtures and fiberglass tub/shower units in the baths. No remodeling evidence (new cabinet boxes, modernized layout, upgraded fixtures) observed in either MLS or inspection photos; only minor finish wear noted on kitchen cabinetry.

Not visible/verified: MLS photos were taken approximately one year prior to this inspection (per a prior listing) and are being used as the photo representation for the subject per appraiser judgment that condition has not declined; some recent minor changes could be unrepresented.; Appraiser could not confirm the scope or dates of any updates made before the current owner's purchase ~1 year ago.; Inspection photos are lower resolution/more compressed than MLS photos, somewhat limiting fine-detail assessment of finish condition.; Personal belongings and exercise equipment in several inspection photos (e.g., Inspection Photo 11, Inspection Photo 13, Inspection Photo 14) partially obscure wall and floor surfaces.

3403 W 17th Street, Little Rock, 72204 MLS # 24037337

Photo count check: MATCH (39/39)

PHOTO-ONLY FINDINGS

[HIGH] **Tray ceiling with recessed lighting in primary bedroom**

Primary bedroom shows a stepped tray ceiling with recessed can lighting and ceiling fan; this architectural feature is not mentioned in structured fields or remarks.

Source: Photo 22-27

REVIEW REQUIRED

- Confirm whether the retaining wall, small patio, and engineered drainage plan referenced in Agent Remarks were completed prior to closing (11/21/2025), as these were described as in-progress at time of listing.
- Confirm presence, size, and construction of the rear deck referenced in Public Remarks, as no rear exterior photos were provided.
- Verify final grading/retaining wall condition given the sloped lot designation in structured fields.

POOLS & SITE IMPROVEMENTS

[MEDIUM] **Retaining wall (under construction at listing) in rear yard**

Agent Remarks: 'A retaining wall is being built in the back along with a small patio.' Not visible in provided photos (no rear exterior images); completion status at time of sale unconfirmed.

Source: Agent Remarks

[MEDIUM] **Small patio (under construction at listing) in rear yard**

Agent Remarks: 'A retaining wall is being built in the back along with a small patio.' Not visible in provided photos.

Source: Agent Remarks

[MEDIUM] **New deck at rear of home**

Public Remarks: 'New deck out back for entertaining!' No rear exterior photos provided to confirm size/construction.

Source: Public Remarks

[MEDIUM] **Engineered drainage plan being installed for the property**

Agent Remarks: 'Builder is installing an engineered drainage plan for the property.' Likely related to sloped lot; completion status unconfirmed from photos.

Source: Agent Remarks

SITE & VIEW

[HIGH] **Sloped lot**

LOT field indicates 'Sloped.' Consistent with retaining wall being installed per Agent Remarks and visible grade change/exposed foundation vents in exterior photos (Photos 1-4).

Source: Structured Field

IMAGE QUALITY ISSUES

- No rear exterior or yard photographs were included among the 39 images provided, limiting verification of the deck, patio, retaining wall, and overall lot slope/grading referenced in remarks.

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

Quality: Consistent with Q4 - a stock/builder-grade new-construction bungalow/cottage on a compact 0.08-acre lot. Design is a simple one-story traditional plan with vinyl siding, brick water table, and composition roof. Interior shows builder-grade upgrades typical of production new construction (crown molding throughout, granite slab counters, tray ceiling in primary suite, tiled tub/shower surrounds with decorative niches) but overall massing, materials, and millwork are consistent with entry-level new construction rather than custom or high-end work.

Condition: Consistent with C2 - brand-new 2024 construction, completed but uninhabited, never occupied, with a one-year builder warranty. No wear, deferred maintenance, or damage visible in any photo.

Kitchen/baths: Kitchen features white shaker-style cabinetry, granite slab counters, stainless steel free-standing range, microwave, and dishwasher, and a walk-in pantry - all new (Photos 10, 15-18; Public Remarks: 'New kitchen features all new appliances'). Primary bath has a marble-look tiled walk-in shower with dual built-in niches and a double-sink vanity with quartz/marble-look top (Photos 26, 29, 30; Public Remarks: 'custom tile designs and dual sinks in the primary bath'). Secondary bath has a marble-look tiled tub/shower surround with a single vanity (Photo 35).

Not visible/verified: No rear-exterior or yard photos were provided, so the deck, patio, and retaining wall referenced in remarks could not be visually verified.; Interior photo coverage is extensive (30+ images spanning kitchen, both baths, living area, and all bedrooms), supporting high confidence for interior quality/condition impressions.; Ratings reflect new, unoccupied construction; no history of maintenance or wear exists to evaluate.

3501 W 25Th St, Little Rock, 72204 MLS # 26006895

Photo count check: MATCH (22/22)

REVIEW REQUIRED

- Confirm current HVAC system status - structured fields and agent remarks indicate no heating/cooling system is presently installed, which is a material condition/functional issue.
- Verify extent of flooring and wall wear/staining visible in multiple rooms (Photos 10, 13, 14, 15, 19, 20), which appears inconsistent with a stated 2020 year built.
- Clarify ownership/relationship of the metal building visible in Photo 21 - confirm whether it is on the subject parcel or a neighboring property.

DETACHED OUTBUILDINGS

[LOW] **Possible metal/pole building visible at right edge of frame**

A brown metal-roofed building appears in the background to the right of the subject house; its relationship to the subject lot is unclear and it may belong to a neighboring or commercial property rather than the subject parcel. No structured field or remarks reference any outbuilding.

Source: Photo 21

CONTRADICTIONS

- Structured HVAC fields show 'No Cooling'/'No Heating' and Agent Remarks confirm no HVAC system is currently installed (seller offering to add an outdoor unit only with an accepted offer at an adjusted price), which is not disclosed or reflected in the generally positive Public Remarks description of the home as 'solid-built' with 'comfort with value.'

IMAGE QUALITY ISSUES

- Interior photos are wide-angle and vacant-staged; this can make flooring/wall wear harder to gauge precisely and may exaggerate room scale.
- No close-up exterior photos of roofline, gutters, or foundation were provided beyond two full-elevation shots (Photos 1, 21, 22).

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

Quality: Design and materials are consistent with stock/builder-grade new construction (Q4): simple traditional ranch form, stucco exterior, vaulted ceilings, laminate/Formica kitchen counters, white stock cabinetry, and standard chrome fixtures. No custom millwork, upgraded cabinetry, or high-end finishes observed.

Condition: Despite a 2020 year built per tax records, interior finishes show notable wear inconsistent with a 5-year-old home - scuffed/stained resilient tile flooring and marked walls throughout - and the property currently has no HVAC system installed. These factors point to condition below typical for age, consistent with C4, pending verification of mechanical systems and deferred maintenance.

Kitchen/baths: Kitchen and both baths appear original to construction with no visible remodeling - white stock cabinets, laminate kitchen counters, and basic vanity tops in the baths (one bath, Photo 11, shows a somewhat nicer solid-surface-look counter than the other, Photo 18, but both appear original, unmodified finishes).

Not visible/verified: No HVAC system is currently installed per structured fields and agent remarks; this functional deficiency is not fully reflected in a finish-based condition impression and should be weighted separately by the appraiser.; Photos are wide-angle vacant shots; close-up condition of roof, foundation, and exterior siding/stucco was not visible.; Some wall marks (Photos 13, 15, 19, 20) could be shadows/lighting artifacts rather than actual damage; close inspection recommended.; The two full bathrooms show differing counter/finish quality (Photo 11 vs. Photo 18); dominant original/builder-grade condition was assumed for the overall impression.

4009 W 11th Street, Little Rock, 72204 MLS # 26007756

Photo count check: MATCH (48/48)

PHOTO-ONLY FINDINGS

[HIGH] Stacked-stone/masonry wall enclosing a portion of the side and rear yard

A substantial stacked-stone wall, roughly 3+ feet tall, runs along a side/rear property line and is visible in numerous backyard photos. This feature has no corresponding structured field (fencing is listed only as 'Chain Link') and is not mentioned in either remarks section.

Source: Photos 9-17

[MEDIUM] Wood privacy fence with double gate at rear of yard

A wood privacy fence with a large X-braced double gate appears at the rear of the lot, in addition to the chain link fencing visible in front-yard photos. Not mentioned in remarks or captured by the 'Chain Link' structured field.

Source: Photo 15

REVIEW REQUIRED

- Confirm whether the detached rear-yard carport structure (Photos 9, 11-17) is intended to be captured by the structured 'Carport'/'Parking Pads' fields or represents an additional, undocumented structure.
- Verify the extent and ownership of the stone wall and wood privacy fence relative to the 'Chain Link' fence field, and whether these add value as site improvements.
- No installation dates were provided in remarks for the countertop, water heater, or insulation/duct work updates; appraiser

should attempt to verify dates for effective age purposes.

DETACHED OUTBUILDINGS

[MEDIUM] Detached rear-yard carport (freestanding wood-post structure over a concrete pad, in addition to the carport attached to the dwelling)

A second, freestanding gabled carport with wood posts and a concrete slab sits in the rear/side yard, clearly separate from the carport attached to the house (seen in Photos 1-2, 7-8, 10). Structured fields list 'Carport' and 'Parking Pads' but do not clearly distinguish two covered parking structures. Public remarks reference 'two (2) parking areas,' which likely corresponds to this second structure, but the remarks do not describe it as a second carport specifically.

Source: Photos 9, 11-17; corroborated by Public Remarks ('two (2) parking areas')

CONTRADICTIONS

- Structured fields list fencing as 'Chain Link' only, but photos show additional wood privacy fencing (Photo 15) and a stacked-stone/masonry wall segment (Photos 9-17) not captured by that field.

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

Quality: Exterior and interior construction characteristics are consistent with a Q4, stock/builder-grade home. The dwelling is a simple one-story traditional ranch with a brick-and-vinyl/metal siding combination, standard composition shingle roof, plain gable returns, and builder-grade windows and 6-panel hollow interior doors. No custom architectural detailing, upgraded structural materials, or high-end built-ins were observed anywhere in the home.

Condition: Overall condition impression is consistent with C3 - well-maintained with evident recent cosmetic refresh (new neutral paint, new LVP plank flooring in the main living areas, updated kitchen countertop/sink/faucet) and no visible deferred maintenance or safety issues. However, kitchen cabinet boxes and backsplash and both bathrooms appear original to the 2002 construction with no visible modernization, which keeps the overall impression from reaching C2.

Kitchen/baths: Kitchen shows a layered update - new marble/granite-look countertop, stainless undermount sink/faucet, and a newer stainless gas range - installed over older white stock cabinet boxes and a dated tan tile backsplash, consistent with UAD 'updated' status (no structural change). Both bathrooms retain original builder-grade vanities, cultured-marble-style tops, basic faucets, and fiberglass tub/shower units with no visible modernization, consistent with 'not updated' status.

Not visible/verified: No stated dates for the 'new' granite countertop, water heater, or attic insulation/duct work mentioned in remarks; effective age cannot be precisely determined from remarks alone.; Roof surface, attic, and slab/crawlspace interior were not visible in photos; their condition could not be assessed.; Bathroom fixtures appear dated but no deficiencies were visible; functional condition could not be confirmed from photos alone.

3723 8th Street, Little Rock, 72204 MLS # 26024620

Photo count check: MATCH (7/7)

PHOTO-ONLY FINDINGS

[MEDIUM] Covered carport/breezeway structure with brick columns, roofline attached near the garage/house

Photo 7 shows a separate low-pitched roof section supported by brick columns to the left of the main house/garage, appearing to connect via a continuous roofline. Structured fields only note a two-car attached garage; this covered area (possibly a carport or breezeway) is not separately identified in structured data or remarks. Ambiguous whether this is an attached carport or a connecting porch structure.

Source: Photo 7

REVIEW REQUIRED

- Interior condition assessment is limited by sparse photo coverage; kitchen countertops/appliances and bathroom vanity are not clearly visible.
- Photo 3 shows an exposed/loose wire and an unfinished wall patch (missing backsplash) above the kitchen range, suggesting incomplete punch-list items at time of photography - recommend confirming these were resolved prior to closing.
- Structure visible in Photo 7 with brick columns under a separate roofline is ambiguous as to whether it is an attached carport/breezeway or a distinct structure; not clearly documented in structured fields or remarks.

IMAGE QUALITY ISSUES

- Only 7 total MLS photos provided, with just 4 interior images - limited coverage of kitchen, bathrooms, and bedrooms.
- Exterior photos taken under overcast/rainy conditions, which may affect color/finish assessment.

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

Quality: New construction (built 2026) built as a stock/builder-grade contemporary one-story with brick & vinyl siding combo, composition shingle roof, and simple gable rooflines. Interior shows a vaulted ceiling in the great room with recessed lighting and a decorative vertical-slat accent wall, which are modest upgrades to an otherwise builder-grade shell. Overall this is consistent with Q4 construction - stock materials and design meeting code, with a few builder-level design flourishes, not a custom or high-end build.

Condition: Property is new construction, completed but reported uninhabited at time of listing, which would normally support a C2 (like-new, no deferred maintenance) impression. However, several interior photos show signs the home had not fully reached finished/move-in condition at the time of photography - an unfinished wall patch with no backsplash above the kitchen range, an exposed/loose wire near a window, and construction debris on the floor. These may simply reflect a pre-completion photo set for a home that closed later, but they warrant confirmation. Tile work in the shower appears new and un-grouted/sealed in spots. Overall impression leans C2 assuming punch-list items were completed by closing, but photographic evidence alone only supports C3 with caveats.

Kitchen/baths: Kitchen (Photo 3) shows white stock cabinetry and a range hood area; countertops, backsplash, and appliances are not clearly visible, and a rough wall patch above the range suggests the space was not fully finished at time of photography. Primary bath (Photo 5) shows a newly installed marble-look tiled shower with a built-in niche; vanity countertop material and overall bath layout are not clearly visible. Given this is new construction, there is no prior condition to compare against - both spaces appear new but photo coverage is too limited to confirm finish grade or completion status with confidence.

Not visible/verified: Only 4 interior photos provided (Photos 2-5), below the ~8 photo threshold for reliable interior assessment - interior quality/condition confidence is LOW.; No clear photo of finished kitchen countertops, backsplash completion, or appliances.; No clear full view of bathroom vanity/countertop finish.; Photos appear to show a construction site nearing but not confirmed at full completion (debris, missing kitchen backsplash, exposed wiring); true as-closed condition may differ from what is 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	3105 W 13th Street (SUBJECT) MLS # 25028499	3403 W 17th Street MLS # 24037337	3501 W 25Th St MLS # 26006895	4009 W 11th Street MLS # 26007756	3723 8th Street MLS # 26024620
Q/C impression	[M] Q4 / C3-to-C4 K: not updated B: not updated	[H] Q4 / C2 K: updated B: updated	[M] Q4 / C4 K: not updated B: not updated	[H] Q4 / C3 K: updated B: not updated	[L] Q4 / C2-to-C3 K: not observed B: not observed
Vs. subject (advisory)	-	Q similar / C superior Both are builder-grade stock construction, but this comparable is brand-new and never occupied, well ahead of the subject's minor cosmetic wear and original, unmodernized kitchen/baths.	Q similar / C inferior Worn/scuffed flooring, marked walls, and no currently installed HVAC system place this comparable below the subject's clean, lightly-worn condition, though some wall marks could be lighting artifacts per the underlying caveats.	Q similar / C superior A recent cosmetic refresh - new paint, new LVP flooring, and an updated kitchen countertop/sink/faucet - gives this comparable a fresher overall condition than the subject's original, unmodernized kitchen and baths, despite both bathrooms remaining original here too.	Q similar / C unclear This new-construction comparable appears to carry an as-new condition similar to or better than the subject, but photo coverage is thin and shows possible unfinished punch-list items (wall patch, exposed wiring, ungrouted tile), so the underlying LOW confidence does not support a firm condition call relative to the subject.
Detached outbuildings	-	-	[L] Possible metal/pole building visible at right edge of frame	[M] Detached rear-yard carport (freestanding wood-post structure over a concrete pad, in addition to the carport attached to the dwelling)	-
Photo-only findings	[H] Large covered two-tier rear deck/porch	[H] Tray ceiling with recessed lighting in primary bedroom	-	[H] Stacked-stone/masonry wall enclosing a portion of the side and rear yard [M] Wood privacy fence with double gate at rear of yard	[M] Covered carport/breezeway structure with brick columns, roofline attached near the garage/house
Pools & site improvements	-	[M] Retaining wall (under construction at listing) in rear yard [M] Small patio (under construction at listing) in rear yard [M] New deck at rear of home [M] Engineered drainage plan being installed for the property	-	-	-
Site & view	[H] Sloped lot with elevated rear covered deck and substantial under-deck storage area	[H] Sloped lot	-	-	-
Dated renovations	-	-	-	-	-

Category	3105 W 13th Street (SUBJECT) MLS # 25028499	3403 W 17th Street MLS # 24037337	3501 W 25Th St MLS # 26006895	4009 W 11th Street MLS # 26007756	3723 8th Street MLS # 26024620
Review required	- Owner's claim of roof replacement could not be confirmed by appraiser inspection - recommend verifying roof ... - Appraiser noted uncertainty about what specific updates, if any, were made to the home before the current owner's ...	- Confirm whether the retaining wall, small patio, and engineered drainage plan referenced in Agent Remarks were ... - Confirm presence, size, and construction of the rear deck referenced in Public Remarks, as no rear exterior photos were ... - Verify final grading/retaining wall condition given the sloped lot designation in structured fields.	- Confirm current HVAC system status - structured fields and agent remarks indicate no heating/cooling system is ... - Verify extent of flooring and wall wear/staining visible in multiple rooms (Photos 10, 13, 14, 15, 19, 20), which ... - Clarify ownership/relationship of the metal building visible in Photo 21 - confirm whether it is on the subject parcel ...	- Confirm whether the detached rear-yard carport structure (Photos 9, 11-17) is intended to be captured by the structured ... - Verify the extent and ownership of the stone wall and wood privacy fence relative to the 'Chain Link' fence field, and ... - No installation dates were provided in remarks for the countertop, water heater, or insulation/duct work updates ...	- Interior condition assessment is limited by sparse photo coverage; kitchen countertops/appliances and bathroom vanity ... - Photo 3 shows an exposed/loose wire and an unfinished wall patch (missing backsplash) above the kitchen range ... - Structure visible in Photo 7 with brick columns under a separate roofline is ambiguous as to whether it is an attached ...
Contradictions	- Current occupant believed the roof had been replaced before his purchase; the appraiser's on-site inspection did not ...	-	- Structured HVAC fields show 'No Cooling'/'No Heating' and Agent Remarks confirm no HVAC system is currently installed ...	- Structured fields list fencing as 'Chain Link' only, but photos show additional wood privacy fencing (Photo 15) and a ...	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

3403 W 17th Street (new, never-occupied construction with a one-year builder warranty) ranks best, clearly ahead of the rest of the set. 3723 8th Street follows as a near-new build, though its impression is softened by visible punch-list items (unfinished wall patch, exposed wiring, ungrouted tile) and should be read cautiously given limited photo coverage. 4009 W 11th Street comes next, showing a recent cosmetic refresh (new paint, new LVP flooring, updated kitchen counter) even though its original kitchen cabinetry and both baths remain unmodernized. The subject sits a step below that, presenting as clean and orderly with only minor cosmetic wear (chipped cabinet paint, some carpet wear) and no updates to its original 2015 kitchen/baths. 3501 W 25th St is the weakest of the set, showing scuffed/stained flooring, marked walls, and - notably - no HVAC system currently installed, placing it below what its 2020 build year would suggest.

QUALITY

The set is essentially homogeneous on quality: the subject and all four comparables read as stock/builder-grade construction with no custom millwork or high-end finishes, differing only in minor builder-level flourishes (e.g., tray ceilings, vaulted ceilings, accent walls). No material quality gaps separate any property from another.

VERSUS SUBJECT

The subject occupies a middle position in this set on condition - better maintained than 3501 W 25th St's worn flooring/no-HVAC condition, but behind the near-new or recently refreshed finishes seen at 3403 W 17th Street, 3723 8th Street, and 4009 W 11th Street. On quality, the subject is in step with every comparable; all are builder-grade construction with no material separation.

- 3403 W 17th Street: quality similar, condition superior - Both are builder-grade stock construction, but this comparable is brand-new and never occupied, well ahead of the subject's minor cosmetic wear and original, unmodernized kitchen/baths.
- 3501 W 25Th St: quality similar, condition inferior - Worn/scuffed flooring, marked walls, and no currently installed HVAC system place this comparable below the subject's

clean, lightly-worn condition, though some wall marks could be lighting artifacts per the underlying caveats.
- 4009 W 11th Street: quality similar, condition superior - A recent cosmetic refresh - new paint, new LVP flooring, and an updated kitchen countertop/sink/faucet - gives this comparable a fresher overall condition than the subject's original, unmodernized kitchen and baths, despite both bathrooms remaining original here too.
- 3723 8th Street: quality similar, condition unclear - This new-construction comparable appears to carry an as-new condition similar to or better than the subject, but photo coverage is thin and shows possible unfinished punch-list items (wall patch, exposed wiring, ungrouted tile), so the underlying LOW confidence does not support a firm condition call relative to the subject.

- 3403 W 17th Street's condition (brand-new, unoccupied construction) sits well above the set's center - a clear outlier on the favorable end.
- 3501 W 25th St's condition (worn flooring, marked walls, and no installed HVAC) sits well below the set's center - a clear outlier on the unfavorable end, and the missing HVAC is a functional issue separate from the finish-based condition impression.
- The subject's assessment carries MEDIUM confidence: its MLS photos predate the current inspection by about a year, and lower-resolution inspection photos plus personal belongings in some frames limit fine-detail condition verification, though the appraiser affirms no decline in condition.
- 3501 W 25th St's condition impression is MEDIUM confidence; some wall marking observed in photos could be lighting/shadow artifacts rather than actual damage, and the missing HVAC system is a functional deficiency not fully captured in a finish-based condition read.
- 3723 8th Street's assessment is LOW confidence due to only four interior photos and visible signs the home may not have reached fully finished condition at time of photography; its superior-leaning condition impression is accordingly treated as unclear rather than a firm call.