213 Livermore

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261119-200749-213-livermore

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.

213 Livermore Avenue, Carlisle, 72024 MLS # 22033090 [SUBJECT]

Photo count check: MATCH (15/15)

REVIEW REQUIRED

- Exposed electrical switch and outlet boxes without cover plates in the bathroom under renovation (Photo 10, 11) should be verified for completion and safety.
- Second (half) bathroom is not shown in any photo; its condition and update status cannot be confirmed.
- Public remarks note 'some cosmetic things are in process' - appraiser should verify the current completion status of the bathroom remodel and other in-process items before relying on the 'updated' characterization.

DETACHED OUTBUILDINGS

[HIGH] **Detached garage/shop structure**

Single detached outbuilding with vinyl/aluminum siding, composition shingle gable roof, one garage-door bay, a separate side entry door, a window with a window AC unit, and concrete apron in front. Matches both the 'Garage/Detached' parking field and the 'Shop' exterior feature field.

Source: Structured Field (PARKING: Garage, Detached; EXT. FEATURES: Shop); Public Remarks ('shop in the back'); Photo 14

[LOW] **Outside storage area**

Listed as a separate structured feature but not clearly distinguishable from the detached shop/garage in the photos provided; could be a sub-area within the shop or a separate unphotographed structure.

Source: Structured Field (EXT. FEATURES: Outside Storage Area)

DATED RENOVATIONS

[HIGH] **HVAC system replacement**

"HVAC replaced 2017" - stated verbatim in public remarks.

Source: Public Remarks

CONTRADICTIONS

- Public remarks state 'both bathrooms have been totally updated with all new fixtures,' but Photo 10 and Photo 11 show one bathroom with exposed unfinished wall board, visible fastener/material markings, and switch/outlet boxes without installed cover plates - indicating the remodel was incomplete, not fully 'totally updated,' at the time photos were taken.

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

Quality: Consistent with Q4 - a modest brick ranch built in 1980 with builder-grade oak cabinetry, simple traditional massing, standard window/door grade, and no evidence of custom millwork, elevated structural materials, or complex design elements. This reflects original construction quality only; later cosmetic updates (counters, flooring, fixtures) do not raise the quality tier.

Condition: Overall impression is a mixed C3-to-C4: much of the interior has been refreshed (new flooring, new exterior paint, updated kitchen counters/appliances), consistent with C3 'well-maintained, some updates.' However, at least one bathroom is in an unfinished, mid-remodel state with exposed wall substrate and uninstalled

electrical cover plates, and remarks note 'some cosmetic things are in process,' which pulls the holistic rating toward C4 pending completion.

Kitchen/baths: Kitchen: original oak cabinet boxes retrofitted with a newer solid-surface/quartz-type counter, tile-look vinyl flooring, and newer stainless microwave - an 'updated' kitchen on builder-grade bones. Baths: remarks claim both baths 'totally updated with all new fixtures' and photos show new vanity, mirror, light fixture, and toilet, consistent with a remodel in progress, but exposed unfinished wall substrate and missing switch covers indicate the remodel was not complete at time of photography; the second (half) bath is not shown.

Not visible/verified: Half bath is not shown in any photo; its condition/update status cannot be assessed.; Extent and completeness of the 'all plumbing lines recently replaced' claim cannot be visually verified.; Bathroom remodel appears incomplete at time of photos; final condition at closing is unknown.; Interior photo coverage (9 of 15 photos) is adequate but does not include every room (no bedroom photos), limiting full interior condition assessment.; Quality scored from original construction materials/design only; later finish updates were excluded from the quality score per instructions.

1218 Fairview Drive, Lonoke, 72086 MLS # 25032282

Photo count check: MATCH (36/36)

REVIEW REQUIRED

- Disclosed prior foundation repair with a lifetime transferable warranty (Agent Remarks) - recommend reviewing the attached repair/warranty documentation and verifying no current signs of structural movement, as this is a safety/soundness-relevant disclosure.
- Ambiguous date reference '8/11' for the new back door installation - should be clarified to confirm actual install date for effective-age purposes.
- Bonus room shown under active renovation in photos - confirm final completed condition of this space prior to use in comparison.

DETACHED OUTBUILDINGS

[HIGH] Detached storage building in rear yard

Public Remarks state 'a large storage building for tools, hobbies, or additional space' in the fully fenced backyard. Visible in rear-yard photos as a gable-roofed, light-colored board-sided outbuilding with a window and door, appears to be a sizable single structure. Exact dimensions and construction detail not specified in remarks.

Source: Public Remarks; Photo 33; Photo 34; Photo 35

[LOW] Possible additional small shed/structure glimpsed near rear fence line

A small light-colored gable-roofed structure is partially visible beyond the fence line near the AC unit in the background of the patio photo; it is unclear whether this structure sits on the subject parcel or belongs to a neighboring property.

Source: Photo 33

DATED RENOVATIONS

[HIGH] New roof installed

Verbatim: 'With a new roof installed in 2022, this home offers both comfort and peace of mind' (Public Remarks); 'new roof in 2022' (Agent Remarks).

Source: Public Remarks; Agent Remarks

[MEDIUM] New back door installed

Verbatim: 'A new back door was just installed 8/11, new roof in 2022.' Date notation '8/11' is ambiguous (could denote a recent month/day just prior to listing, e.g., August 11); exact year not explicitly stated.

Source: Agent Remarks

IMAGE QUALITY ISSUES

- Bonus/flex room (Photos 29-32) is shown mid-renovation with construction materials, tools, and exposed unfinished surfaces, making it difficult to assess the final intended finish or quality of that space.

- All rooms are vacant/staged-empty, which can obscure true room scale and condition of built-ins, closets, and flooring transitions.

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

Quality: Consistent with Q4 - a 1979 brick-veneer one-story ranch of simple, builder-grade design. Composition shingle roof, standard hollow-core interior doors, simple millwork/trim, and paneling in some rooms (per structured WALLS/CEILINGS field and visible in bonus-room photos) all point to stock construction typical of the era. No custom architectural detailing, high-end millwork, or upgraded window/door grade is evident.

Condition: Overall impression is consistent with C3-to-C4. Several meaningful updates are present - new roof (2022), a newly installed back door, updated bathroom vanity/fixtures, and newer dark LVP flooring throughout most of the home - which support a better-than-average condition for the home's age. However, the kitchen retains original cabinet boxes, tile countertops, and older white appliances with only a cosmetic repaint and new backsplash, keeping it dated. A previously disclosed foundation repair (with a transferable lifetime warranty) is a condition flag that must be verified and considered, even though it appears to have been professionally remediated.

Kitchen/baths: Kitchen: original builder-grade cabinet boxes (arched panel, gray-repainted), original-appearing tile countertops and tile backsplash, older white appliance suite (range, OTR microwave, fridge, dishwasher) - overall consistent with 'not updated' despite the cosmetic cabinet repaint. Bath: vanity, quartz-look countertop, matte-black faucet/hardware, new mirror and light fixture appear newly installed, consistent with 'updated'; the tub/shower surround itself appears to be the original, non-updated fiberglass unit.

Not visible/verified: Kitchen countertop material and cabinet box substrate could not be fully confirmed beyond photos; assessment relies on visual appearance of dated tile and original cabinet doors under new paint.; Bonus room photos show active renovation/construction debris; final finished condition of this room is unknown.; No close-up exterior photos of the roof were available to verify condition/age of the stated 2022 replacement.; No photos of attic, crawlspace, foundation perimeter, or electrical panel were provided to independently assess the disclosed prior foundation repair.; Interior photo coverage is good (~20+ interior images) supporting MEDIUM-to-HIGH confidence on finishes, but the disclosed foundation history limits overall confidence to MEDIUM.

1202 E 4th Street, Carlisle, 72024 MLS # 25039866

Photo count check: MATCH (23/23)

PHOTO-ONLY FINDINGS

[MEDIUM] Stone-ringed fire pit in backyard

Visible site improvement with no structured field or remarks mention; see pool_and_site_improvements entry.

Source: Photo 22; Photo 23

[MEDIUM] Attached open-air lean-to/carport beside the shop

Covered post-and-beam structure attached to the shop, providing a shaded patio/parking area; not separately itemized in remarks or structured fields.

Source: Photo 22; Photo 23

REVIEW REQUIRED

- Confirm whether the open-sided lean-to/carport attached to the shop is included in the stated 24x22 dimension or represents additional unlisted structure.

- Virtual staging in several bedroom/living photos limits ability to fully assess true condition of those rooms beyond wall and floor finishes - recommend confirming actual current condition via additional unstaged photos if available.

DETACHED OUTBUILDINGS

[HIGH] **24x22 detached garage/shop with new roof (Aug 2025)**

Public remarks state 'fully fenced backyard with a 24x22 detached garage/shop' and new roof on 'house and shop' completed August 2025; structured field lists 'Shop' under EXT. FEATURES. Visible in Photo 22-23 as a single-story outbuilding with double doors.

Source: Public Remarks

[MEDIUM] **Open-sided lean-to/carport structure attached to the shop**

An open-sided, wood-post-supported roof extension covers a concrete pad adjacent to the enclosed shop building. This covered area is not explicitly described in remarks (which only cite 24x22 dimensions for the 'garage/shop') and has no corresponding structured field; it may be included within the stated footprint or may be additional covered area.

Source: Photo 22; Photo 23

POOLS & SITE IMPROVEMENTS

[MEDIUM] **In-ground stone-ringed fire pit**

A circular stone/paver-edged fire pit sits on a gravel pad near the detached shop/carport structure. Not mentioned in structured fields or remarks.

Source: Photo 22; Photo 23

DATED RENOVATIONS

[HIGH] **New roof (house and shop)**

"Recent updates include a NEW roof (house and shop)... all completed in August 2025."

Source: Public Remarks

[HIGH] **New hot water heater**

"Recent updates include a NEW roof (house and shop), hot water heater, and dishwasher-all completed in August 2025."

Source: Public Remarks

[HIGH] **New dishwasher**

"Recent updates include a NEW roof (house and shop), hot water heater, and dishwasher-all completed in August 2025."

Source: Public Remarks

IMAGE QUALITY ISSUES

- Multiple interior photos (bedrooms and a living area) are virtually staged, which can make true room condition and furnishings misleading; rely only on fixed finishes (paint, flooring, trim) in those images.
- No rear exterior elevation photo provided, limiting ability to assess rear wall condition or additional site improvements not visible from the backyard shop-facing shots.

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

Quality: Consistent with Q4 - a 1970 brick-veneer ranch of simple, stock design with builder-grade original millwork (plain oak kitchen cabinetry, simple bath vanities, standard window/door trim). No evidence of custom architectural detail, upgraded structural materials, or high-end built-ins that would support a Q3 call.

Condition: Overall impression sits between C3 and C4. Public remarks note a recently completed roof, water heater, and dishwasher (Aug 2025), supporting good systems condition consistent with C3. However, kitchen cabinetry, countertops, backsplash, and bathroom finishes appear original and dated (15+ years), which is more consistent with C4-level cosmetic condition. No visible deferred maintenance, staining, or structural

issues were observed in available photos.

Kitchen/baths: Kitchen retains original oak cabinetry, laminate-type counters, and dated tile backsplash; only the dishwasher was replaced (2025), so it classifies as 'not updated' under UAD despite the new appliance. Bathrooms show original oak vanity cabinetry and tile tub surrounds; one bath has a newer black faucet but no cabinet, counter, or tile modernization - dominant bath condition is 'not updated.'

Not visible/verified: Several interior photos (bedrooms, living areas) are virtually staged - furniture/decor shown is not real; only wall, floor, and trim finishes in those images can be relied upon; No photos of garage/shop interior, attic, crawlspace, or rear exterior elevation were provided; Could not visually confirm HVAC equipment condition despite remarks mentioning no system replacement date; Kitchen and bath assessments are based on visible cabinetry/counters only; full extent of any plumbing/electrical updates behind the new appliances could not be verified

1113 E 4th Street, Carlisle, 72024 MLS # 26000564

Photo count check: MATCH (1/1)

REVIEW REQUIRED

- Interior condition (kitchen, baths, flooring, fixtures) could not be assessed due to complete absence of interior photos - appraiser should obtain additional photos or confirm via other means before finalizing condition rating.
- Only 1 photo total and blank agent remarks severely limit the reliability of any condition/quality impression for this comp; treat advisory ratings as low-confidence placeholders only.

IMAGE QUALITY ISSUES

- Only one photo was provided for the entire listing; overcast lighting and distance limit ability to assess exterior material condition, roof condition, and any site improvements in detail.
- No interior photos exist, making it impossible to verify room count, kitchen/bath condition, or interior finish quality claimed implicitly by structured fields.

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

Quality: Exterior construction (brick & frame combo, architectural shingle roof, slab foundation, traditional one-story ranch design, built 1978) is consistent with stock/builder-grade construction typical of the era - consistent with Q4. No custom architectural details, high-end materials, or complex design elements are visible in the single exterior photo.

Condition: Exterior appears reasonably maintained in the single available photo - roof surface looks intact, brick and trim appear sound, no visible cracking, staining, or deferred maintenance. However, with no interior photos and blank agent remarks, condition cannot be fully assessed; kitchen and bath condition are unknown.

Kitchen/baths: No photos of kitchen or bathrooms were provided; structured fields indicate Built-In Stove, Electric Range, Dishwasher, Disposal, and Wall Oven are present, but their age/condition cannot be determined from available materials.

Not visible/verified: Only 1 total photo provided for the entire listing, and it is an exterior-only shot.; No interior photos available - kitchen, bathrooms, bedrooms, and living areas could not be observed at all.; Agent Remarks field is blank, providing no additional qualitative detail.; Public Remarks contain no description of the property ('Under contract before listed'), so no corroborating narrative exists.

502 E 7th, Carlisle, 72024 MLS # 26017141

Photo count check: MATCH (29/29)

PHOTO-ONLY FINDINGS

[MEDIUM] Apparent water-mitigation/drying equipment (air mover and dehumidifier) in bonus room

Equipment resembling a carpet/floor drying air mover and a portable dehumidifier is staged in the bonus room alongside storage boxes; no remarks mention any moisture event, repair, or remediation, so the cause and

resolution status are unknown.
Source: Photo 9

REVIEW REQUIRED

- Photo 9 shows equipment consistent with water-damage drying/remediation (air mover, dehumidifier) in the bonus room; recommend confirming with listing agent whether a moisture event occurred and was resolved
- Only one full bathroom serves the entire dwelling; confirm functional adequacy relative to comparable properties

SITE & VIEW

[HIGH] **Corner lot**

Public remarks state 'Corner lot with chain link back yard for your pets'; confirmed by exterior photos showing the home at a street intersection (Photos 4, 27, 28).
Source: Public Remarks

IMAGE QUALITY ISSUES

- Photos 9-13 are dim/poorly lit, limiting assessment of finish condition in those rooms
- Furniture is draped with protective covers in the living room (Photos 10-13), obscuring upholstery and floor condition beneath

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

Quality: Dwelling is consistent with Q4 (stock/builder-grade) construction: simple one-story traditional ranch form on crawl space, vinyl/metal siding over a brick veneer skirt, attached one-car carport rather than a garage, built-in stove/cooktop, plain stock cabinetry, and minimal architectural detail or millwork - typical of modest 1970-era tract construction.

Condition: Overall condition is consistent with C4 - dated, worn finishes with no evidence of recent updating, though the home appears functionally maintained. A bonus/storage room shows equipment resembling an air mover and dehumidifier, which raises a possible undisclosed moisture concern that should be clarified.

Kitchen/baths: Kitchen retains original-appearing stock cabinetry, a built-in black wall oven and cooktop, and plain counters with no visible modernization - assessed as not updated. The single full bath shows a dated green color scheme, pedestal sink, and older fixtures with no sign of remodeling - assessed as not updated.

Not visible/verified: Several interior photos (9-13) are dim/dark, limiting full condition assessment of those rooms; Furniture is covered with sheets in the living room (Photos 10-13), obscuring upholstery and underlying flooring condition; No photos available of attic, crawl space, or roof decking to confirm structural/mechanical condition; Property has only one full bathroom; baths_status reflects that single bath only

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	213 Livermore Avenue (SUBJECT) MLS # 22033090	1218 Fairview Drive MLS # 25032282	1202 E 4th Street MLS # 25039866	1113 E 4th Street MLS # 26000564	502 E 7th MLS # 26017141
Q/C impression	[M] Q4 / C3-to-C4 K: updated B: remodeled	[M] Q4 / C3-to-C4 K: not updated B: updated	[M] Q4 / C3-to-C4 K: not updated B: not updated	[L] Q4 / C3-to-C4 K: not observed B: not observed	[M] Q4 / C4 K: not updated B: not updated
Vs. subject (advisory)	-	Q similar / C similar Same builder-grade Q4 construction as the subject; condition is close overall, with Fairview's newer roof and updated bath offsetting its dated, merely repainted kitchen against the subject's own mix of fresh updates and an incomplete bathroom remodel.	Q similar / C similar Matches the subject's Q4 construction; condition is comparable since 1202 E 4th Street's new roof/water heater/dishwasher are offset by fully original kitchen and bath finishes, landing it close to the subject's own blended updated/in-progress condition.	Q similar / C unclear Exterior construction matches the subject's Q4 level, but with only one exterior photo and no interior views or remarks, condition relative to the subject cannot be reliably called.	Q similar / C inferior Construction quality matches the subject, but 502 E 7th's fully dated, unremodeled kitchen and bath and lack of any recent updates (plus an unresolved possible moisture flag) place it behind the subject's more recently refreshed, if incomplete, condition.
Detached outbuildings	[H] Detached garage/shop structure [L] Outside storage area	[H] Detached storage building in rear yard [L] Possible additional small shed/structure glimpsed near rear fence line	[H] 24x22 detached garage/shop with new roof (Aug 2025) [M] Open-sided lean-to/carport structure attached to the shop	-	-
Photo-only findings	-	-	[M] Stone-ringed fire pit in backyard [M] Attached open-air lean-to/carport beside the shop	-	[M] Apparent water-mitigation/drying equipment (air mover and dehumidifier) in bonus room
Pools & site improvements	-	-	[M] In-ground stone-ringed fire pit	-	-
Site & view	-	-	-	-	[H] Corner lot
Dated renovations	[H] HVAC system replacement	[H] New roof installed [M] New back door installed	[H] New roof (house and shop) [H] New hot water heater [H] New dishwasher	-	-

Category	213 Livermore Avenue (SUBJECT) MLS # 22033090	1218 Fairview Drive MLS # 25032282	1202 E 4th Street MLS # 25039866	1113 E 4th Street MLS # 26000564	502 E 7th MLS # 26017141
Review required	- Exposed electrical switch and outlet boxes without cover plates in the bathroom under renovation (Photo 10, 11) should ... - Second (half) bathroom is not shown in any photo; its condition and update status cannot be confirmed. - Public remarks note 'some cosmetic things are in process' - appraiser should verify the current completion status of ...	- Disclosed prior foundation repair with a lifetime transferable warranty (Agent Remarks) - recommend reviewing the ... - Ambiguous date reference '8/11' for the new back door installation - should be clarified to confirm actual install date ... - Bonus room shown under active renovation in photos - confirm final completed condition of this space prior to use in ...	- Confirm whether the open-sided lean-to/carport attached to the shop is included in the stated 24x22 dimension or ... - Virtual staging in several bedroom/living photos limits ability to fully assess true condition of those rooms beyond ...	- Interior condition (kitchen, baths, flooring, fixtures) could not be assessed due to complete absence of interior ... - Only 1 photo total and blank agent remarks severely limit the reliability of any condition/quality impression for this ...	- Photo 9 shows equipment consistent with water-damage drying/remediation (air mover, dehumidifier) in the bonus room ... - Only one full bathroom serves the entire dwelling; confirm functional adequacy relative to comparable properties
Contradictions	- Public remarks state 'both bathrooms have been totally updated with all new fixtures,' but Photo 10 and Photo 11 show ...	-	-	-	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

213 Livermore Avenue (the subject) sits in the middle of this set, with 1218 Fairview Drive presenting as the best-maintained of the group, closely followed by 1202 E 4th Street and 1113 E 4th Street, which are essentially tied just a step above the subject. 1218 Fairview Drive benefits from a 2022 roof, new back door, and updated bath fixtures, offset only by a dated, merely repainted kitchen and an unfinished bonus room. 1202 E 4th Street and 1113 E 4th Street present similarly to each other - 1202 E 4th Street has a documented new roof, water heater, and dishwasher but fully original kitchen/bath finishes, while 1113 E 4th Street's exterior looks sound but its interior condition is essentially unknown given the near-total absence of photos. The subject shows a mixed picture: refreshed paint, flooring, and kitchen counters are offset by a bathroom remodel that was clearly incomplete (exposed wall substrate, missing cover plates) at the time of photography, pulling it slightly behind the better-presented comparables. 502 E 7th is the weakest in the set, with dated ceiling tile, paneling, worn flooring, an unremodeled kitchen and bath, and a flagged possible moisture-mitigation setup that has not been resolved in the listing materials.

QUALITY

Quality is essentially homogeneous across the entire set. The subject and all four comparables - 1218 Fairview Drive, 1202 E 4th Street, 1113 E 4th Street, and 502 E 7th - are all consistent with stock, builder-grade construction from the 1970s-1980s era (simple ranch massing, brick or brick/frame exteriors, plain original millwork and cabinetry), with no property showing evidence of upgraded architectural detailing or materials that would separate it from the others. No meaningful quality ordering is warranted within this set.

VERSUS SUBJECT

Relative to the subject, 1218 Fairview Drive and 1202 E 4th Street both read as broadly similar in overall condition - each has notable recent-systems updates (roof, water heater/dishwasher, or bath fixtures) balanced against dated kitchens, placing them close to the subject's own mixed updated/incomplete-remodel state. 1113 E 4th Street is

too thinly documented to confidently compare on condition, though its exterior does not suggest a material departure from the subject. 502 E 7th is the one comparable that reads as meaningfully behind the subject on condition, given its fully original, dated kitchen and bath and lack of any offsetting recent updates. On quality, all four comparables are essentially indistinguishable from the subject, reflecting the same builder-grade construction era and standard.

- 1218 Fairview Drive: quality similar, condition similar - Same builder-grade Q4 construction as the subject; condition is close overall, with Fairview's newer roof and updated bath offsetting its dated, merely repainted kitchen against the subject's own mix of fresh updates and an incomplete bathroom remodel.
- 1202 E 4th Street: quality similar, condition similar - Matches the subject's Q4 construction; condition is comparable since 1202 E 4th Street's new roof/water heater/dishwasher are offset by fully original kitchen and bath finishes, landing it close to the subject's own blended updated/in-progress condition.
- 1113 E 4th Street: quality similar, condition unclear - Exterior construction matches the subject's Q4 level, but with only one exterior photo and no interior views or remarks, condition relative to the subject cannot be reliably called.
- 502 E 7th: quality similar, condition inferior - Construction quality matches the subject, but 502 E 7th's fully dated, unremodeled kitchen and bath and lack of any recent updates (plus an unresolved possible moisture flag) place it behind the subject's more recently refreshed, if incomplete, condition.

- No property's condition or quality impression falls a full step outside the set's center, but 502 E 7th is the clear low point on condition, trailing the subject and all other comparables due to uniformly dated, unremodeled kitchen/bath finishes and an unresolved possible moisture-mitigation item.

- 1113 E 4th Street's condition assessment is based on a single exterior photo with no interior views and blank agent remarks, so its placement in the ranking is tentative despite appearing numerically similar to 1202 E 4th Street.

- The subject's own condition reflects a bathroom remodel that appeared incomplete (exposed substrate, missing cover plates) at the time of photography, which is a meaningful caveat for any condition comparison involving the subject.

- The subject's assessment carries MEDIUM confidence; its bathroom remodel appeared incomplete at time of photography and a half bath was not shown, so its condition placement should be treated as provisional pending completion.

- 1113 E 4th Street's assessment is LOW confidence due to a single exterior-only photo and no interior documentation, so its condition comparison to the subject and other comparables is necessarily hedged.

- 1218 Fairview Drive, 1202 E 4th Street, and 502 E 7th all carry MEDIUM confidence, supporting the stated comparisons but with caveats around unverified items (disclosed foundation repair, unconfirmed roof condition, dim photos, and covered furniture) noted in their respective evidence sets.