3016 Boulder Ct

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261119-204451-3016-boulder-ct

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: 21

PHOTO-ONLY FINDINGS

[HIGH] **Dedicated built-in home theater room with tiered leather seating and ceiling-mounted projector/screen**

Finished room with built-in speaker ceiling cutouts, projector, drop-down screen, and theater-style reclining seating; no mention in any notes (none provided).

Source: Photo 8

[MEDIUM] **Interior safe room / storm shelter with concrete block construction and no windows**

Small windowless room with visible concrete block walls, used for storage, consistent with a built-in safe room or storm shelter; construction type distinct from surrounding drywall rooms. Confirm function and code compliance.

Source: Photo 18

[HIGH] **Secondary kitchenette within a flex room (microwave, range, sink, cabinetry)**

Flex/bonus room contains a full secondary kitchenette setup with white cabinetry, stainless range, microwave, and sink, suggesting potential in-law suite or accessory living space; not referenced in notes (none provided).

Source: Photo 15

REVIEW REQUIRED

- Ambiguous wall texture/possible moisture discoloration in secondary bath (Photo 17) should be field-verified.
- Function, permitting, and code compliance of the windowless concrete block room identified as a possible safe room/storm shelter (Photo 18) should be confirmed.
- Presence and legal use of the secondary kitchenette (Photo 15) should be confirmed, as it may affect zoning/accessory dwelling classification.
- No notes were provided to corroborate any dates for renovations, roof age, or system updates; all such information is unavailable for this report.

POOLS & SITE IMPROVEMENTS

[HIGH] **Covered rear patio/outdoor living area with vaulted wood-beam ceiling and masonry fireplace**

Large covered patio spanning much of the rear elevation with exposed timber trusses, recessed lighting, and what appears to be a masonry fireplace or outdoor kitchen structure; not referenced in any appraiser notes (none provided).

Source: Photo 2

SITE & VIEW

[LOW] **Wooded lot with mature tree buffer and substantial front/rear yard area**

Front and street photos show a heavily wooded surrounding with a sizable cleared yard area around the dwelling, suggesting a larger or more private lot than a typical subdivision parcel; exact acreage cannot be determined from photos.

Source: Photo 1, Photo 2, Photo 3

IMAGE QUALITY ISSUES

- Several interior photos (Photo 4, Photo 5, Photo 6, Photo 16, Photo 18) are dim or low-light, limiting detailed assessment of finish condition.
- Photo 17 wall surface has an ambiguous blotchy texture that could not be clearly identified as cosmetic paint texture or moisture-related discoloration due to lighting/resolution.

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

Quality: Exterior shows a custom-built two-story brick/stone elevation with decorative gable trim, exposed wood-beam accents at the entry and rear covered patio, and an architectural shingle roof - all consistent with above-builder-grade design complexity (Q3). Interior finishes include extensive crown molding, tray ceilings, a vaulted tongue-and-groove wood ceiling in the great room, hardwood flooring throughout main living areas, a dedicated home theater room, and granite counters in kitchen and baths. These built-in design and material choices (not later cosmetic layers) support a Q3 holistic quality call; no evidence of custom/high-end Q2 elements such as designer architectural statements beyond what is shown, nor any indication of stock Q4 minimalism.

Condition: Overall condition appears well-maintained with no visible deferred maintenance, structural issues, or significant wear in the photos reviewed. Several rooms are heavily cluttered with personal belongings, clothing, and moving boxes, which limits full visual assessment of flooring and wall conditions in those specific rooms but does not itself indicate a condition defect. Kitchen and most baths show clean, intact finishes (granite, tile, modern fixtures) consistent with limited wear and some updating, supporting a C3 call. One bath (Photo 17) has a wall surface with an uneven, blotchy texture that could not be conclusively identified as paint texture versus moisture-related discoloration given photo lighting and resolution.

Kitchen/baths: Kitchen shows granite counters, stainless appliances, double wall ovens, gas cooktop with vent hood, and stained wood cabinetry consistent with an updated, well-appointed kitchen (Photo 11). Baths are mixed but predominantly show granite/quartz-look counters and updated tile flooring (Photo 7, Photo 14, Photo 21), with at least one secondary bath appearing more builder-standard with a pedestal sink and minimal finish (Photo 17); dominant impression across baths is 'updated.'

Not visible/verified: No notes were provided; all impressions are derived solely from photos.; Side elevations, roof close-ups, garage interior, basement/crawlspace, and mechanical systems are not shown in the photo set.; Several interior photos are dim or shot at odd angles, limiting fine detail assessment.; Heavy personal clutter and moving boxes in multiple rooms obscure full view of flooring and wall conditions.; Exact age of kitchen and bath finishes could not be determined from photos alone; 'updated' calls are based on visible material quality, not confirmed renovation dates.

36 Reynard Estates Drive, Little Rock, 72210-5679 MLS # 25048514

Photo count check: MATCH (50/50)

REVIEW REQUIRED

- Verify actual bath count/configuration given apparent discrepancy between structured Full Baths (2) field and the three bath spaces shown on the floor plan.
- Attic space (noted as 'Floored Attic' in structured fields) has no corresponding photo; condition/use could not be verified.
- EIFS exterior siding sections are not shown in close-up photos; condition of this material (prone to moisture issues) could not be assessed and may warrant on-site inspection.

DETACHED OUTBUILDINGS

[HIGH] **Detached two-car garage/shop (brick construction)**

Public remarks state: 'The two car attached garage is paired with a two car detached garage /shop.' Photo 45 shows a brick outbuilding with two garage-door bays matching this description, consistent with structured fields for

Garage-Detached and Shop.
Source: Public Remarks; Structured Field (Detached, Shop, Four Car or More, Side Entry, Auto Door Opener); Photo 45

[HIGH] **Covered RV/boat parking (metal carport structure)**
Remarks note 'covered RV parking and boat storage'; Photo 45 shows an attached open metal carport/pole structure adjoining the detached shop, consistent with RV Parking structured field.
Source: Public Remarks; Structured Field (RV Parking); Photo 45

[LOW] **Additional small outbuilding/storage structure near carport**
A smaller shed-like structure is visible behind/beside the carport in Photo 45. It is not separately itemized in remarks; may correspond to the structured 'Outside Storage Area' field, but this cannot be confirmed with certainty from the photo alone.
Source: Photo 45

POOLS & SITE IMPROVEMENTS

[HIGH] **In-ground saltwater pool**
Remarks specify 'in-ground saltwater pool'; structured field lists Inground Pool; multiple photos show a large free-form pool with stamped concrete decking and black safety fencing.
Source: Public Remarks; Structured Field (Inground Pool); Photos 35,37,43,44,47,48

[HIGH] **Hot tub/spa**
Remarks list 'hot tub'; structured fields confirm; Photo 38 shows a covered hot tub unit under a pergola near the pool.
Source: Public Remarks; Structured Field (Hot Tub/Spa, Whirlpool/Hot Tub/Spa); Photo 38

[HIGH] **Pergola(s) over patio/hot tub area**
Remarks mention 'pergola'; photos show two wood pergola structures covering the hot tub and seating areas adjacent to the pool.
Source: Public Remarks; Photos 36,37,38

[HIGH] **Outdoor kitchen**
Remarks state 'outdoor kitchen'; Photos 40-41 show a brick-built outdoor kitchen with built-in grill, sink, and mini-fridge under a pergola roof.
Source: Public Remarks; Photos 40,41

[HIGH] **Covered and uncovered patios**
Remarks note 'covered and uncovered patios'; structured fields confirm; photos show stamped-concrete patio areas both open and under pergola/roof cover.
Source: Public Remarks; Structured Field (Covered Patio, Patio); Photos 36,37,39,40,42,43

[HIGH] **Screened porch**
Structured field lists Screened Porch; Photo 39 shows a brick-enclosed screened porch structure attached to the rear of the home.
Source: Structured Field (Screened Porch); Photo 39

SITE & VIEW

[HIGH] **5.80-acre wooded, private lot with cleared building envelope**
Acreage is well above typical suburban lot size; aerial photos confirm dense wooded surroundings with a cleared yard/pool area, consistent with remarks describing a 'private and peaceful setting.'
Source: Structured Field (Approx Acreage 5.80, Rural Property, Wooded, Cleared, Extra Landscaping); Photos 47,48

DATED RENOVATIONS

[HIGH] **New Roof (3/2026)**

Verbatim from remarks: 'New Roof! (3/2026)'

Source: Public Remarks

CONTRADICTIONS

- Structured fields report Full Baths: 2 and Half Baths: 0, but the floor plan (Photo 49) depicts three distinct bath rooms (a hall Bath 9'3"x8'3" for the guest bedrooms, a Primary Bath 13'0"x12'0", and a smaller Bath 5'5"x3'1" adjacent to the primary suite), suggesting a possible undercount of full/half baths in the structured data.

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

Quality: Consistent with Q3 - a well-finished custom-built (2006) traditional home exceeding builder grade: brick/stone exterior combined with EIFS (synthetic stucco), vaulted and tray ceilings, decorative faux-marble columns, extensive crown molding, built-in bookcases/desks in office and family room, stone fireplace surrounds, hardwood flooring throughout main living areas, custom kitchen cabinetry with granite slab counters and built-in stove/double oven, and a spa-style primary suite with sitting room and cedar-lined walk-in closet. Not at the Q2 custom level (no imported stone flooring, no elaborate exterior stonework beyond partial accents, carpeted secondary bedrooms), but clearly above stock Q4 builder-grade construction.

Condition: Consistent with C3 - the home presents as well-maintained with limited visible wear. Hardwood floors, cabinetry, and fixtures show no significant deterioration in photos, and a new roof was installed in 3/2026 per remarks, supporting a relatively low effective age for that major component. Kitchen and baths appear to be original higher-end finishes from the 2006 construction rather than later remodels, consistent with 'not updated' status, but they remain in good, functional condition with no deferred maintenance evident.

Kitchen/baths: Kitchen features custom stained cabinetry, granite slab counters, tile backsplash, built-in stove, double oven, and large island - appears to be an original high-end build-out rather than a later renovation (no kitchen remodel mentioned in remarks). Primary bath has a whirlpool tub, separate glass shower, and double vanity; hall bath (Photo 30) has a furniture-style vanity and step-in shower - both appear original to construction with no remodel noted.

Not visible/verified: Interior photo coverage is extensive (30+ interior photos), supporting a reasonably confident condition read.; Kitchen and bath finishes could not be definitively confirmed as original-to-construction vs. a tasteful but undocumented update; remarks do not mention a kitchen or bath remodel.; Attic (noted as 'Floored Attic' in structured fields) is not shown in any photo, so its condition could not be assessed.; EIFS (synthetic stucco) exterior sections are not shown in close-up; a known defect-prone material whose condition could not be verified from available photos.; Secondary 5'5"x3'1" bath shown on the floor plan (Photo 49) has no corresponding photo, so its condition/finish level could not be assessed.

28 Trotter Lane, Little Rock, 72223 MLS # 26002861

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[MEDIUM] **Poured concrete/block retaining walls in rear landscaped yard**

Substantial retaining walls are visible terracing the sloped rear yard near the waterfall feature; not described in structured fields or remarks.

Source: Photo 46, 48

POOLS & SITE IMPROVEMENTS

[HIGH] **Constructed waterfall/water feature in rear yard**

Public remarks describe a 'tranquil waterfall' set amid the landscaped acreage; photos show a multi-tier stacked-stone waterfall feature built into the sloped rear yard with retaining walls.

Source: Public Remarks; Photo 46, 47

[MEDIUM] **Whirlpool/Hot Tub/Spa**

Listed under INTERIORS structured fields as 'Whirlpool/Hot Tub/Spa.' Photo 25 shows a garden-style soaking tub in the primary bath; jet/whirlpool function cannot be visually confirmed.

Source: Structured Field

SITE & VIEW

[HIGH] **5.00-acre wooded, sloped homesite with excess acreage relative to typical subdivision lots**

Structured fields list Approx Acreage 5.00, lot characteristics Sloped/Upslope/Wooded/Extra Landscaping; public remarks describe '5 beautifully landscaped acres with mature trees'; aerial photo 50 confirms heavily wooded, private setting with substantial separation from neighboring homes.

Source: Structured Field; Public Remarks; Photo 1, 2, 46, 50

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

Quality: Custom-built 2009 home with extensive stone and stucco exterior, soaring wood-beamed vaulted ceilings, heart pine flooring throughout main living areas, custom iron and glass entry doors, tray and wood-plank ceilings, and abundant custom millwork/built-ins. These are original design/construction characteristics consistent with a high-end custom build, well above typical builder-grade stock.

Condition: The home presents as well-maintained with no visible deferred maintenance, though furnishings/decor are dated in style. Finishes (granite counters, cabinetry, tile) appear original to the 2009 construction rather than recently updated, consistent with a well-kept but un-updated interior.

Kitchen/baths: Kitchen features honed/polished granite counters, large center island with dark stone top, custom hood, double ovens, gas cooktop - consistent with original high-quality construction, not showing evidence of post-construction remodeling. Primary bath features slate tile, garden tub, and step-in stone shower, also appearing original to construction. Secondary baths show granite/tile finishes consistent with original build.

Not visible/verified: 50 photos provided with strong interior coverage (~35+ interior images), supporting HIGH confidence; Cannot confirm roof, HVAC, or water heater age/condition from photos or remarks; Cannot verify whether primary bath tub (listed as Whirlpool/Hot Tub/Spa in structured fields) has functioning jets - photo shows a garden-style soaking tub; Exterior siding/stucco condition on shaded/rear elevations not fully visible

2000 Boulder Cir, Little Rock, 72210 MLS # 26004907

Photo count check: MATCH (49/49)

REVIEW REQUIRED

- Confirm whether Photos 30 and 34 reflect the property's actual as-built condition or are virtually staged marketing renderings, as this affects reliable assessment of those bonus rooms' condition
- Identify the partially-visible teal/green object at the left edge of Photo 49 (possible pool, spa, or play structure) that could not be confirmed due to cropping

SITE & VIEW

[HIGH] **3.06-acre wooded, gated homesite providing privacy (described as '3 scenic acres' in remarks)**

Structured field lists Approx Acreage 3.06; Public Remarks state 'versatility on 3 scenic acres' within 'the prestigious gated Westcliffe subdivision'; heavily wooded surround visible in Photos 1-4, 48-49

Source: Structured Field / Public Remarks

[HIGH] **Overall construction quality appears above typical for the area (two-story great room, elaborate iron/glass entry, extensive stone and brick exterior detailing)**

Multiple photos show above-standard architectural detailing (stacked stone chimney to roofline, arched wrought-iron double doors, multiple dormers) suggesting a quality level above typical production housing in the area

Source: Photo 1-4, 14-21

CONTRADICTIONS

- Public Remarks describe the two upstairs bonus rooms as open-ended flex space ('endless possibilities... create the ultimate media room, game room, home gym, office, playroom'), but Photos 30 and 34 show those spaces already fully finished as a dedicated home theater and a home office, respectively, in images that appear to be AI-generated/virtually staged renderings rather than actual current photographs of the room
- Photo 35 shows an empty carpeted bedroom while Photo 36 shows what appears to be the same room fully furnished in a different staging style, suggesting virtual staging was used for at least one of these images

IMAGE QUALITY ISSUES

- Photos 30 and 34 appear to be virtually staged or AI-rendered (inconsistent rendering style/lighting and a small digital watermark icon visible), making it impossible to confirm the actual current finish or condition of those bonus rooms
- Photo 49 shows a small teal/green object partially cropped at the left edge of the frame that could not be identified (possibly a small pool, spa, or play equipment) - image quality/framing prevents a reliable call

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

Quality: Original construction (2014) shows well-finished, above-builder-grade workmanship: two-story great room with full-height stacked-stone fireplace surround, elaborate wrought-iron/glass double entry doors, extensive crown moulding and tray/coffered ceilings, custom kitchen cabinetry with corbel-supported island, and a brick/stone exterior with multiple gables and dormers. These are original design/material characteristics, not later upgrades, consistent with Q3 (well-finished, significant upgrades beyond builder grade). No evidence of true custom/high-end (Q2) elements such as unusual structural complexity, imported materials, or architect-signature detailing beyond standard upscale production-home features.

Condition: Overall condition appears well-maintained with no visible deferred maintenance in the photographed areas - consistent with C3. Finishes (granite counters, white cabinetry, hardwood and tile flooring) appear original to the 2014 construction and present clean and intact, though some rooms photographed (notably two of the upstairs bonus/flex rooms) appear to be virtually staged renderings rather than actual current photos, which limits certainty about their true present condition.

Kitchen/baths: Kitchen retains what appears to be the original 2014 white cabinetry, granite countertops, and built-in stainless appliances with no visible evidence of a later remodel (no new backsplash style break, no mixed-generation finishes) - consistent with 'not updated.' Primary and secondary bathrooms similarly show original-looking granite vanities, tile flooring, and a garden tub/separate shower consistent with original construction quality and no visible remodeling - 'not updated.' Public remarks reference 'stylish updates throughout' but no specific kitchen/bath updates are identified in remarks or photos.

Not visible/verified: Two upstairs bonus-area photos (30 and 34) and one bedroom pairing (35 vs 36) appear to show virtually staged/rendered furnishings rather than the property's actual current contents, which reduces confidence in assessing true condition of those specific rooms; No photos of exterior roof close-up, mechanical systems, or crawlspace/foundation were available to assess condition of those components; Kitchen and bath 'not updated' call is based on apparent original 2014 finishes; no renovation dates were provided in remarks to confirm or refute

4001 Telluride Circle, Little Rock, 72210 MLS # 26027387

Photo count check: MATCH (1/1)

PHOTO-ONLY FINDINGS

[MEDIUM] Covered front entry portico with exposed heavy timber-frame trusses and stone/board-and-batten gable detailing

A substantial covered entry structure with decorative timber trusses is visible spanning the front door area; this

architectural feature is not listed under 'Other Rooms' or elsewhere in the structured fields, and remarks contain no property description.
Source: Photo 1

REVIEW REQUIRED

- No interior photos available to verify condition/quality of kitchen, bathrooms, or general interior finishes
- Public and Agent remarks provide no substantive property description, limiting corroboration of structured fields and photo observations

SITE & VIEW

[HIGH] **3.98-acre wooded, sloped homesite (excess acreage relative to typical subdivision lot)**
Approx Acreage 3.98; Lot described as Sloped, Wooded, In Subdivision (source of acreage: Tax Records)
Source: Structured Field

IMAGE QUALITY ISSUES

- Only one photo total was supplied for this listing; no interior photos exist, preventing any interior quality/condition assessment
- Picture Count field confirms only 1 photo on file

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

Quality: Exterior architecture shows substantial design complexity and higher-grade materials: stone veneer wainscoting, heavy timber-frame entry porch trusses, varied rooflines, and standing-seam metal roofing, consistent with a Craftsman custom build rather than a basic production home. Structured fields (3,757 SF, 3.98 acres, 3-car garage, built-in stove/gas range) support an above-average quality tier. No interior photos are available, so kitchen, bath, and general interior finish quality cannot be independently confirmed.

Condition: The visible exterior appears new/well-kept with manicured landscaping, clean driveway surface, and no visible deferred maintenance, consistent with a 2016-built home in good upkeep. Interior condition cannot be assessed due to lack of photos.

Kitchen/baths: No kitchen or bathroom photos are provided. Structured fields note a built-in stove and gas range, but cabinetry, counters, and fixture condition/style cannot be evaluated from available materials.

Not visible/verified: Only one photo was provided for this listing, an exterior front elevation view; No interior photos (kitchen, baths, living areas) are available to confirm quality or condition; Interior quality/condition scores above are inferred from exterior cues and structured data only, not direct observation; Public and Agent remarks contain no descriptive detail about the property

23801 Mills Mountain, Little Rock, 72223 MLS # 26033622

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[MEDIUM] **Paved basketball/sport court**
Aerial photo shows a large paved pad with basketball court markings (key, three-point arc) near the driveway; not mentioned in structured fields or remarks.
Source: Photo 48

REVIEW REQUIRED

- Clarify whether the lower level (office, 3 bedrooms, 2 baths, rec room) should be treated as a walkout basement or as additional main-level living area, given the conflict between the structured Basement field ('None') and remarks/photo evidence.
- Circular paved/landscaped feature visible in rear-yard aerial photos (49-50) near the lawn is not clearly identifiable (possibly a small putting green, sundial pad, or decorative feature); image resolution is insufficient to confirm its nature.

POOLS & SITE IMPROVEMENTS

[HIGH] In-ground freeform swimming pool

Public remarks state 'pool'; clearly visible gunite freeform pool with stone coping in multiple exterior and aerial photos.

Source: Public Remarks; Photo 41, 45-50

[HIGH] Hot tub

Remarks confirm hot tub presence; agent remarks note 'Hot Tub - Works but has a crack [not leaking]'; covered hot tub visible on lower patio in Photo 46.

Source: Public Remarks; Agent Remarks; Photo 46

[HIGH] Fire pit

Remarks mention 'fire pit'; round paver fire pit feature visible in rear yard aerial view (Photo 47).

Source: Public Remarks; Photo 47

[HIGH] Outdoor kitchen with built-in grill

Remarks describe 'covered deck with a built-in grill'; stone-clad built-in grill station visible under covered upper deck.

Source: Public Remarks; Photo 42-43

[HIGH] Large covered rear deck overlooking valley/mountain views

Remarks describe 'expansive back deck overlooking valley and mountain vistas'; multi-level covered and open deck visible in rear exterior photos.

Source: Public Remarks; Photo 41-44

SITE & VIEW

[HIGH] 5-acre rural homesite

Structured lot data confirms 5.00 acres; aerial photos (48-50) show substantial wooded buffer around the home consistent with excess acreage.

Source: Structured Field (Approx Acreage 5.00; Rural Property)

[HIGH] Mountain and valley views

Structured amenities list Mountain View/Vista View; remarks reference 'valley and mountain vistas'; multiple interior and deck photos show long-range mountain/valley views.

Source: Structured Field (Mountain View; Vista View); Public Remarks; Photo 6-7,16-21,41-43,49

[HIGH] Gated entrance community

Area Amenities list Gated Entrance; directions note property is gated.

Source: Structured Field (Gated Entrance; Mandatory Fee)

[MEDIUM] Lower level with direct walkout access to pool/patio (possible walkout basement condition)

Public remarks describe a 'downstairs' level with office, 3 bedrooms, 2 baths, and a recreation room; exterior photos show the lower level opening directly onto a covered patio and pool deck, suggesting a walkout lower level. This appears to conflict with the structured BASEMENT field value of 'None' - see contradictions.

Source: Public Remarks; Photo 46-47

CONTRADICTIONS

- Structured BASEMENT field is listed as 'None' and Foundation as 'Slab/Crawl Combination,' yet Public Remarks describe a full 'downstairs' level (office, 3 bedrooms, 2 bathrooms, recreation room with wet bar) and photos show this lower level opening directly to a covered patio and pool area - consistent with a walkout lower level rather than a true slab-only configuration. Appraiser should clarify grade relationship and whether this level should be treated as basement area or main living area.

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

Quality: The dwelling presents as a high-end custom build (2012, builder Randy James) with significant architectural complexity: soaring vaulted/coffered ceilings with massive exposed wood trusses, stone-clad structural columns, extensive custom cabinetry and built-ins, arched stone doorways, and a stone/brick exterior facade. These are hallmarks of custom-grade construction well beyond standard builder stock, consistent with Q2, though some elements (e.g., simpler secondary bath finishes, stock-style trim in bedrooms) pull toward a Q2-to-Q3 holistic impression rather than a pure Q2 call.

Condition: The home appears well-maintained with no visible deferred maintenance, worn finishes, or damage in any photographed area. Floors, cabinetry, tile, and fixtures all appear to be in excellent, largely original condition consistent with a ~13-year-old custom home that has been cared for; no evidence of recent remodeling was found in kitchen or baths beyond normal upkeep.

Kitchen/baths: Kitchen and baths appear to be original 2012 construction finishes (granite counters, stained wood cabinetry, professional appliances, travertine tile) with no stated or visually apparent remodeling; both are well-maintained but not modernized beyond their original high-end build-out, so both are assessed as 'not updated' in UAD terms despite their high original quality.

Not visible/verified: 50 photos provided with extensive interior coverage (well over 8), supporting HIGH confidence for interior assessment; Photos are vacant/staged marketing images; some storage, mechanical, and lower-level bedroom spaces were not clearly shown and could not be assessed; Could not verify condition of speaker/stereo equipment referenced in agent remarks (stored in storage room, not photographed); Could not fully verify condition of all secondary bedrooms/baths on the lower level; only hallway, wet bar, and one or two secondary baths were clearly visible

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	36 Reynard Estates Drive MLS # 25048514	28 Trotter Lane MLS # 26002861	2000 Boulder Cir MLS # 26004907	4001 Telluride Circle MLS # 26027387	23801 Mills Mountain MLS # 26033622
Q/C impression	[M] Q3 / C3 K: updated B: updated	[H] Q3 / C3 K: not updated B: not updated	[H] Q2-to-Q3 / C3 K: not updated B: not updated	[M] Q3 / C3 K: not updated B: not updated	[L] Q2-to-Q3 / C2-to-C3 K: not observed B: not observed	[H] Q2-to-Q3 / C3 K: not updated B: not updated
Vs. subject (advisory)	-	Q similar / C similar 36 Reynard Estates Drive presents with the same well-finished, above-builder-grade design tier as the subject and the same well-maintained condition, though its kitchen and baths are original rather than updated like the subject's.	Q superior / C similar 28 Trotter Lane's soaring wood-beamed ceilings, heart pine flooring, and extensive custom millwork reflect a more custom-grade build than the subject, while both present in comparably well-maintained condition.	Q similar / C similar 2000 Boulder Cir's design tier (stacked-stone fireplace, custom millwork) is close to the subject's, with only a marginal edge, and its maintained condition is comparable, though two rooms there were assessed with reduced confidence due to apparent staged imagery.	Q unclear / C unclear 4001 Telluride Circle's exterior suggests a custom-grade quality and good upkeep that could exceed the subject, but with only one exterior photo and no interior views, there is not enough evidence to confidently rate it relative to the subject on either scale.	Q superior / C similar 23801 Mills Mountain shows custom-grade elements (exposed wood trusses, stone-clad columns, extensive built-ins) beyond the subject's finish level, while its well-maintained original condition is comparable to the subject's.
Detached outbuildings	-	[H] Detached two-car garage/shop (brick construction) [H] Covered RV/boat parking (metal carport structure) [L] Additional small outbuilding/storage structure near carport	-	-	-	-
Photo-only findings	[H] Dedicated built-in home theater room with tiered leather seating and ceiling-mounted projector/screen [M] Interior safe room / storm shelter with concrete block construction and no windows [H] Secondary kitchenette within a flex room (microwave, range, sink, cabinetry)	-	[M] Poured concrete/block retaining walls in rear landscaped yard	-	[M] Covered front entry portico with exposed heavy timber-frame trusses and stone/board-and-batten gable detailing	[M] Paved basketball/sport court

Category	SUBJECT PROPERTY inspection photos	36 Reynard Estates Drive MLS # 25048514	28 Trotter Lane MLS # 26002861	2000 Boulder Cir MLS # 26004907	4001 Telluride Circle MLS # 26027387	23801 Mills Mountain MLS # 26033622
Pools & site improvements	[H] Covered rear patio/outdoor living area with vaulted wood-beam ceiling and masonry fireplace	[H] In-ground saltwater pool [H] Hot tub/spa [H] Pergola(s) over patio/hot tub area [H] Outdoor kitchen [H] Covered and uncovered patios [H] Screened porch	[H] Constructed waterfall/water feature in rear yard [M] Whirlpool/Hot Tub/Spa	-	-	[H] In-ground freeform swimming pool [H] Hot tub [H] Fire pit [H] Outdoor kitchen with built-in grill [H] Large covered rear deck overlooking valley/mountain views
Site & view	[L] Wooded lot with mature tree buffer and substantial front/rear yard area	[H] 5.80-acre wooded, private lot with cleared building envelope	[H] 5.00-acre wooded, sloped homesite with excess acreage relative to typical subdivision lots	[H] 3.06-acre wooded, gated homesite providing privacy (described as '3 scenic acres' in remarks) [H] Overall construction quality appears above typical for the area (two-story great room, elaborate iron/glass entry, extensive stone and brick exterior detailing)	[H] 3.98-acre wooded, sloped homesite (excess acreage relative to typical subdivision lot)	[H] 5-acre rural homesite [H] Mountain and valley views [H] Gated entrance community [M] Lower level with direct walkout access to pool/patio (possible walkout basement condition)
Dated renovations	-	[H] New Roof (3/2026)	-	-	-	-
Review required	- Ambiguous wall texture/possible moisture discoloration in secondary bath (Photo 17) should be field-verified. - Function, permitting, and code compliance of the windowless concrete block room identified as a possible safe ... - Presence and legal use of the secondary kitchenette (Photo 15) should be confirmed, as it may affect zoning/accessory ... - No notes were provided to corroborate any dates for renovations, roof age, or system updates; all such information is ...	- Verify actual bath count/configuration given apparent discrepancy between structured Full Baths (2) field and the three ... - Attic space (noted as 'Floored Attic' in structured fields) has no corresponding photo; condition/use could not be ... - EIFS exterior siding sections are not shown in close-up photos; condition of this material (prone to moisture issues) ...	-	- Confirm whether Photos 30 and 34 reflect the property's actual as-built condition or are virtually staged marketing ... - Identify the partially-visible teal/green object at the left edge of Photo 49 (possible pool, spa, or play structure) ...	- No interior photos available to verify condition/quality of kitchen, bathrooms, or general interior finishes - Public and Agent remarks provide no substantive property description, limiting corroboration of structured fields and ...	- Clarify whether the lower level (office, 3 bedrooms, 2 baths, rec room) should be treated as a walkout basement or as ... - Circular paved/landscaped feature visible in rear-yard aerial photos (49-50) near the lawn is not clearly identifiable ...

Category	SUBJECT PROPERTY inspection photos	36 Reynard Estates Drive MLS # 25048514	28 Trotter Lane MLS # 26002861	2000 Boulder Cir MLS # 26004907	4001 Telluride Circle MLS # 26027387	23801 Mills Mountain MLS # 26033622
Contradictions	-	- Structured fields report Full Baths: 2 and Half Baths: 0, but the floor plan (Photo 49) depicts three distinct bath ...	-	- Public Remarks describe the two upstairs bonus rooms as open-ended flex space ('endless possibilities... create the ... - Photo 35 shows an empty carpeted bedroom while Photo 36 shows what appears to be the same room fully furnished in a ...	-	- Structured BASEMENT field is listed as 'None' and Foundation as 'Slab/Crawl Combination,' yet Public Remarks describe a ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

Condition is tightly clustered across this set. The subject, 36 Reynard Estates Drive, 28 Trotter Lane, 2000 Boulder Cir, and 23801 Mills Mountain all present as well-maintained with no visible deferred maintenance, consistent with the same condition tier, despite none of the comps having updated kitchens or baths (their original finishes simply show little wear). 4001 Telluride Circle's exterior trends a touch better, but that read rests on a single exterior photo with no interior views, so it cannot be confidently placed above or below the rest of the group.

QUALITY

28 Trotter Lane and 23801 Mills Mountain lead the set, showing the most custom-grade detailing (heavy timber trusses, stone-wrapped columns, extensive built-ins) that pushes them a step above typical upscale production work. 4001 Telluride Circle appears to sit in the same upper tier based on its stone/timber Craftsman exterior, though this is inferred from exterior cues only given the absence of interior photos. 2000 Boulder Cir follows closely behind with strong upscale detailing (stacked-stone fireplace, iron/glass entry, custom millwork) but reads as a half-step below the top group. The subject and 36 Reynard Estates Drive present most similarly to each other, both well-finished above-builder-grade homes without quite reaching the custom-build complexity seen in the top tier.

VERSUS SUBJECT

The subject presents as a well-finished, above-builder-grade home (Q3/C3) with an updated kitchen and predominantly updated baths. Against the comp set, it is closely matched in overall quality and condition to 36 Reynard Estates Drive, both sitting a step below the more custom-detailed 28 Trotter Lane, 23801 Mills Mountain, and (tentatively) 4001 Telluride Circle. 2000 Boulder Cir sits marginally above the subject on quality but is otherwise very similar on condition. None of the comps show confirmed kitchen/bath updates, whereas the subject's updated kitchen and baths are a point of distinction even where overall condition scores land in the same tier.

- 36 Reynard Estates Drive: quality similar, condition similar - 36 Reynard Estates Drive presents with the same well-finished, above-builder-grade design tier as the subject and the same well-maintained condition, though its kitchen and baths are original rather than updated like the subject's.
- 28 Trotter Lane: quality superior, condition similar - 28 Trotter Lane's soaring wood-beamed ceilings, heart pine flooring, and extensive custom millwork reflect a more custom-grade build than the subject, while both present in comparably well-maintained condition.
- 2000 Boulder Cir: quality similar, condition similar - 2000 Boulder Cir's design tier (stacked-stone fireplace, custom millwork) is close to the subject's, with only a marginal edge, and its maintained condition is comparable, though two rooms there were assessed with reduced confidence due to apparent staged imagery.

- 4001 Telluride Circle: quality unclear, condition unclear - 4001 Telluride Circle's exterior suggests a custom-grade quality and good upkeep that could exceed the subject, but with only one exterior photo and no interior views, there is not enough evidence to confidently rate it relative to the subject on either scale.
- 23801 Mills Mountain: quality superior, condition similar - 23801 Mills Mountain shows custom-grade elements (exposed wood trusses, stone-clad columns, extensive built-ins) beyond the subject's finish level, while its well-maintained original condition is comparable to the subject's.

- No property in this set differs from the group's center by a full internal-score step on either scale; the spread runs from upscale-production (Q3) to high-end custom (Q2-to-Q3) quality, which is a real but moderate range, not an outlier situation.

- 4001 Telluride Circle is a reliability gap rather than a value gap: its quality and condition calls rest on a single exterior photo with no interior documentation (LOW confidence), so its apparent edge in both quality and condition should be treated cautiously.

- 2000 Boulder Cir's condition read is MEDIUM confidence because two upper-level rooms appear to be virtually staged/rendered rather than actual current photos, limiting certainty there.

- 36 Reynard Estates Drive, 28 Trotter Lane, and 23801 Mills Mountain assessments are HIGH confidence, supported by extensive interior photo coverage.

- 2000 Boulder Cir is MEDIUM confidence due to apparent virtually staged/rendered images in two upper-level rooms, which limits certainty about their true current condition.

- 4001 Telluride Circle is LOW confidence overall; only a single exterior photo was available, so both its quality and condition calls (and any comparison to the subject) are inferred rather than directly observed.

- The subject's own assessment is MEDIUM confidence due to heavy personal clutter obscuring some rooms and an ambiguous wall texture in one secondary bath that could not be conclusively ruled in or out as a moisture issue.