3093 Avilla Manor Trl

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261119-225713-3093-avilla-manor-trl

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: 24

PHOTO-ONLY FINDINGS

[MEDIUM] **Covered rear patio with wood support column and brick paving, open to backyard**

A covered patio area is visible at the rear of the home under the main roofline with a wood post, not referenced in any notes (none provided).

Source: Photo 2

REVIEW REQUIRED

- Detached outbuilding (Photos 4, 7, 8) is unfinished inside (OSB walls, bare concrete); appraiser should confirm intended use/finish level for proper classification and value treatment.
- No appraiser notes were provided; all condition/quality calls rely solely on photo interpretation and should be confirmed against inspection records.

DETACHED OUTBUILDINGS

[HIGH] **Detached garage/shop building, brick veneer matching main house, single overhead door plus man door, unfinished OSB-lined interior with concrete floor and electrical panel**

Appears as a sizable single-bay detached structure finished on the exterior to match the main dwelling (matching brick and black roofing/trim). Interior is unfinished shell space (OSB walls, exposed electrical panel, bare concrete floor), suggesting storage/shop use rather than finished living or garage space. Visible in the background of Photo 4 and documented directly in Photos 7 and 8.

Source: Photo 4, Photo 7, Photo 8

SITE & VIEW

[MEDIUM] **Wooded lot with mature trees along rear and side yard**

Rear and side yards back to a stand of mature trees, offering some privacy/buffer; extent of usable acreage cannot be confirmed from photos alone.

Source: Photo 2, Photo 5

IMAGE QUALITY ISSUES

- Photo 3 has strong sun glare/lens flare that obscures much of the upper portion of the frame, limiting its usefulness for site/street assessment.

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

Quality: Consistent with Q3 - a well-finished, above-builder-grade new construction home. Design and material choices (stone fireplace with wood mantel, wood-beam tray ceiling, board-and-batten accent wall, built-in bookshelves, large contrasting-tone kitchen island, quartz-type counters, tile backsplash, double wall ovens/gas cooktop, matching brick detached outbuilding) exceed typical builder-grade spec but stop short of fully custom Q2 - floor plan and room proportions remain conventional and some rooms (secondary

bedrooms) use standard carpet rather than upgraded flooring throughout.

Condition: Consistent with C2 - this is new construction, photographed in as-built/unoccupied condition with no wear, deferred maintenance, or damage evident throughout. Finishes appear unused; yard and hardscape show fresh sod/seed lines consistent with recent completion.

Kitchen/baths: Kitchen (Photos 9-10) features gray shaker cabinetry, light stone-look counters, tile backsplash, large island, and built-in double ovens/gas cooktop - new/current, no updates needed. Primary bath (Photos 14-15) has a freestanding tub, curbless tile shower, and double vanity; secondary baths (Photos 17, 20, 24) are simpler but all new and consistently finished.

Not visible/verified: No appraiser notes were provided to corroborate photo impressions or confirm effective age/systems.; No basement or crawlspace photos included; foundation type not confirmed.; Full rear and side elevations are only partially shown; some exterior wall areas not visible.; Interior finish level of the detached outbuilding (Photo 8) is unfinished (OSB walls), which may affect its classification/value contribution.

3092 Avilla Manor Trail, Alexander, 72002 MLS # 25049342

Photo count check: MATCH (43/43)

PHOTO-ONLY FINDINGS

[MEDIUM] Outdoor brick fireplace/firebox under covered rear patio

A built brick fireplace structure with firebox opening is visible under the covered rear patio. Structured fields list only 'Gas Logs Present' under FIREPLACE (which corresponds to the interior linear fireplace seen in Photos 7-8); no remarks or additional structured field reference this separate outdoor fireplace.

Source: Photo 42

REVIEW REQUIRED

- Ambiguous ownership of the white detached structure visible in Photos 3 and 40 - may belong to a neighboring property rather than the subject; recommend confirming via plat/aerial.
- Confirm whether the outdoor brick fireplace under the rear covered patio is a second fireplace beyond the single 'Gas Logs Present' structured field entry.

DETACHED OUTBUILDINGS

[LOW] Possible detached garage/shop structure (white building) visible at rear/side of lot

A white detached building with garage-style doors is visible beyond the subject home's driveway/yard in Photo 3 and again in the background of Photo 40. Given the subject is on a wooded 1-acre lot within a new-construction subdivision, this structure may belong to a neighboring parcel rather than the subject property; not confirmed by structured fields or remarks.

Source: Photo 3

SITE & VIEW

[HIGH] 1.03-acre wooded homesite

Approx Acreage listed as 1.03; LOT feature includes 'Wooded' and 'Level.' Treed buffer visible along rear/side of lot in Photos 1-5 and 43, providing privacy screening above what is typical for standard suburban lots.

Source: Structured Field

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

Quality: Consistent with Q3 - well-finished new construction (built 2025 by a named custom builder, 'Homes by Hesley') with upgrades beyond typical builder grade: brick/stone exterior, architectural shingle roof, wood ceiling beams and trim accents, furniture-style custom hood over the range, built-in shelving/mudroom, large

walk-in closets, and a stacked-stone fireplace surround. Design and millwork are above stock production-home level but not at full custom/high-end (Q2) complexity - floor plan and detailing, while upgraded, are not exceptionally ornate or architecturally unique throughout.

Condition: Consistent with C2 - brand-new, never-occupied construction (structured field: 'Completed Uninhabited', Year Built 2025) with no deferred maintenance and all finishes in like-new condition throughout observed areas.

Kitchen/baths: Kitchen features quartz counters, large island, double wall ovens, gas cooktop, tile backsplash, and custom white cabinetry with upgraded hood surround - a strong, modern kitchen consistent with an 'updated'/new condition descriptor, though this is original new construction rather than a renovation. Primary bath features a freestanding soaking tub, large tiled walk-in shower, and dual vanities; secondary baths show quartz-topped vanities and tile tub/shower surrounds - all new and unworn.

Not visible/verified: This is new, never-occupied construction, so the UAD 'not updated/updated/remodeled' vocabulary (designed to describe renovation history of an existing home) is applied loosely here - kitchen and baths are original to construction, not retrofit updates.; MLS photos are staged/marketing images; exterior grading and landscaping appear not fully finished in some shots (bare dirt patches in photo 3), consistent with brand-new construction rather than a condition defect.; No visible safety or soundness issues were observed in any photo.

3109 Avilla Manor Trail, Alexander, 72002 MLS # 25050093

Photo count check: MATCH (1/1)

REVIEW REQUIRED

- No interior photos exist; kitchen and bath condition/quality, flooring, and general interior finish could not be assessed and are marked 'not observed.'
- The sole exterior photo shows the home mid-construction, so condition rating (C1 assumed for new construction) could not be visually verified against final as-sold state.
- Cannot confirm from available materials whether 1.38 acres represents excess acreage relative to neighboring parcels in the Avilla Manor subdivision.

DETACHED OUTBUILDINGS

[HIGH] **24 x 40 shop in backyard with electrical wiring**

Public Remarks: 'a generous 24 x 40 shop in the backyard, complete with electrical wiring, provides ample space for projects or extra storage.' Also noted as 'Shop' under EXT. FEATURES in Structured Fields. Not visible in the single exterior front-elevation photo provided.

Source: Public Remarks

POOLS & SITE IMPROVEMENTS

[HIGH] **Back porch with wood-burning fireplace and gas line stubbed for outdoor cooking/kitchen**

Public Remarks: 'enjoy evenings by the wood-burning fireplace on the back porch, which is set up for outdoor cooking with a gas line already installed.' Corroborated by Structured Field FIREPLACE: Woodburning-Stove. Not visible in the single front-elevation photo provided.

Source: Public Remarks

SITE & VIEW

[MEDIUM] **1.38-acre lot (60,317 sq ft)**

Approx Acreage listed as 1.38 acres with lot dimensions 170' x 353' x 170' x 354'. This is a larger-than-typical suburban lot, though whether it is excess relative to the immediate subdivision (Avilla Manor) cannot be confirmed from available materials.

Source: Structured Field

IMAGE QUALITY ISSUES

- Only 1 photo provided for the entire listing (Picture Count: 1), covering the front exterior elevation only - no interior photos, no rear/side exterior photos, and no photos of the shop, porch, or lot beyond the front yard.
- The single photo depicts the property under construction (unfinished grading, exposed dirt, construction debris, dumpster), which may not reflect the property's appearance/condition at time of sale (closed 4/7/2026).

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

Quality: Structured fields and remarks describe a brick-and-stone exterior with complex multi-gable rooflines, architectural shingle roof, insulated Low-E windows/doors, spray foam insulation, tankless water heater, granite slab kitchen counters, walk-in shower, and built-ins - consistent with a well-finished home above builder-grade (Q3), though no interior photos exist to confirm finish quality firsthand.

Condition: This is new construction (built 2025, sold/closed 2026) with no prior occupancy, which would typically support a C1 rating at time of sale. However, the sole available photo was taken pre-completion, showing an unfinished dirt yard, construction debris, and a dumpster, so final as-sold condition cannot be directly verified from images.

Kitchen/baths: Granite slab kitchen counters and a walk-in shower are noted in structured fields, but no kitchen or bathroom photos are provided, so the status of these spaces cannot be visually confirmed.

Not visible/verified: Only one exterior photo is provided; no interior photos exist to assess kitchen, bathrooms, or general interior condition/quality.; The single available photo shows the property mid-construction (bare dirt yard, debris, dumpster), which may not represent final condition at time of sale.; Quality impression relies heavily on structured field feature checkboxes rather than visual confirmation.

3076 Avilla Manor, Alexander, 72002 MLS # 26004852

Photo count check: MATCH (46/46)

REVIEW REQUIRED

- Garage interior not shown in any photo - cannot verify finish level or condition inside garage
- Confirm whether 'oversized 3 car garage' in remarks corresponds to measurable garage SF, as no interior garage photos were provided to verify

SITE & VIEW

[HIGH] 1.19-acre corner lot within subdivision

Approx Acreage/Lot Dimensions listed as 1.19; LOT features include Corner Lot and In Subdivision - larger than a typical subdivision lot, a potential site value driver.

Source: Structured Field

[MEDIUM] Claimed privacy and flat, walkable site with wooded buffer

Public remarks state the home is 'Located in the FINEST neighborhood around with privacy and flat walks' - partially corroborated by photos showing a level yard and mature wooded buffer at the rear/sides of the lot (Photos 1, 4, 5, 6), though the characterization of privacy/quality is marketing language.

Source: Public Remarks

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

Quality: The dwelling presents as well-finished construction clearly beyond typical builder grade: full brick veneer exterior, architectural shingle roof, craftsman detailing with wood porch posts, custom cabinetry throughout, quartz kitchen counters, wood beam vaulted ceilings in the primary suite and office, and a high-end primary bath with frameless glass shower and freestanding soaking tub. These are original construction characteristics (not later add-ons), so they are scored as quality. Holistically this is consistent with Q3, with isolated rooms (primary suite, great room) bordering Q2-level finish, but the overall home is better

characterized as Q3.

Condition: The home is new construction (built 2025) and per the structured field is 'Completed Uninhabited' (vacant). No wear, staging, or deferred maintenance is visible in any of the 46 photos, consistent with a like-new, never-occupied dwelling.

Kitchen/baths: Kitchen and baths reflect original new-construction finishes (quartz/granite counters, custom cabinetry, tile surrounds) rather than later remodels; both are new and free of wear, so they are best described as 'updated' in UAD terms since the dwelling is unoccupied new construction rather than a renovated older kitchen/bath.

Not visible/verified: Garage interior was not photographed; New construction limits typical condition grading context; C2 reflects as-built new condition rather than post-occupancy wear assessment; MLS photos are marketing images; some rooms (e.g., some secondary bedrooms) shown only briefly, though overall interior photo count (30+) supports reasonable confidence; Mechanical equipment (HVAC condensers) only visible from exterior (Photos 5, 6); interior mechanical condition not assessed

3148 Avilla Manor Trail, Alexander, 72002 MLS # 26005725

Photo count check: MATCH (7/7)

REVIEW REQUIRED

- Exposed/unfinished subfloor visible in multiple interior photos (Photos 2,3,4,5,6,7) - appears attributable to construction stage at time of photography; appraiser should confirm completed, move-in condition as of closing (4/20/2026) rather than relying on these photos.
- Baths could not be assessed - no bathroom photos were provided despite 3 full and 2 half baths listed.
- Rear porch and outdoor kitchen referenced in remarks could not be visually confirmed - no rear exterior photo provided.
- Confirm whether the three-car garage shown at the left of Photo 1 is attached or a separate detached structure; relationship to main house massing is not entirely clear from the single exterior photo.

POOLS & SITE IMPROVEMENTS

[MEDIUM] Outdoor kitchen on back porch

Remarks state 'huge back porch with outdoor kitchen'; no corresponding structured field for outdoor kitchen and no photo of the rear porch/outdoor kitchen was provided to confirm scope or construction.

Source: Public Remarks

[MEDIUM] Outdoor fireplace

Listed under Area Amenities as 'Outdoor Fireplace.' Not visible in any provided photo (interior fireplace shown in Photos 5 and 7 is a separate woodburning prefab unit) and not mentioned in remarks; cannot visually corroborate.

Source: Structured Field

SITE & VIEW

[HIGH] 1.48-acre wooded homesite, described as offering 'ample elbow room'

Approx Acreage 1.48 (Structured Field); Lot features Wooded, Level, Extra Landscaping; Public Remarks emphasize the lot size and mature Oak trees as a selling point. Heavily wooded lot visible in Photo 1 surrounding the home. This is a likely value driver relative to typical subdivision lots.

Source: Structured Field; Public Remarks

IMAGE QUALITY ISSUES

- All photos appear to have been taken during active construction (bare concrete subfloors, materials/debris staged in rooms), limiting ability to assess true finished condition.
- Only 7 total photos provided, with just 1 exterior view and no rear-yard/porch photos despite porch and outdoor kitchen being referenced in remarks.
- No bathroom photos provided.

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

Quality: Design and material specifications noted in structured fields and visible in photos (granite slab counters, tray and vaulted ceilings, exposed wood beam accent, built-ins, brick/Hardie board exterior combination, architectural shingle roof, insulated Low-E windows, tankless water heater, high-efficiency HVAC) exceed typical builder-grade stock finishes. This is consistent with Q3 - a well-finished home with upgrades beyond builder grade - rather than Q2 full custom/high-end, as the plan appears to be a production/semi-custom builder design (Oltmans Development) rather than one-of-a-kind architecture.

Condition: This is new construction (built 2026, sold/closed 4/20/2026) with no prior occupancy, which would normally support a C2 condition rating. However, all photos were taken while the home was still under active construction - bare/unfinished concrete subfloors, incomplete cabinetry installation, and construction debris are visible throughout. These conditions reflect the construction stage at the time photos were taken, not deferred maintenance, but they prevent direct visual confirmation of the home's finished, as-delivered condition.

Kitchen/baths: Kitchen (Photos 2, 7) shows white shaker-style upper/lower cabinetry, a large dark-finished island, vented range hood enclosure, and granite slab counters per structured field - all new construction, not yet fully finished/installed at time of photos, but representing a new/never-used kitchen (functionally 'remodeled' relative to UAD condition vocabulary). No bathroom photos were provided; structured fields list a walk-in shower and 3 full/2 half baths, but condition and finish level cannot be verified from available images.

Not visible/verified: Photos depict the home mid-construction, not in finished, move-in condition - final finish quality and workmanship cannot be fully confirmed; Only 6 interior photos provided, below the ~8-photo threshold for reliable interior condition assessment; No bathroom photos provided - baths_status could not be observed; No exterior rear-yard, porch, or outdoor kitchen photos provided despite being referenced in remarks

9103 Red Barn Way, Alexander, 72002 MLS # 26010773

Photo count check: MATCH (50/50)

PHOTO-ONLY FINDINGS

[MEDIUM] Built-in outdoor kitchen with gas grill under covered rear patio

A built-in brick outdoor kitchen/grill station is visible under the covered rear patio in Photo 43. This is not referenced in the structured fields (which list only 'Patio') or in either remarks section.

Source: Photo 43

REVIEW REQUIRED

- Confirm the quality/condition rating given the mixed finish levels observed (high-end primary suite and kitchen vs. standard builder-grade secondary bathrooms)
- Verify roof, mechanical system, and foundation condition, as these were not visible in any provided photo
- Confirm the detached 30x32 shop's finished utilities (HVAC/mini-splits appear present in Photo 44-45) and whether it is included in total improvement value

DETACHED OUTBUILDINGS

[HIGH] Detached 30x32 shop/outbuilding - metal pole-barn construction with standing-seam metal roof, large garage door, multiple windows, French doors, and a finished interior (currently used as a gym/storage space with boat and watercraft storage)

Public remarks explicitly state size (30x32) and function; Agent Remarks reference 'TV mounts (house and shop)' and 'metal shelves in shop,' confirming a developed interior. Photos show a substantial detached structure with its own garage bay, large window wall, and finished/insulated-looking interior.

Source: Public Remarks ("3-car garage plus a 30x32 shop- ideal for hobbies or storage"); corroborated by Photos 42, 44,

45, 47, 49

SITE & VIEW

[HIGH] **1.22-acre homesite in a gated subdivision, larger than typical for the immediate street**

Lot size and gated-community amenity are confirmed in structured data and remarks; aerial photos show a generously-sized lot relative to neighboring parcels.

Source: Structured Field (Approx Acreage 1.22; Gated Entrance); corroborated by Public Remarks ("just over an acre") and aerial Photos 46-49

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

Quality: Consistent with Q3 - a well-finished, semi-custom 'modern farmhouse' design with upgraded architectural detailing (double iron entry doors, gabled entry, 12-ft ceilings, stone-accent fireplace wall) and a high-end kitchen (quartz counters, built-in stainless appliance suite, custom cabinetry). The primary suite and kitchen read above typical builder grade, but secondary bathrooms show plainer, more standard fixtures, so the overall holistic impression sits at Q3 rather than Q2.

Condition: Consistent with C3 - the home presents as immaculate with no visible wear, staining, or deferred maintenance throughout all photographed areas; however, as a 2021-built home (approx. 5 years old at sale), it is not 'day-one new,' so C3 (well-maintained, limited wear) is used rather than C2.

Kitchen/baths: Kitchen and primary bath present as high-quality original construction with quartz counters, large island, built-in stainless appliances, and a spa-like primary bath with soaking tub and walk-in shower - in excellent, like-new condition. Secondary bathrooms are simpler, standard builder-grade tub/shower units, consistent with original (non-remodeled) construction.

Not visible/verified: Secondary bathrooms (Photos 36, 41) show plain builder-grade fiberglass tub/shower units and basic vanities, contrasting with the upgraded primary suite and kitchen - this mixed presentation affects the holistic quality call; No photos show the roof up close, attic mechanicals, crawlspace, or foundation condition; Upstairs secondary bedrooms show simpler finishes (carpet, standard trim) than the main-level living areas; Photo coverage is extensive (50 photos, 15+ interior) supporting a HIGH confidence call, but MLS photos are marketing images and may omit problem areas

3101 Avilla Manor, Alexander, 72002 MLS # 26037579

Photo count check: MATCH (2/2)

REVIEW REQUIRED

- Confirm actual completion status given visible plastic window coverings, bare dirt yard, and staged materials despite 'Completed Uninhabited' structured field
- No kitchen or bathroom photos available to verify condition/quality claims in structured fields (quartz counters, walk-in shower, double oven)
- Verify whether photos were taken pre-final-completion, which could affect condition rating at time of sale

CONTRADICTIONS

- Structured field lists Construction Details as 'Completed Uninhabited,' but Photo 1 shows plastic film still covering several windows, a bare unlandscaped dirt yard, and construction materials staged near the entry, suggesting the home may not have been fully finished/cleaned at time of photography.

IMAGE QUALITY ISSUES

- Only 2 photos total for the listing severely limits visual verification of most structured features (kitchen, baths, additional bedrooms, exterior elevations, garage, lot)
- Photo 1 has significant sun glare obscuring upper facade/roof detail
- No photos of kitchen, bathrooms, garage, or rear/side exterior elevations provided

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

Quality: Exterior shows brick and natural-stone veneer accents, multiple roof gables, architectural shingles, and a craftsman design with double-door entry - above basic builder-grade massing and materials. The one interior photo shows a full-height stone fireplace surround, exposed wood ceiling beams, and built-in cabinetry flanking the fireplace, consistent with upgraded, well-finished construction beyond stock builder grade. Structured fields corroborate this with quartz kitchen counters, double oven, gas range, and insulated/energy features. Overall impression is consistent with Q3.

Condition: Property is new construction (built 2026, 'Completed Uninhabited' per structured field), so condition should reflect like-new, no-deferred-maintenance status consistent with C2. However, photos show the home may still be mid-finish: plastic film remains on several windows, the yard is bare dirt with no landscaping, and construction materials/boxes are staged on the ground outside the entry. This suggests photos were taken before final completion/cleanup, which should be confirmed before relying on 'Completed' status.

Kitchen/baths: No kitchen or bathroom photos were provided; status cannot be visually confirmed. Structured fields indicate quartz counters, double oven, walk-in shower, and breakfast bar, consistent with a newly built kitchen/baths, but this is inferred from structured data only, not photo observation.

Not visible/verified: Only 2 photos provided for the entire listing; no kitchen, bathroom, bedroom, or additional interior/exterior photos available; Interior photo coverage is far below the ~8 photo threshold, so interior quality/condition confidence is LOW; Cannot visually confirm kitchen or bath finishes; relying on structured fields only; Sun glare in Photo 1 partially obscures upper roofline and window details; Property is new construction/uninhabited; condition impression may not reflect final delivered state

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	3092 Avilla Manor Trail MLS # 25049342	3109 Avilla Manor Trail MLS # 25050093	3076 Avilla Manor MLS # 26004852	3148 Avilla Manor Trail MLS # 26005725	9103 Red Barn Way MLS # 26010773	3101 Avilla Manor MLS # 26037579
Q/C impression	[H] Q3 / C2 K: updated B: updated	[H] Q3 / C2 K: updated B: updated	[L] Q3 / C1 K: not observed B: not observed	[H] Q3 / C2 K: updated B: updated	[L] Q3 / C2 K: remodeled B: not observed	[H] Q3 / C3 K: updated B: updated	[L] Q3 / C2 K: not observed B: not observed
Vs. subject (advisory)	-	Q similar / C similar Both are new, never-occupied construction with comparable upgraded stone/wood detailing and like-new finishes throughout.	Q similar / C unclear Structured-field specs suggest comparable finish quality to the subject, but the sole photo shows the home mid-construction, so final as-delivered condition cannot be confirmed.	Q similar / C similar Shares the same new-construction profile and upgraded brick, quartz, and beam detailing as the subject, with no visible wear in either property.	Q similar / C unclear Specified finishes (granite, beams, brick/Hardie exterior) align with the subject's quality level, but construction-stage photos with exposed subfloor and debris prevent a confident condition comparison.	Q similar / C similar Kitchen and primary suite upgrades are comparable to the subject, and the home is immaculate despite being roughly five years old rather than brand new like the subject; secondary baths are plainer but the overall gap remains modest.	Q similar / C unclear Visible stone fireplace and beam detailing suggest a similar quality level to the subject, but minimal photo coverage and signs of incomplete finish (window plastic, bare yard) make the condition comparison uncertain.
Detached outbuildings	[H] Detached garage/shop building, brick veneer matching main house, single overhead door plus man door, unfinished OSB-lined interior with concrete floor and electrical panel	[L] Possible detached garage/shop structure (white building) visible at rear/side of lot	[H] 24 x 40 shop in backyard with electrical wiring	-	-	[H] Detached 30x32 shop/outbuilding - metal pole-barn construction with standing-seam metal roof, large garage door, multiple windows, French doors, and a finished interior (currently used as a gym/storage space with boat and watercraft storage)	-
Photo-only findings	[M] Covered rear patio with wood support column and brick paving, open to backyard	[M] Outdoor brick fireplace/firebox under covered rear patio	-	-	-	[M] Built-in outdoor kitchen with gas grill under covered rear patio	-
Pools & site improvements	-	-	[H] Back porch with wood-burning fireplace and gas line stubbed for outdoor cooking/kitchen	-	[M] Outdoor kitchen on back porch [M] Outdoor fireplace	-	-
Site & view	[M] Wooded lot with mature trees along rear and side yard	[H] 1.03-acre wooded homesite	[M] 1.38-acre lot (60,317 sq ft)	[H] 1.19-acre corner lot within subdivision [M] Claimed privacy and flat, walkable site with wooded buffer	[H] 1.48-acre wooded homesite, described as offering 'ample elbow room'	[H] 1.22-acre homesite in a gated subdivision, larger than typical for the immediate street	-

Category	SUBJECT PROPERTY inspection photos	3092 Avilla Manor Trail MLS # 25049342	3109 Avilla Manor Trail MLS # 25050093	3076 Avilla Manor MLS # 26004852	3148 Avilla Manor Trail MLS # 26005725	9103 Red Barn Way MLS # 26010773	3101 Avilla Manor MLS # 26037579
Dated renovations	-	-	-	-	-	-	-
Review required	- Detached outbuilding (Photos 4, 7, 8) is unfinished inside (OSB walls, bare concrete); appraiser should confirm ... - No appraiser notes were provided; all condition/quality calls rely solely on photo interpretation and should be ...	- Ambiguous ownership of the white detached structure visible in Photos 3 and 40 - may belong to a neighboring property ... - Confirm whether the outdoor brick fireplace under the rear covered patio is a second fireplace beyond the single 'Gas ...	- No interior photos exist; kitchen and bath condition/quality, flooring, and general interior finish could not be ... - The sole exterior photo shows the home mid-construction, so condition rating (C1 assumed for new construction) could ... - Cannot confirm from available materials whether 1.38 acres represents excess acreage relative to neighboring parcels in ...	- Garage interior not shown in any photo - cannot verify finish level or condition inside garage - Confirm whether 'oversized 3 car garage' in remarks corresponds to measurable garage SF, as no interior garage photos ...	- Exposed/unfinished subfloor visible in multiple interior photos (Photos 2,3,4,5,6,7) - appears attributable to ... - Baths could not be assessed - no bathroom photos were provided despite 3 full and 2 half baths listed. - Rear porch and outdoor kitchen referenced in remarks could not be visually confirmed - no rear exterior photo provided. - Confirm whether the three-car garage shown at the left of Photo 1 is attached or a separate detached structure ...	- Confirm the quality/condition rating given the mixed finish levels observed (high-end primary suite and kitchen vs. ... - Verify roof, mechanical system, and foundation condition, as these were not visible in any provided photo - Confirm the detached 30x32 shop's finished utilities (HVAC/mini-splits appear present in Photo 44-45) and whether it is ...	- Confirm actual completion status given visible plastic window coverings, bare dirt yard, and staged materials despite ... - No kitchen or bathroom photos available to verify condition/quality claims in structured fields (quartz counters ... - Verify whether photos were taken pre-final-completion, which could affect condition rating at time of sale
Contradictions	-	-	-	-	-	-	- Structured field lists Construction Details as 'Completed Uninhabited,' but Photo 1 shows plastic film still covering ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

3109 Avilla Manor Trail reads as the best-positioned on condition given its pre-occupancy new-construction status, but this is a low-confidence call since the only available photo shows the home mid-construction with bare dirt and debris, so its true as-delivered condition is unverified. The subject, 3092 Avilla Manor Trail, 3076 Avilla Manor, and 3101 Avilla Manor present similarly - all new, never-occupied construction with no wear or deferred maintenance visible (the 3101 Avilla Manor read is lower-confidence, based on minimal photo coverage that also shows some mid-finish signs like window plastic and an ungraded yard). 3148 Avilla Manor Trail sits a modest step below this group; its photos were taken mid-construction (exposed subfloor, staged materials and debris), which prevents full confirmation of final condition even though completed areas show no wear. 9103 Red Barn Way is the softest of the group on condition, not because of any flaw but because it is an immaculate, well-maintained five-year-old home rather than day-one new construction like the rest of the set.

QUALITY

Quality is largely homogeneous across the set - the subject and all comps read as well-finished, above-builder-grade construction consistent with Q3. 3092 Avilla Manor Trail, 3076 Avilla Manor, 3148 Avilla Manor Trail, and 3101 Avilla Manor align closely with the subject's finish level, sharing brick/stone exteriors, quartz or granite counters, and upgraded millwork or ceiling detailing. 9103 Red Barn Way and 3109 Avilla Manor Trail read a touch lower within the same tier - Red Barn Way due to noticeably simpler secondary bathroom fixtures contrasting with its upgraded kitchen and primary suite, and 3109 Avilla Manor Trail due to quality being inferred mostly from structured fields rather than confirmed by interior photos. These differences are minor and do not materially separate any property from the group.

VERSUS SUBJECT

The subject is consistent with Q3 quality and C2 condition as new, never-occupied construction with upgraded finishes throughout, including a stone fireplace, wood-beam tray ceiling, and a strong kitchen and primary bath. Most comps mirror this profile closely: 3092 Avilla Manor Trail and 3076 Avilla Manor match it essentially point-for-point on both quality and condition with high confidence. 3101 Avilla Manor and 3109 Avilla Manor Trail also appear comparable, but their condition reads carry lower confidence because their photos show the homes not fully finished or cleaned up at time of shooting. 3148 Avilla Manor Trail likely matches as well on both scales, but its mid-construction photos leave its final condition less certain relative to the subject's fully-realized, photographed completion. 9103 Red Barn Way is the one comp that is not new construction - at roughly five years old it is not 'day-one new' like the subject - but it presents as immaculate and well-maintained, keeping it close in condition even if not identical in basis.

- 3092 Avilla Manor Trail: quality similar, condition similar - Both are new, never-occupied construction with comparable upgraded stone/wood detailing and like-new finishes throughout.
- 3109 Avilla Manor Trail: quality similar, condition unclear - Structured-field specs suggest comparable finish quality to the subject, but the sole photo shows the home mid-construction, so final as-delivered condition cannot be confirmed.
- 3076 Avilla Manor: quality similar, condition similar - Shares the same new-construction profile and upgraded brick, quartz, and beam detailing as the subject, with no visible wear in either property.
- 3148 Avilla Manor Trail: quality similar, condition unclear - Specified finishes (granite, beams, brick/Hardie exterior) align with the subject's quality level, but construction-stage photos with exposed subfloor and debris prevent a confident condition comparison.
- 9103 Red Barn Way: quality similar, condition similar - Kitchen and primary suite upgrades are comparable to the subject, and the home is immaculate despite being roughly five years old rather than brand new like the subject; secondary baths are plainer but the overall gap remains modest.
- 3101 Avilla Manor: quality similar, condition unclear - Visible stone fireplace and beam detailing suggest a similar quality level to the subject, but minimal photo coverage and signs of incomplete finish (window plastic, bare yard) make the condition comparison uncertain.

- 3109 Avilla Manor Trail is LOW confidence overall: only one pre-completion photo is available, so both the quality and especially condition calls are inferred largely from structured fields rather than visual confirmation.

- 3148 Avilla Manor Trail is LOW confidence: photos were taken while the home was still under active construction, with exposed subfloor and no bathroom photos provided, limiting certainty on final condition.

- 3101 Avilla Manor is LOW confidence: only two photos are provided for the entire listing, with some visual cues (window plastic, bare dirt yard) suggesting the home may not have been fully finished at time of photography.

- 3092 Avilla Manor Trail, 3076 Avilla Manor, 9103 Red Barn Way, and the subject are all HIGH confidence, supported by extensive photo coverage of interior and exterior spaces with no visible wear or deferred maintenance.

CONSIDERED, NOT USED

The following sales were reviewed by this tool but removed from the analysis set and are not part of the findings above.

- 3084 Avilla Manor MLS # 26001994
- 3108 Avilla Manor MLS # 26042250