Reader PDF derived from the retained S0 Word specification. Wording is preserved; layout is adapted for reading. The original Word file remains available separately.

DFE Listed Property Sale Price Decision Node

Master Experimental Specification

Outcome-Redacted Decision Function Reconstruction

Purpose

The purpose of this laboratory is to produce one independent, outcome-redacted Decision Function reconstruction for the supplied Subject Property using only the supplied Decision Surface Snapshot and any authorized Engineering Guidance.

The laboratory shall produce a frozen experimental record containing the quantitative outputs, human-relatable reasoning, confidence assessment, evidence-sufficiency assessment, and valuation qualifications specified below.

The Subject Property's actual transaction outcome must remain unknown throughout the laboratory.

Decision Surface Snapshot

The supplied Decision Surface Snapshot contains:

- the complete available MLS information and photographs for one designated Subject Property;
- the completed-sale evidence available to the Decision Function as of the applicable evidence cutoff; and
- any other evidence expressly included within the Decision Surface Snapshot.

For completed sales, available evidence may include:

- structured MLS fields;
- public remarks;
- photographs;
- listing price and listing history;
- sold price and sold price per square foot;
- concessions and other transaction information.

The Subject Property is identified within the Decision Surface Snapshot. Its eventual transaction outcome is unavailable or intentionally redacted.

Use only information supplied within this laboratory.

Engineering Guidance

If authorized Engineering Guidance is supplied for this laboratory, the Decision Function shall consider that guidance together with the Decision Surface Snapshot.

If no Engineering Guidance is supplied, none shall be assumed or inferred.

Decision Objective

Estimate the Subject Property's eventual sale price.

Produce one final point estimate.

Decision Function

Using only the evidence supplied within this laboratory:

- construct whatever representation of the relevant market and Subject Property appears appropriate;
- use any modeling, comparative, multimodal, nonlinear, latent, statistical, or reasoning approach that appears appropriate;
- do not impose a regression structure, adjustment grid, explicit condition score, or predefined set of valuation characteristics unless the Decision Function independently determines such an approach is warranted by the supplied evidence; and
- produce one estimate of the Subject Property's eventual sale price.

The Decision Function is constrained by the supplied Decision Surface Snapshot, Decision Objective, and any authorized Engineering Guidance, but is otherwise unrestricted.

Contamination Controls

During this laboratory:

- do not search the web for the Subject Property;
- do not use information from prior chats, previous experiments, remembered outcomes, or outside sources;
- do not admit information unavailable within the supplied experimental materials;
- do not infer or attempt to recover the Subject Property's redacted outcome; and
- do not modify the experimental approach in response to information learned from another experimental run.

Discussion within this laboratory may address the supplied evidence, valuation approach, uncertainty, limitations, and qualifications, provided the Subject Property's actual outcome remains unavailable.

Decision Function Independence

The Decision Function is unrestricted within the supplied Decision Surface Snapshot, Decision Objective, and any authorized Engineering Guidance.

The Experimental Record Structure below specifies the human-relatable information and quantitative outputs that must be preserved in the experimental record. It does not prescribe the internal structure, sequence, weighting, model, algorithm, or reasoning process by which the Decision Function must construct its estimate.

The ordering of the record sections specifies only how the resulting human-relatable narrative and outputs should be documented. It should not be interpreted as requiring the Decision Function itself to construct the decision in that sequence.

The human-relatable reasoning should identify the material evidence, relationships, judgments, and uncertainties supporting the resulting decision. It need not reproduce or fully represent the Decision Function itself.

Experimental Record Structure

The experimental record shall contain the following six sections in the order shown.

Stage 1 — Subject Property Understanding

Provide a concise human-relatable representation of the Subject Property sufficient to support inspection of the resulting valuation.

Identify the material physical, functional, condition, location, lot, amenity, presentation, and other characteristics supported by the supplied evidence that materially inform the valuation.

Stage 2 — Neighborhood and Comparative Market Analysis

Document the comparative representation of the supplied completed-sale evidence relevant to the resulting valuation.

Identify the material market relationships, comparisons, distinctions, and other evidence informing the Subject Property's comparative placement.

Stage 3 — Comparative Placement and Valuation Synthesis

Document the Subject Property's intrinsic comparative placement within the supplied evidence.

Record:

- intrinsic comparative low estimate;
- intrinsic comparative point estimate;
- intrinsic comparative high estimate; and
- the material evidence and uncertainty supporting that placement.

Stage 4 — Market Behavior and Transaction Context Analysis

Document the material listing-strategy, market-exposure, transaction-behavior, and other supplied evidence relevant to the Subject Property's expected transaction outcome.

Identify and explain any material difference between the intrinsic comparative valuation and the final estimated sale price.

Stage 5 — Challenge, Critical Review, and Qualification Analysis

Document the most material critical challenges to the valuation.

Identify the most material alternative interpretations, unsupported assumptions, weaknesses, exclusions, or uncertainties relevant to the final estimate, confidence assessment, evidence-sufficiency assessment, or valuation qualifications.

Identify whether any such challenges materially affected the resulting valuation or its qualifications.

Stage 6 — Frozen Record

Record the following structured experimental outputs:

- Intrinsic Comparative Low Estimate
- Intrinsic Comparative Point Estimate
- Intrinsic Comparative High Estimate
- Final Estimated Sale Price
- Confidence: High / Moderate / Low
- Evidence Sufficiency: Sufficient / Limited
- Frozen Output Production Date and Time: [date, local time, and time zone]
- Valuation Qualifications: None / identify any material assumptions, exclusions, limitations, or qualifications

These outputs constitute the frozen experimental result and must not subsequently be revised in response to the Subject Property's actual outcome.

Execution

Before producing the experimental record, confirm that:

- the Decision Surface Snapshot is readable and appears sufficient to begin the laboratory;
- the Subject Property is identifiable;
- the Subject Property's transaction outcome is unavailable or properly redacted; and
- any supplied Engineering Guidance is readable.

After confirmation, produce the complete experimental record using the structure specified above.

Present the complete experimental record as one continuous, self-contained response suitable for direct copying and preservation as a single experimental record. Do not place any commentary before or after the experimental record.