714 Dalewood

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261123-165907-714-dalewood

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: 14

PHOTO-ONLY FINDINGS

[LOW] **Deck/porch structure with railing visible at far right edge of front elevation photo**

Elevated deck/porch structure appears near the property line on the right side of the frame; likely belongs to the adjoining property rather than the subject, ownership ambiguous.

Source: Photo 1

REVIEW REQUIRED

- Electrical system reported by occupant to need attention - not independently verified, warrants inspection.
- Attic insulation reported low per occupant - not independently verified, warrants inspection.
- Asphalt shingle roof reported near end of life with unknown age - condition/remaining life should be confirmed.
- HVAC condenser (2018) reported by occupant to need servicing - should be verified.
- Ambiguous identification of structure in Photo 6 (detached shed vs. attached storage) should be clarified.

DETACHED OUTBUILDINGS

[HIGH] **Detached rear shed with metal roof**

Green metal-roofed shed visible at rear of lot, matches appraiser notes description of a detached rear shed.

Source: Appraiser Notes; Photo 2; Photo 5

[LOW] **Storage/workshop interior, cluttered wood-frame room with exposed insulation**

Interior shot shows a rough wood-paneled storage space with a dryer and tools; unclear from photos whether this is the detached rear shed or the 84 sf attached storage area referenced in notes.

Source: Photo 6

SITE & VIEW

[HIGH] **Prominent rear/background view of municipal water tower**

Water tower visible rising above tree line behind the subject roofline; noted explicitly in appraiser notes as a prominent rear view.

Source: Appraiser Notes; Photo 1

[HIGH] **Overhead low-voltage line crossing the rear yard**

Overhead wiring visible running across the rear yard and along the rear elevation, consistent with notes describing a low-voltage line crossing the yard; potential negative site influence.

Source: Appraiser Notes; Photo 2; Photo 5

DATED RENOVATIONS

[HIGH] **HVAC condenser manufactured Feb 2018**

Per condenser nameplate; occupant reports unit needs servicing.

Source: Appraiser Notes

CONTRADICTIONS

- Appraiser notes state 975 sf GLA by appraiser measurement versus 981 sf per tax card - a self-contained discrepancy within the notes, not photo-verifiable.

IMAGE QUALITY ISSUES

- Photo 3 has significant lens flare from direct sun, obscuring portions of the street scene.
- Photo 6 is dimly lit, limiting ability to confirm whether the space shown is the detached shed or attached storage room.

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

Quality: Original 1954 slab-on-grade construction is consistent with builder-grade/stock design and materials: aluminum lap siding, simple one-story massing, original wood divided-light windows on part of the house, and modest 975-981 sf footprint. No custom architectural detailing, high-end materials, or complex design elements are evident in photos or notes, supporting a Q4 call for both exterior and interior shell.

Condition: Exterior shows significant deferred maintenance (heavy siding weathering/mildew, soffit/fascia deterioration with peeling paint and damaged trim, roof reported near end of life) consistent with C4-to-C5 exterior condition. Interior finishes (laminate wood-look flooring, tile kitchen floor, repainted cabinets, laminate counters, pedestal sink, fiberglass tub surround) appear modernized and reasonably well kept, consistent with C3 interior condition. Holistically, the dwelling reads as an interior-updated C3 layered onto a deferred-maintenance C4-C5 exterior shell, supporting an overall C4 impression, further tempered by unverified electrical and low attic insulation concerns noted by the occupant.

Kitchen/baths: Kitchen shows tile flooring, painted raised-panel cabinet boxes, laminate countertops, and a mixed-era appliance set (Photo 9) - modernized finishes layered on original cabinet carcasses, consistent with 'updated' rather than 'remodeled.' The single bath shows a pedestal sink and fiberglass tub/shower surround (Photo 14) with updated-looking wall and floor finishes, also consistent with 'updated.' Neither room shows evidence of structural reconfiguration, cabinet replacement, or high-end fixtures that would support a 'remodeled' call.

Not visible/verified: Electrical and attic insulation conditions are reported by occupant only and were not independently verified in photos; Roof age is unknown; only visual absence of active failure could be assessed from photos; No photos of attached carport/storage interior, crawlspace/foundation detail beyond slab reference, or full roof plane were provided; Exactly 8 interior photos were provided, at the low end of the threshold for high-confidence interior assessment

720 Oakwood Drive, Benton, 72015 MLS # 25041069

Photo count check: MATCH (8/8)

REVIEW REQUIRED

- Interior confidence is limited by photo count (6 interior photos, below ~8 threshold) - appraiser should confirm condition of unseen areas
- Shed in Photo 8 has no corresponding structured field or remarks mention; verify ownership/inclusion in sale
- Structure visible beyond rear fence line in Photo 8 may belong to a neighboring property; ownership ambiguous

DETACHED OUTBUILDINGS

[HIGH] **Small garden/storage shed in rear yard, gable roof, appears metal or wood-sided**
Visible in backyard photo, positioned within the fenced rear yard area of the subject property; no structured field or remarks reference to this structure.
Source: Photo 8

[LOW] **Additional structure with light-colored siding and gable roof visible over/behind the wooden privacy fence line at rear-left of yard**
Partially visible beyond the subject's wooden fence; likely belongs to an adjacent/neighboring property rather than

the subject site.
Source: Photo 8

IMAGE QUALITY ISSUES

- Only 8 total photos provided, limiting full exterior and systems review
- No rear or side exterior elevation photos, limiting roof and siding condition assessment

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

Quality: Original 1954 construction is a small (768 sf) single-story ranch with metal/vinyl siding, slab foundation, and simple traditional massing - consistent with Q4 stock/builder-grade construction. No elevated millwork, structural complexity, or high-grade original materials are evident in photos; later cosmetic updates (LVP flooring, new cabinets, paint) do not raise the underlying quality tier.

Condition: Public remarks state the home was 'completely remodeled' with new roof, new water heater, and new paint; photos corroborate extensive cosmetic and some mechanical updating - new LVP/laminate flooring throughout, repainted walls, remodeled kitchen (new cabinets, counters, sink, range) and remodeled bath (new vanity sink, toilet, tiled tub/shower surround), and a tagged new water heater. No deferred maintenance or damage is visible in any photo. This supports a C3 impression (well-maintained, recently updated) rather than C2, since the finish quality is modest/builder-grade rather than like-new high-end.

Kitchen/baths: Kitchen (Photo 2) shows full replacement of cabinets, countertop, sink, and range - consistent with a remodel rather than a simple update, matching the public remarks claim of a complete remodel. Bathroom (Photos 4-5) shows a new pedestal sink, toilet, and fully retiled tub/shower surround, also consistent with remodeled status. Only one full bath is present per structured fields, so this single bath's remodeled status is dominant.

Not visible/verified: Only 8 total MLS photos provided; only 6 are interior, below the ~8 threshold suggested for full interior confidence; No exterior rear or side elevation photos were provided, limiting condition assessment of the full exterior envelope, roof, and foundation; No photos of attic, crawlspace/slab, electrical panel, or HVAC system interior condition were provided; No property disclosure was provided per remarks, limiting corroboration of systems/age claims

817 Dalewood, Benton, 72015 MLS # 25047052

Photo count check: MATCH (27/27)

REVIEW REQUIRED

- Verify actual dimensions and construction type of the rear storage/shop structure, as photos suggest it may be larger than the 12x19 stated in remarks and may be a converted mobile home shell rather than a conventional shed.
- Confirm whether the structure/vehicle visible in the background of Photo 23 (beyond the rear fence line) belongs to the subject property or a neighboring parcel.

DETACHED OUTBUILDINGS

[HIGH] **12x19 storage/shop area off the carport**

Public remarks describe a 12x19 storage/shop area off the carport with potential use as 'outside office, she shed, etc.' Photos 23-25 show a sizable accessory structure with metal/vinyl siding, multiple windows with shutters, and a residential-style entry door; photos 26-27 show a cluttered interior used for storage, tools, and a workbench. The structure's apparent size and residential detailing (windows, shutters, door) appear larger/more finished than a simple 12x19 shed and resemble a small single-wide mobile home shell; dimensions and construction type should be verified by the appraiser.

Source: Public Remarks; corroborated by Photo 23, 24, 25, 26, 27

DATED RENOVATIONS

[MEDIUM] **Central heat/air approximately 6-7 years old**

Verbatim from Public Remarks: 'The central heat/air is 6 or 7 years old.' Approximate age only, no exact install date given.

Source: Public Remarks

[MEDIUM] Roof approximately 8-9 years old

Verbatim from Public Remarks: 'the roof is approximately 8 or 9 years old.' Approximate age only, no exact install date given.

Source: Public Remarks

CONTRADICTIONS

- Public remarks state the storage/shop structure is 12x19, but photos 23-25 show a structure with multiple windows, shutters, and a full residential-style door that appears larger and more elaborate than a simple 12x19 shed, resembling a small single-wide mobile home shell; the stated dimensions may understate the actual structure.

IMAGE QUALITY ISSUES

- Photos 26 and 27 (storage/shop interior) are dim and heavily cluttered, limiting assessment of the structure's construction materials and condition.
- Several interior living space photos are tightly cropped or obstructed by furniture and personal items, limiting full-room condition assessment.

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

Quality: Original construction characteristics point to a modest, builder-grade 1954 ranch: metal/vinyl siding, slab foundation, simple gable roofline, and stock oak cabinetry. Some interior millwork (crown molding) is present but overall design and materials are consistent with Q4 stock/builder-grade construction, not a custom or high-upgrade build.

Condition: Remarks and photos indicate a well-maintained home with some recent system updates (HVAC and roof per remarks) and a partially refreshed kitchen (newer refrigerator, added tile backsplash), while the bathroom and some kitchen elements (range, cabinets) appear original and dated but functional. No visible deferred maintenance or safety issues were observed in the photos provided, consistent with a C3 impression.

Kitchen/baths: Kitchen shows partial, cosmetic-level updates (newer stainless refrigerator, added tile backsplash) layered onto original oak builder-grade cabinetry and an older coil-burner range, consistent with UAD 'updated' (modernized, no structural change) while quality remains Q4 bones. The bathroom retains original fiberglass surround, vanity, and fixtures with no visible modernization, consistent with 'not updated.'

Not visible/verified: Only one bathroom is shown in photos, consistent with the single full bath in structured data; countertop material and cabinet interior condition are partially obscured by personal items; No close-up photos of roof surface, foundation, or exterior siding condition; exterior condition judgment relies partly on remarks; Tenant-occupied home with heavy personal decor, furniture, and clutter throughout may mask underlying condition issues; Attic, crawlspace/foundation underside, and HVAC equipment condition are not visible in any photo; Storage/shop outbuilding interior photos are dim and cluttered, limiting assessment of its construction quality and condition

820 Adrian Street, Benton, 72015 MLS # 26006052

Photo count check: MATCH (22/22)

REVIEW REQUIRED

- Identity and condition of the round covered structure near the rear shed (possible pool vs. trampoline) could not be confirmed from photos and should be verified.
- Condition of the tub/shower unit in the single full bathroom could not be observed due to the drawn shower curtain and should be verified.
- Ownership/boundary of the small shed near the carport (Photo 1) should be confirmed as it sits close to the fence line.

DETACHED OUTBUILDINGS

[MEDIUM] **Small detached storage shed (metal panel construction, appears single-door, modest size) near carport/side yard**

Visible behind the wood privacy fence line to the left of the carport; not mentioned in structured fields or remarks. Appears to sit within the subject's fenced yard.

Source: Photo 1

[HIGH] **Larger detached outbuilding/shed in rear yard - wood board-and-batten siding with gabled, rusted corrugated metal roof, appears to have a window and side door**

Clearly located within the subject's fenced rear yard; sizable structure (appears larger than a typical garden shed, potentially a workshop). No corresponding structured field or remarks mention.

Source: Photo 20, Photo 21, Photo 22

POOLS & SITE IMPROVEMENTS

[LOW] **Possible above-ground pool or similar round recreational structure, black fitted cover, adjacent to white tubular frame/ladder**

A round object with a black winter cover and an adjacent white frame is visible next to the rear shed; could be an above-ground pool or a disassembled trampoline frame - cover and partial obstruction by shed/fence make positive identification uncertain. Not mentioned in structured fields or remarks.

Source: Photo 21, Photo 22

IMAGE QUALITY ISSUES

- Backlit/overexposed windows in several living area and bedroom photos obscure wall and floor detail near windows (Photos 3, 4, 10, 16, 17).
- Shower/tub area fully curtained in both bathroom photos, preventing assessment of tub/shower surround condition.
- Low winter sun angle creates heavy shadow in rear yard photos (20, 21, 22), obscuring some ground-level detail near the sheds and pool/trampoline structure.

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

Quality: Consistent with Q4 - a modest 1959 brick ranch of simple, builder-grade design: single-story, carport (not enclosed garage), architectural shingle roof, plain brick veneer, simple window and door openings, no decorative millwork, built-ins, or architectural complexity visible anywhere in the structure.

Condition: Consistent with C4 - the home is lived-in and dated but functional. Finishes (kitchen cabinets, bath vanity, light fixtures) appear original or little-updated and show age; walls show visible scuffs/marks and some surface imperfections; exterior deck and fencing show weathering. No signs of significant deferred maintenance, structural distress, or active water intrusion were observed in the photos provided.

Kitchen/baths: Kitchen appears original/not updated: stock oak cabinetry, laminate counters, dated appliance suite (black electric range, white over-range microwave). Single full bath appears not updated: original-style vanity, cultured-marble top, tri-fold medicine mirror, and dated strip lighting; tub/shower area is curtained off and could not be fully assessed.

Not visible/verified: Bathroom tub/shower fixture itself is obscured by a patterned shower curtain in both bathroom photos (13, 14, 15) and could not be directly assessed for condition.; Several interior photos have strong window backlighting/glare that washes out detail near windows (Photos 3, 4, 10, 16, 17).; Roof surface, attic, and crawl space were not visible in any photo; condition/age of these components could not be assessed.; Exterior rear yard photos were taken in low winter light with long shadows, which may obscure some site-improvement detail.

1110 Oakwood Drive, Benton, 72015 MLS # 26011593

Photo count check: MATCH (26/26)

PHOTO-ONLY FINDINGS

[HIGH] **Built-in outdoor kitchen with gas grill, stone-look counter, cabinet storage, and mini refrigerator**

A permanent outdoor kitchen structure with built-in grill, countertop, storage cabinet, and under-counter refrigerator is visible on the rear patio/deck. No structured field or remarks mention this improvement.

Source: Photo 21, Photo 23, Photo 26

REVIEW REQUIRED

- Surface rust visible on basement support posts and exposed wiring/plumbing (Photo 20) - recommend confirming no structural or safety issues in the unfinished basement.
- Discrepancy between structured Foundation field ('Crawl Space') and Basement fields (full walk-out basement) should be clarified before relying on foundation type for adjustments.

DETACHED OUTBUILDINGS

[LOW] **Small structure(s) visible beyond the rear fence line**

Low rooftops/small structures are visible across the rear fence line in the distant background; these appear to be on a neighboring parcel rather than the subject property and cannot be confirmed as belonging to this lot.

Source: Photo 22

SITE & VIEW

[HIGH] **Walk-out basement**

Structured fields list Basement as Unfinished, Outside Access/Walk-Out, Full Unfinished; Public Remarks describe it as a 'hidden gem' with electrical, water, and sewer hookups suited for workshop/hobby use. This is a value-adding feature beyond typical finished SF.

Source: Structured Field / Public Remarks

CONTRADICTIONS

- Structured Foundation field lists 'Crawl Space' while the Basement section separately lists 'Unfinished,' 'Outside Access/Walk-Out,' and 'Full Unfinished' - these are inconsistent foundation types and the true condition could not be resolved from photos.

IMAGE QUALITY ISSUES

- Basement is documented with only one wide-angle photo (20), limiting ability to assess its full condition.
- No close-up roof photos provided to verify roof condition/age despite 'Architectural Shingle' being stated in structured fields.

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

Quality: Original 1954 brick traditional ranch with simple hip roof, standard window openings, and modest original millwork - consistent with Q4 builder/stock-grade construction for its era. No structural complexity, custom architectural detailing, or premium original materials observed that would support a higher quality anchor.

Condition: Interior shows a recent, fairly comprehensive refresh - new cabinetry, counters, appliances, and tile in the kitchen, refinished/clean hardwood floors, fresh paint, added crown molding, new rear deck, and a built-in outdoor kitchen - consistent with C3, a well-maintained home with limited wear and visible updates beyond original condition. The unfinished basement, by contrast, is utilitarian with exposed framing, older mechanicals, and some surface rust on support posts, which is typical for unfinished basement space but should be verified for structural soundness.

Kitchen/baths: Kitchen appears fully replaced (cabinets, counters, tile floor, appliances, lighting) - significant alteration consistent with 'remodeled.' The single full bath retains an older tile tub surround and tile floor from an earlier

era but has a newer vanity and light fixture - consistent with 'updated' rather than fully remodeled.

Not visible/verified: Only one bathroom exists and only two photos (18, 19) document it; limited angle may not show full condition/age of plumbing fixtures.; Basement documented with only a single interior photo (20); cannot fully assess floor condition, moisture history, or full extent of mechanicals.; Cannot verify roof age/condition beyond 'Architectural Shingle' field; no close-up roof photos provided.; Attic and crawl space (if present) not visible in any photo.; Structured Foundation field states Crawl Space while Basement fields describe a full walk-out basement - true foundation configuration could not be confirmed from photos alone.

1014 Oakwood Drive, Benton, 72015 MLS # 26014964

Photo count check: MATCH (20/20)

PHOTO-ONLY FINDINGS

[HIGH] **Small enclosed storage closet built into exterior wall under the carport**

A paneled door set into the vinyl-sided exterior wall beneath the carport roofline appears to lead to an exterior storage closet; this is not mentioned in remarks and has no corresponding structured field (e.g., no 'storage' feature listed).

Source: Photo 17

REVIEW REQUIRED

- Ownership/association of the shed-like structure visible across the rear fence line (Photo 19) should be verified in person, as it may belong to an adjacent property
- Nature of the circular ground disturbance in the backyard (Photo 19) should be confirmed on-site - could be a fire pit, debris, or bare soil

DETACHED OUTBUILDINGS

[LOW] **Possible small shed/outbuilding with red door visible across rear fence line**

A reddish structure with a door is visible beyond the chain-link fence in the left background of the backyard photo; it sits on the far side of the fence line and may belong to a neighboring property rather than the subject.

Source: Photo 19

POOLS & SITE IMPROVEMENTS

[LOW] **Possible fire pit in rear yard**

A circular bare/charred patch of ground consistent with a fire pit is visible in the lawn; not mentioned in remarks or structured fields, and image resolution makes definitive identification uncertain.

Source: Photo 19

DATED RENOVATIONS

[HIGH] **Roof, water heater, and furnace replaced within the last two years**

"In the last two years, seller has upgraded with a new roof, water heater, and furnace." No specific calendar years given, only a relative timeframe.

Source: Public Remarks

IMAGE QUALITY ISSUES

- Several bedroom photos (13-16) are dimly lit with artificial lighting, limiting assessment of wall/floor finish condition
- No photos provided of the home's rear elevation opposite the carport side, limiting full exterior condition review

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

Quality: Consistent with Q4 - a modest 1958 builder-grade one-story ranch. Simple traditional design, brick veneer wainscot with vinyl siding above, stock trim/crown molding, built-in gas range, single bath, 996 SF footprint.

No evidence of custom millwork, high-end structural materials, or elevated design complexity.

Condition: Consistent with C3 - well-maintained with several recent mechanical/system replacements per remarks and visibly newer HVAC equipment, plus an updated kitchen. Offset by an original, dated bathroom with no modernization. No deferred maintenance or safety issues observed in available photos.

Kitchen/baths: Kitchen shows a clear condition-only update: new white shaker-style cabinets, new marble-look laminate or quartz-look countertop, new tile backsplash, and new white Whirlpool range, Hotpoint microwave, and Amana refrigerator - no layout/structural change observed, so rated 'updated.' The single bath is original to the home's era with dated tub/shower insert, built-in wood shelving, and older vanity/toilet with no modernization evident, rated 'not updated.'

Not visible/verified: Only one bathroom is photographed, consistent with the 1 full bath reported, so no additional bath condition could be cross-checked; No photos of attic or crawl space interior to assess insulation, moisture, or structural condition; Rear/side yard only partially shown; full perimeter condition of exterior siding and foundation not fully visible; Several bedroom photos (13-16) are dim/artificially lit, limiting fine detail assessment of wall/floor condition

903 Oakwood Drive, Benton, 72015 MLS # 26019069

Photo count check: MATCH (31/31)

PHOTO-ONLY FINDINGS

[LOW] **Built-in white window-seat bench with storage beneath, in secondary bedroom/bonus room**

A built-in bench seat beneath a window with wainscoting is visible; no corresponding structured field or remarks mention of a window seat or built-in bench.

Source: Photo 20

REVIEW REQUIRED

- Covered patio/pergola area at rear of house (Photo 24, 26) appears consistent with remarks' 'covered patio,' but angle differences make it unclear whether this is a single continuous structure or two separate covered areas - recommend field confirmation.

- Secondary (hall) bathroom finishes (Photo 22-23) appear older than primary bath; dominant baths_status of 'updated' may not apply uniformly - recommend appraiser verification of both bathrooms.

DETACHED OUTBUILDINGS

[HIGH] **Detached storage building in rear yard (wood-frame, painted orange/red with white door)**

Public remarks reference 'storage building'; photos show a small detached wood shed with gable roof located near rear fence line, consistent with 'Outside Storage Area' structured field.

Source: Public Remarks; Photo 25, 27

SITE & VIEW

[HIGH] **Large, level, fully fenced backyard**

Remarks describe 'large, level, fully fenced backyard'; structured fields confirm Fully Fenced and Level lot; photos 24-27 show an expansive level rear lawn enclosed by wood privacy fencing.

Source: Public Remarks; Structured Field (Fully Fenced, Level)

DATED RENOVATIONS

[HIGH] **New roof installed in 2023**

Verbatim: 'New roof installed in 2023'

Source: Public Remarks

[HIGH] **New water heater installed Dec. 2024**

Verbatim: 'new water heater in Dec. 2024'

Source: Public Remarks

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

Quality: Original 1954 slab-on-grade ranch with simple traditional massing, vinyl/metal siding, standard double-hung windows, and a modest brick-tile fireplace surround - consistent with builder-grade construction (Q4). No evidence of custom millwork, high-end structural materials, or elevated architectural complexity.

Condition: Home presents as well-maintained with several recent system/finish updates layered onto original bones. New roof (2023) and water heater (2024) support a lower effective age; kitchen counters, tile backsplash, and cabinet refinishing, plus an updated primary bath vanity, show active upkeep. Secondary bath and some trim/paint are more dated. No signs of deferred maintenance or structural distress observed in photos.

Kitchen/baths: Kitchen shows original cabinet boxes (raised-panel, painted white) paired with newer countertops, tile backsplash, and stainless appliances - classified as updated rather than remodeled since cabinet layout/structure appears unchanged. Primary bath vanity appears recently replaced (updated); secondary bath (hall bath, Photo 22-23) retains older tile border and fixtures but has a newer pedestal-style sink, so overall baths read as updated with one lagging secondary bath.

Not visible/verified: Roof condition assessed only from exterior photos; granular shingle wear/algae staining visible but age stated as 2023 in remarks; Secondary bath tile/fixtures appear older than primary bath; dominant bath condition reported as 'updated' per primary bath but some variability exists; Interior photo coverage is strong (20+ interior images) supporting MEDIUM-HIGH interior confidence; Cabinet boxes could not be confirmed original vs. refaced from photos alone; assumed original given style consistency with 1954 build

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	720 Oakwood Drive MLS # 25041069	817 Dalewood MLS # 25047052	820 Adrian Street MLS # 26006052	1110 Oakwood Drive MLS # 26011593	1014 Oakwood Drive MLS # 26014964	903 Oakwood Drive MLS # 26019069
Q/C impression	[M] Q4 / C4 K: updated B: updated	[M] Q4 / C3 K: remodeled B: remodeled	[M] Q4 / C3 K: updated B: not updated	[M] Q4 / C4 K: not updated B: not updated	[M] Q4 / C3 K: remodeled B: updated	[M] Q4 / C3 K: updated B: not updated	[M] Q4 / C3 K: updated B: updated
Vs. subject (advisory)	-	Q similar / C superior Fully remodeled kitchen and bath, new roof, and new water heater with no visible deferred maintenance contrast with the subject's weathered siding and deteriorating soffit/fascia.	Q similar / C superior Updated kitchen and newer HVAC/roof per remarks, with no visible deferred maintenance, outweigh its original bathroom and place it ahead of the subject's exterior deferred-maintenance condition.	Q similar / C similar Original, unmodernized kitchen and bath are offset by general wear rather than the active deferred maintenance seen at the subject, leaving the two at a comparable overall condition level.	Q similar / C superior A fully remodeled kitchen, updated bath, fresh paint, and new deck/outdoor kitchen give it a well-maintained, low-deferred-maintenance profile well ahead of the subject's exterior condition issues.	Q similar / C superior Recently replaced roof, water heater, and furnace plus an updated kitchen outweigh its original, dated bathroom, giving it an overall condition edge over the subject's exterior deferred maintenance.	Q similar / C superior A 2023 roof, updated kitchen, and updated primary bath reflect active upkeep that the subject's weathered siding and soffit/fascia deterioration lack.
Detached outbuildings	[H] Detached rear shed with metal roof [L] Storage/workshop interior, cluttered wood-frame room with exposed insulation	[H] Small garden/storage shed in rear yard, gable roof, appears metal or wood-sided [L] Additional structure with light-colored siding and gable roof visible over/behind the wooden privacy fence line at rear-left of yard	[H] 12x19 storage/shop area off the carport	[M] Small detached storage shed (metal panel construction, appears single-door, modest size) near carport/side yard [H] Larger detached outbuilding/shed in rear yard - wood board-and-batten siding with gabled, rusted corrugated metal roof, appears to have a window and side door	[L] Small structure(s) visible beyond the rear fence line	[L] Possible small shed/outbuilding with red door visible across rear fence line	[H] Detached storage building in rear yard (wood-frame, painted orange/red with white door)
Photo-only findings	[L] Deck/porch structure with railing visible at far right edge of front elevation photo	-	-	-	[H] Built-in outdoor kitchen with gas grill, stone-look counter, cabinet storage, and mini refrigerator	[H] Small enclosed storage closet built into exterior wall under the carport	[L] Built-in white window-seat bench with storage beneath, in secondary bedroom/bonus room
Pools & site improvements	-	-	-	[L] Possible above-ground pool or similar round recreational structure, black fitted cover, adjacent to white tubular frame/ladder	-	[L] Possible fire pit in rear yard	-

Category	SUBJECT PROPERTY inspection photos	720 Oakwood Drive MLS # 25041069	817 Dalewood MLS # 25047052	820 Adrian Street MLS # 26006052	1110 Oakwood Drive MLS # 26011593	1014 Oakwood Drive MLS # 26014964	903 Oakwood Drive MLS # 26019069
Site & view	[H] Prominent rear/background view of municipal water tower [H] Overhead low-voltage line crossing the rear yard	-	-	-	[H] Walk-out basement	-	[H] Large, level, fully fenced backyard
Dated renovations	[H] HVAC condenser manufactured Feb 2018	-	[M] Central heat/air approximately 6-7 years old [M] Roof approximately 8-9 years old	-	-	[H] Roof, water heater, and furnace replaced within the last two years	[H] New roof installed in 2023 [H] New water heater installed Dec. 2024
Review required	- Electrical system reported by occupant to need attention - not independently verified, warrants inspection. - Attic insulation reported low per occupant - not independently verified, warrants inspection. - Asphalt shingle roof reported near end of life with unknown age - condition/remaining life should be confirmed. - HVAC condenser (2018) reported by occupant to need servicing - should be verified. - Ambiguous identification of structure in Photo 6 (detached shed vs. attached storage) should be clarified.	- Interior confidence is limited by photo count (6 interior photos, below ~8 threshold) - appraiser should confirm ... - Shed in Photo 8 has no corresponding structured field or remarks mention; verify ownership/inclusion in sale - Structure visible beyond rear fence line in Photo 8 may belong to a neighboring property; ownership ambiguous	- Verify actual dimensions and construction type of the rear storage/shop structure, as photos suggest it may be larger ... - Confirm whether the structure/vehicle visible in the background of Photo 23 (beyond the rear fence line) belongs to the ...	- Identity and condition of the round covered structure near the rear shed (possible pool vs. trampoline) could not be ... - Condition of the tub/shower unit in the single full bathroom could not be observed due to the drawn shower curtain and ... - Ownership/boundary of the small shed near the carport (Photo 1) should be confirmed as it sits close to the fence line.	- Surface rust visible on basement support posts and exposed wiring/plumbing (Photo 20) - recommend confirming no ... - Discrepancy between structured Foundation field ('Crawl Space') and Basement fields (full walk-out basement) should be ...	- Ownership/association of the shed-like structure visible across the rear fence line (Photo 19) should be verified in ... - Nature of the circular ground disturbance in the backyard (Photo 19) should be confirmed on-site - could be a fire pit ...	- Covered patio/pergola area at rear of house (Photo 24, 26) appears consistent with remarks' 'covered patio,' but angle ... - Secondary (hall) bathroom finishes (Photo 22-23) appear older than primary bath; dominant baths_status of 'updated' may ...
Contradictions	- Appraiser notes state 975 sf GLA by appraiser measurement versus 981 sf per tax card - a self-contained discrepancy ...	-	- Public remarks state the storage/shop structure is 12x19, but photos 23-25 show a structure with multiple windows ...	-	- Structured Foundation field lists 'Crawl Space' while the Basement section separately lists 'Unfinished,' 'Outside ...	-	-

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

720 Oakwood Drive, 1110 Oakwood Drive, 1014 Oakwood Drive, and 903 Oakwood Drive present similarly at the top of the comp set, each showing a recently remodeled or updated kitchen with no significant deferred maintenance; bath condition varies slightly (1014 Oakwood Drive's bath remains original, 903 Oakwood Drive's primary bath has been updated) but does not change their overall standing. 817 Dalewood sits a step below, with an updated kitchen but a wholly original, dated bathroom, and tenant clutter that limits full confidence. 820 Adrian Street is the weakest in the comp set, with an original kitchen and bath, visible wall wear, and a weathered deck/fence line. The subject lands at a similar overall level to 820 Adrian Street, but for different reasons: the subject's kitchen and bath have been updated, while exterior deferred maintenance (weathered/mildewed siding, deteriorated soffit/fascia, a roof reported near end of life) pulls its overall impression down to match 820 Adrian Street's dated-but-unmaintained profile.

QUALITY

The comp set is quality-homogeneous: 720 Oakwood Drive, 817 Dalewood, 820 Adrian Street, 1110 Oakwood Drive, 1014 Oakwood Drive, and 903 Oakwood Drive all present as modest, builder-grade construction with no material differentiation in exterior or interior quality. The subject matches this same builder-grade quality level, so no meaningful quality gaps separate any property in this set.

VERSUS SUBJECT

Relative to the subject, all six comparables present at a similar builder-grade quality level; none shows a meaningful quality edge in either direction. On condition, 720 Oakwood Drive, 1110 Oakwood Drive, 1014 Oakwood Drive, and 903 Oakwood Drive each read as superior to the subject, benefiting from recently remodeled or updated kitchens and little-to-no deferred maintenance, in contrast with the subject's weathered siding, deteriorating soffit/fascia, and roof reported near end of life. 817 Dalewood is also superior on condition, though by a narrower margin, given its own dated, not-updated bathroom. 820 Adrian Street is the one comparable that reads as similar to the subject on condition: although its kitchen and bath remain original and unmodernized (unlike the subject's updated kitchen and bath), its lack of active deferred maintenance roughly offsets the subject's exterior issues, leaving the two at a comparable overall condition level.

- 720 Oakwood Drive: quality similar, condition superior - Fully remodeled kitchen and bath, new roof, and new water heater with no visible deferred maintenance contrast with the subject's weathered siding and deteriorating soffit/fascia.
- 817 Dalewood: quality similar, condition superior - Updated kitchen and newer HVAC/roof per remarks, with no visible deferred maintenance, outweigh its original bathroom and place it ahead of the subject's exterior deferred-maintenance condition.
- 820 Adrian Street: quality similar, condition similar - Original, unmodernized kitchen and bath are offset by general wear rather than the active deferred maintenance seen at the subject, leaving the two at a comparable overall condition level.
- 1110 Oakwood Drive: quality similar, condition superior - A fully remodeled kitchen, updated bath, fresh paint, and new deck/outdoor kitchen give it a well-maintained, low-deferred-maintenance profile well ahead of the subject's exterior condition issues.
- 1014 Oakwood Drive: quality similar, condition superior - Recently replaced roof, water heater, and furnace plus an updated kitchen outweigh its original, dated bathroom, giving it an overall condition edge over the subject's exterior deferred maintenance.
- 903 Oakwood Drive: quality similar, condition superior - A 2023 roof, updated kitchen, and updated primary bath reflect active upkeep that the subject's weathered siding and soffit/fascia deterioration lack.

- 820 Adrian Street's kitchen and bath condition (both original/not updated) sit more than a full step below the comp-set average, making it the clear outlier on condition among the comparables.

- The subject's overall condition impression, driven by exterior deferred maintenance (weathered siding, deteriorating soffit/fascia, and a roof reported near end of life), lags noticeably behind 720 Oakwood Drive, 1110 Oakwood Drive, 1014 Oakwood Drive, and 903 Oakwood Drive, landing closer to 820 Adrian Street's level despite updated interior kitchen/bath finishes.

- All comparables and the subject carry MEDIUM confidence, so none of the above calls should be treated as highly certain; gaps near a half-step boundary, such as 817 Dalewood's, are the

most likely to shift on reinspection.
- The subject's exterior deferred-maintenance items (roof age, attic insulation, electrical) are based on occupant statements, not independently verified, which adds uncertainty to how far behind the comp set the subject's condition truly sits.
- 817 Dalewood's assessment was limited by heavy tenant clutter and personal items throughout, which may mask additional condition issues not visible in photos.
- 1110 Oakwood Drive has a foundation-type discrepancy between structured data (crawl space) and the photographed basement, adding some uncertainty to its condition read beyond the kitchen/bath areas.
- 820 Adrian Street's tub/shower was obscured by a shower curtain in all photos, so its bath condition call carries slightly more uncertainty than other components.