

# Coming Soon!

One Registration, Every Output Summarized Before You Choose

## COMPREHENSIVE PROPERTY RESEARCH REPORT

5

BEDROOMS

3.0

BATHROOMS

2,782

SQ FT GLA

5,227

LOT SQ FT

1992

YEAR BUILT

VALUE TESTED

**\$575,000**

UNDER REVIEW

**Report Index** • Value Tested: \$575,000 • May 25, 2026

<b>5 / 3.0</b> BED / BATH	<b>2,782 SF</b> GLA	<b>5,227 SF</b> LOT SIZE	<b>1992</b> YEAR BUILT	<b>Bi-Level</b> STYLE	<b>Off-Market</b> MLS STATUS
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**SECTION 01**

**Smart Research**

MLS-based AI similarity scoring across 400+ databases. Appraisal-grade comp selection with proximity, GLA, and date weighting. Includes school data and property details.

**\$638,000 – \$745,000**

Sold Comp Range (MLS) | Avg: \$672,750

**SECTION 02**

**Meridian CVM**

Calculated Value Model by Banks Technologies. Automated adjustment analysis using market-derived rates. Narrative analysis and confidence scoring included.

**\$714,000**

Calculated Value | Range: \$569,000 – \$922,000

**SECTION 03**

**ValueTest.ai — Primary**

MLS data. 1-mile radius, 6-month search window, ±15% GLA, ±10 yr age. AI similarity scoring. Appraisal-grade research for agents.

**\$614,490 – \$650,000**

Sold Comp Range (MLS) | Avg: \$636,373

**SECTION 04**

**ValueTest.ai — Expanded**

MLS data. 2-mile radius, 12-month search window, ±20% GLA. Expanded cascade for markets with limited primary comps. Broader market picture.

**\$509,500 – \$650,000**

Sold Comp Range (MLS) | Avg: \$581,125

**SECTION 05**

**CompCheck.ai — Primary**

Public records data. 1-mile radius, 6-month window. Lender-grade comp validation. Ideal for refinance and purchase transaction support.

**\$525,000 – \$650,000**

Sold Comp Range (Public Records) | Avg: \$606,873

**SECTION 06**

**CompCheck.ai — Expanded**

Public records data. 2-mile radius, 12-month window. Extended comp universe for ROV support and appraisal gap analysis. Broader public record picture.

**\$501,000 – \$638,000**

Sold Comp Range (Public Records) | Avg: \$579,000

**SECTION 07 — VALUE CONCLUSION SUMMARY**

**Cross-Module Reconciliation & Final Value Table**

Low / Median / Average / High across all six research modules. Meridian CVM narrative conclusion.

CONSENSUS RANGE  
**\$614,490 – \$650,000**  
 Best-supported MLS primary range

SECTION 01

Smart Research

MLS Data • AI Similarity Scoring • 400+ MLS Databases • Powered by PropMix.io

**SUBJECT PROPERTY**

**5** **3.0** **2,782** **5,227** **1992** **Bi-Level**

BEDS BATHS GLA SF LOT SF BUILT STYLE

AVM ESTIMATE

**\$644,665**

Last Sold: \$450,000 (06/29/2005)

Lien: \$195,410 | Rent Est: \$3,405-\$3,942

COMPARABLE PROPERTIES — MLS DATA

#	Address	Sim	Bed/Ba	GLA SF	Lot SF	Built	Pool	DOM	\$/SF	Close Price	Status
S		—	5/3.0	2,782	5,227	1992	—	—	\$161	\$	Off-Mkt
1	8208 Sedona Sunrise Dr Las Vegas NV 89128   0.17 mi	85	4/3.0	2,674	6,098	1994	Y	79	\$238	\$638,000	Sold
2	8229 Sedona Sunrise Dr Las Vegas NV 89128   0.22 mi	79	4/3.0	2,937	6,534	1994	—	66	\$221	\$650,000	Sold
3	2012 White Falls Street Las Vegas NV 89128   0.31 mi	75	4/4.0	3,025	6,970	1992	—	22	\$218	\$660,000	Sold
4	1716 Double Arch Court Las Vegas NV 89128   0.45 mi	70	4/3.0	2,934	6,970	1997	—	63	\$254	\$745,000	Sold
5	8225 Bermuda Beach Dr Las Vegas NV 89128   0.16 mi	83	4/2.0	2,511	4,356	1990	—	207	\$189	\$475,000	Pending
6	8348 Brittany Harbor Dr Las Vegas NV 89128   0.19 mi	91	5/3.0	2,404	5,227	1993	Y	39	\$235	\$565,000	Active UC

**Sold Comp Average (4 Sales) \$673,250**

**ACTIVE / PENDING SUMMARY**

Count	2
Low Price	\$475,000
High Price	\$565,000
Average Price	\$520,000
Avg Days on Market	123

**SOLD SUMMARY**

Count	4
Low Price	\$638,000
High Price	\$745,000
Average Price	\$672,750
Avg Days on Market	58

SCHOOL DISTRICT

**Richard H. Bryan Elementary**

8050 Cielo Vista Ave, Las Vegas NV 89128

Grades K-6

**Doral Academy Red Rock**

626 Crossbridge Drive, Las Vegas NV 89138

Charter / Other

**Cimarron Memorial High School**

2301 N. Tenaya Way, Las Vegas NV 89128

Grades 9-12

This is not an appraisal and should not be used in lieu of an appraisal. Data sourced from MLS and public records. All data deemed reliable but not guaranteed. © 2026 ValueTest.ai LLC / PropMix.io

SECTION 02

# Meridian CVM

Calculated Value Model • Automated Adjustment Analysis • Powered by Banks Technologies • May 25, 2026

BANKS TECHNOLOGIES • MERIDIAN REPORT
CONFIDENCE SCORE

## \$641,500

Value Range: \$580,000 — \$706,000

## 96/100

High Confidence

**±2.1%**

VALUE  
SPREAD

**\$13,635**

AVG.  
VARIANCE

**2.1%**

CONSISTENCY

Market Conditions

- 398 closed | 47 avg DOM
- 98.8% List-to-Sale ratio
- 16 comparable sales analyzed
- Market: Stable

### COMPARABLE SALES & ADJUSTMENTS

#	Address	Sale Price	Close	Match	Net Adj.	Adj. Value
1	8221 Hollow Wharf Drive, Las Vegas NV 89128 <small>0.06 mi   4bd/3ba   2,511 SF</small>	<b>\$599,900</b>	Nov 2025	<b>97%</b>	<b>+\$41,459</b>	<b>\$641,359</b>
2	8216 Brittany Harbor Drive, Las Vegas NV 89128 <small>0.05 mi   4bd/3ba   2,782 SF</small>	<b>\$600,000</b>	Jul 2025	<b>97%</b>	<b>+\$39,785</b>	<b>\$639,785</b>
3	2228 Brighton Shore Street, Las Vegas NV 89128 <small>0.22 mi   4bd/3ba   2,511 SF</small>	<b>\$637,000</b>	Sep 2025	<b>98%</b>	<b>+\$35,508</b>	<b>\$672,508</b>
4	2012 White Falls Street, Las Vegas NV 89128 <small>0.32 mi   4bd/4ba   3,025 SF</small>	<b>\$660,000</b>	Dec 2025	<b>97%</b>	<b>+\$16,700</b>	<b>\$676,700</b>
5	8208 Sedona Sunrise Drive, Las Vegas NV 89128 <small>0.18 mi   4bd/3ba   2,674 SF</small>	<b>\$638,000</b>	Mar 2026	<b>100%</b>	<b>+\$15,045</b>	<b>\$653,045</b>
6	7809 Waterfalls Avenue, Las Vegas NV 89128 <small>0.50 mi   4bd/4ba   2,775 SF</small>	<b>\$693,000</b>	Feb 2026	<b>96%</b>	<b>-\$8,593</b>	<b>\$684,407</b>
<b>Calculated Value (16-Sale Dataset)</b>						<b>\$641,500</b>

**Reliability Assessment • Good Agreement** 91%

The comparable properties show reasonable agreement on value. Minor differences exist, but the estimate is well-supported.

The Meridian report is generated by a Calculated Value Model (CVM) and is provided for informational purposes only. It is not a substitute for a professional appraisal performed by a licensed appraiser. © 2026 Banks Technologies.

SECTION 03

# ValueTest.ai — Primary Search

MLS Data • Appraisal Grade Research • 1-Mile Radius • 6-Month Window • Powered by PropMix.io

SUBJECT PROPERTY | OFF-MARKET
VALUE TESTED

\$575,000

**5**  
BEDS

**3.0**  
BATHS

**2,782**  
GLA SF

**5,227**  
LOT SF

**1992**  
BUILT

**Frame**  
CONST.

Sold Range: \$614,490 – \$650,000

\$/SF Range: \$221 – \$243

## SEARCH PARAMETERS

Parameter	Setting	Minimum	Maximum	Weighting
Distance	Radius	0 Miles	1 Mile	40%
Living Area	±15%	2,365 SF	3,199 SF	30%
Lot Size	±100%	—	10,454 SF	Not Scored
Stories	±0	2	2	Not Scored
Year Built	±10 Years	1982	2002	Not Scored
Date	6 Months	11/25/2025	05/25/2026	30%

## COMPARABLE SALES — MLS DATA

#	Address	Dist.	Bed/Ba	GLA SF	Lot SF	Pool	Close	DOM	List Price	\$/SF	Close Price
1	8208 Sedona Sunrise Dr Las Vegas NV 89128	0.18 mi	4/3.0	2,674	6,098	Y	03/20/26	79	\$638,000	\$238	\$638,000
2	8229 Sedona Sunrise Dr Las Vegas NV 89128	0.23 mi	4/3.0	2,937	6,534	—	02/12/26	66	\$650,000	\$221	\$650,000
3	8432 Airmont Court Las Vegas NV 89128	0.96 mi	5/3.0	2,629	7,405	Y	03/25/26	38	\$629,999	\$233	\$614,490
4	8412 Haven Brook Court Las Vegas NV 89128	0.98 mi	4/3.0	2,646	6,098	Y	04/30/26	175	\$649,999	\$243	\$643,000
5	8348 Brittany Harbor Dr Las Vegas NV 89128	0.20 mi	5/3.0	2,404	5,227	Y	—	39	\$565,000	\$235	Active UC
6	7848 Desert Bell Avenue Las Vegas NV 89128	0.61 mi	4/3.0	2,406	7,405	—	—	77	\$569,000	\$236	Pending

**Sold Comp Average (4 Sales)** \$636,373

1,810

TOTAL RESULTS

234

ACTIVE

706

SOLD

98.3%

LIST-TO-SALE

▶ Stable

SECTION 04

# ValueTest.ai — Expanded Search

MLS Data • Expanded Cascade • 2-Mile Radius • 12-Month Window • Powered by PropMix.io

SUBJECT PROPERTY | OFF-MARKET
VALUE TESTED

\$575,000

**5**  
BEDS

**3.0**  
BATHS

**2,782**  
GLA SF

**5,227**  
LOT SF

**1992**  
BUILT

**\$161/SF**  
LAST \$/SF

Sold Range: \$509,500 – \$650,000

\$/SF Range: \$206 – \$239

## EXPANDED SEARCH PARAMETERS

Parameter	Setting	Minimum	Maximum	Weighting
Distance	Radius	0 Miles	<b>2 Miles</b>	<b>40%</b>
Living Area	<b>±20%</b>	2,226 SF	3,338 SF	<b>20%</b>
Lot Size	±100%	—	10,454 SF	<b>10%</b>
Stories	None	—	—	<b>Not Scored</b>
Year Built	±10 Years	1982	2002	<b>10%</b>
Date	<b>12 Months</b>	05/25/2025	05/25/2026	<b>20%</b>

## COMPARABLE SALES — MLS EXPANDED DATA

#	Address	Dist.	Bed/Ba	GLA SF	Lot SF	Pool	Close	DOM	List Price	\$/SF	Close Price
1	8216 Brittany Harbor Dr Las Vegas NV 89128	0.05 mi	4/3.0	2,782	5,227	—	07/14/25	30	\$619,000	\$215	<b>\$600,000</b>
2	8104 Villa Finestra Dr Las Vegas NV 89128	1.38 mi	4/3.0	2,588	5,663	Y	03/10/26	105	\$575,000	\$218	<b>\$565,000</b>
3	9440 Grenville Avenue Las Vegas NV 89128	1.62 mi	5/3.0	2,718	5,663	—	04/20/26	19	\$699,000	\$239	<b>\$650,000</b>
4	3461 Quadrel Street Las Vegas NV 89128	1.83 mi	5/3.0	2,472	5,227	—	04/24/26	24	\$510,000	\$206	<b>\$509,500</b>
5	7848 Desert Bell Avenue Las Vegas NV 89128	0.61 mi	4/3.0	2,406	7,405	—	—	77	\$569,000	\$236	Pending
6	9248 Evergreen Canyon Dr Las Vegas NV 89134	1.39 mi	5/3.0	2,595	6,970	Y	—	52	\$674,900	\$260	Pending

**Sold Comp Average (4 Sales)**

**\$581,125**

1,810

TOTAL RESULTS

47 Days

AVG DOM

▶ Stable

\$428,500

MEDIAN SALE (0-3 MO)

▲ Rising

58.0

ABSORPTION RATE

▲ Rising

## SECTION 05

## CompCheck.ai — Primary Search

Public Records Data • Comparable Sale Research • 1-Mile Radius • 6-Month Window • Powered by PropMix.io

SUBJECT PROPERTY   OFF-MARKET						VALUE TESTED
<b>5</b>	<b>3.0</b>	<b>2,782</b>	<b>5,227</b>	<b>1992</b>	<b>\$195,410</b>	<b>\$575,000</b>
BEDS	BATHS	GLA SF	LOT SF	BUILT	LIEN	Sold Range: \$525,000 – \$650,000 \$/SF Range: \$208 – \$238

## SEARCH PARAMETERS

Parameter	Setting	Minimum	Maximum	Weighting
Distance	Radius	0 Miles	1 Mile	40%
Living Area	±15%	2,365 SF	3,199 SF	30%
Lot Size	±100%	—	10,454 SF	Not Scored
Stories	±0	2	2	Not Scored
Year Built	±10 Years	1982	2002	Not Scored
Date	6 Months	11/25/2025	05/25/2026	30%

## COMPARABLE SALES — PUBLIC RECORDS

#	Address	Dist.	Bed/Ba	GLA SF	Lot SF	Pool	Close Date	\$/SF	Close Price
S		—	5/3.0	2,782	5,227	—	06/29/2005	\$161	\$450,000
1	8208 Sedona Sunrise Dr Las Vegas NV 89128	0.18 mi	4/3.0	2,674	6,098	Y	03/19/26	\$238	\$638,000
2	8229 Sedona Sunrise Dr Las Vegas NV 89128	0.23 mi	4/3.0	2,937	6,534	—	02/12/26	\$221	\$650,000
3	8052 Marbella Circle Las Vegas NV 89128	0.51 mi	3/2.0	2,514	6,534	—	01/17/26	\$208	\$525,000
4	8432 Airmont Court Las Vegas NV 89128	0.90 mi	4/3.0	2,629	7,405	Y	03/24/26	\$233	\$614,490
<b>Sold Comp Average (4 Sales)</b>									<b>\$606,873</b>

## MARKET INVENTORY ANALYSIS

Metric	7–12 Months	4–6 Months	0–3 Months	Trend
Total Comparable Sales (Settled)	357	169	174	▲
Absorption Rate	59.50	56.33	58.00	▲
Total Comparables (Active)	297	223	240	—
Months of Housing Supply	4.992	3.959	4.138	—
Median Comparable Sale Price	\$420,000	\$400,000	\$428,500	▲
Median Sale Price as % of List Price	97.8%	98.0%	98.3%	—

## SECTION 06

## CompCheck.ai — Expanded Search

Public Records Data • Expanded Comparable Research • 2-Mile Radius • 12-Month Window • Powered by PropMix.io

SUBJECT PROPERTY   OFF-MARKET						VALUE TESTED
<b>5</b>	<b>3.0</b>	<b>2,782</b>	<b>5,227</b>	<b>1992</b>	<b>\$195,410</b>	<b>\$575,000</b>
BEDS	BATHS	GLA SF	LOT SF	BUILT	LIEN	Sold Range: \$501,000 – \$638,000
						\$/SF Range: \$178 – \$238

## EXPANDED SEARCH PARAMETERS

Parameter	Setting	Minimum	Maximum	Weighting
Distance	Radius	0 Miles	<b>2 Miles</b>	<b>40%</b>
Living Area	<b>±20%</b>	2,226 SF	3,338 SF	<b>20%</b>
Lot Size	±100%	—	10,454 SF	<b>10%</b>
Stories	None	—	—	<b>Not Scored</b>
Year Built	±10 Years	1982	2002	<b>10%</b>
Date	<b>12 Months</b>	05/25/2025	05/25/2026	<b>20%</b>

## COMPARABLE SALES — PUBLIC RECORDS EXPANDED

#	Address	Dist.	Bed/Ba	GLA SF	Lot SF	Pool	Close Date	\$/SF	Close Price
<b>S</b>		—	<b>5/3.0</b>	<b>2,782</b>	<b>5,227</b>	—	<b>06/29/2005</b>	<b>\$161</b>	<b>\$450,000</b>
1	8216 Brittany Harbor Dr Las Vegas NV 89128	0.05 mi	5/3.0	2,782	5,227	—	07/01/25	\$215	<b>\$600,000</b>
2	8208 Sedona Sunrise Dr Las Vegas NV 89128	0.18 mi	4/3.0	2,674	6,098	Y	03/19/26	\$238	<b>\$638,000</b>
3	8024 Shorecrest Drive Las Vegas NV 89128	1.03 mi	4/2.1	2,803	6,098	Y	02/12/26	\$178	<b>\$501,000</b>
4	1001 Padre Island Street Las Vegas NV 89128	1.13 mi	6/3.1	2,556	4,792	—	02/04/26	\$225	<b>\$577,000</b>
<b>Sold Comp Average (4 Sales)</b>									<b>\$579,000</b>

## MARKET INVENTORY ANALYSIS

Metric	7–12 Months	4–6 Months	0–3 Months	Trend
Total Comparable Sales (Settled)	357	169	174	▲
Absorption Rate	59.50	56.33	58.00	▲
Total Comparables (Active)	297	223	240	—
Months of Housing Supply	4.992	3.959	4.138	—
Median Comparable Sale Price	\$420,000	\$400,000	\$428,500	▲

SECTION 07

# Value Conclusion Summary

Cross-Module Reconciliation • All Six Research Sources • May 25, 2026

**SUBJECT PROPERTY**

5 Bed | 3.0 Bath | 2,782 SF GLA | 5,227 SF Lot | Built 1992 | Bi-Level | Off-Market

VALUE TESTED

## \$575,000

Below all MLS primary medians

LAST SOLD

**\$450,000 | Jun 2005**

LIEN AMOUNT

**\$195,410**

RENT ESTIMATE

**\$3,405 – \$3,942/mo**

**CONSERVATIVE & SUPPORTED**

## CROSS-MODULE VALUE ANALYSIS — LOW / MEDIAN / AVERAGE / HIGH

Research Module	Data Source	Search	Low	Median	Average	High
Smart Research	MLS	Primary	\$638,000	\$649,000	\$672,750	\$745,000
Meridian CVM	CVM / Adjusted	Primary	\$580,000	\$641,500	\$661,317	\$706,000
ValueTest.ai	MLS	Primary	\$614,490	\$638,000	\$636,373	\$650,000
ValueTest.ai	MLS	Expanded	\$509,500	\$582,500	\$581,125	\$650,000
CompCheck.ai	Public Records	Primary	\$525,000	\$626,245	\$606,873	\$650,000
CompCheck.ai	Public Records	Expanded	\$501,000	\$588,500	\$579,000	\$638,000
ALL SOURCES COMBINED			\$501,000	\$634,000	\$622,931	\$745,000

MLS PRIMARY CONSENSUS

Supported

\$614,490 – \$650,000

MERIDIAN CVM

Supported

\$580,000 – \$706,000 (High Conf. 96/100)

VALUE TESTED: \$575,000

Conservative

Below all primary medians

### MERIDIAN CVM — ANALYST NARRATIVE

Located in the 89128 zip code of Las Vegas, this five-bedroom, three-bathroom home offers 2,782 square feet of living space on a 5,227 square foot lot. Built in 1992, the property is in average condition with standard quality finishes typical of homes in this established neighborhood. The home's layout and size make it well-suited for families seeking space and functionality in a mature Las Vegas community.

The local real estate market in the 89128 area has remained stable over the past twelve months, with homes averaging 47 days on the market before going under contract. With 398 closed sales during this period and a list-to-sale ratio of 98.8 percent, the market demonstrates healthy activity and realistic pricing expectations. Buyers and sellers are finding common ground quickly, and there is balanced activity between supply and demand, creating predictable conditions for property valuation.

To estimate the value of this property, sixteen recently sold homes in the immediate area were analyzed for comparison. Among the most relevant are 8216 Brittany Harbor Drive, located just 0.05 miles away, which sold for \$600,000 in July 2025 and matches the subject property almost identically in size at 2,782 square feet. Also noteworthy is 8221 Hollow Wharf Drive, only 0.06 miles from the subject, which sold for \$599,900 in November 2025. Additional comparisons include 2228 Brighton Shore Street and 2012 White Falls Street, both within the same neighborhood and sold within the past year, providing a comprehensive picture of market activity for similar homes.

The final estimated value for 8208 Emerald Isle Avenue is \$641,500, with a value range between \$580,000 and \$706,000. This conclusion reflects high confidence (96/100) based on the strong agreement among comparable sales after adjustments were applied. The sale at 8216 Brittany Harbor Drive carries significant weight due to its nearly identical size and very close proximity to the subject. The consistency of

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