

Ownership Description					Assessment Summary																													
Name: NEXPOINT SFR SPE 1 LLC 8615 CLIFF CAMERON DR STE 200 CHARLOTTE NC 28269 Subd.: 10235 SUNDOWNER S/D PH 1 SEC 2 S-T-R: 17-15-31 Acres: T.D.: 231 PRAIRIE GROVE SCH, PG Location: 1101 SUNDOWNER RANCH AVE Legal:					Type: RI Res.Impr Taxable: N No Adj Neigh: PGRES03 Owner: 855639 Status: Tax Status: Block: Lot: 014 City: PRAIRIE GROVE Map: Old PID: 805-20331-000					<table border="1"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>40,000</td> <td>8,000</td> <td>30,000</td> <td>6,000</td> </tr> <tr> <td>Bldgs</td> <td>266,200</td> <td>53,240</td> <td>161,300</td> <td>32,260</td> </tr> <tr> <td>Total</td> <td>306,200</td> <td>61,240</td> <td>191,300</td> <td>38,260</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	40,000	8,000	30,000	6,000	Bldgs	266,200	53,240	161,300	32,260	Total	306,200	61,240	191,300	38,260
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					8/21/2025	BRS	HC	40,000	266,200	306,200																								
					NO CHANGE																													
					7/3/2023	MDH	RV	40,000	266,200	306,200																								
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					7/3/2020	MDH	RV	30,000	161,300	191,300																								
					2020 REAPPRAISAL																													
					7/2/2018	JJC	BP	25,000	132,100	157,100																								
					FOR 2018: NEW DWELLING COMPLETE																													
					4/26/2017	DWB		25,000		25,000																								
					FOR 2017 REMOVED DD DUE TO SALE OF PARCEL																													
					8/27/2015	DWB	IN	15,000		15,000																								
					FOR 2015 DD OF 40% GIVEN TO SITE																													

Trend	Street	Utilities	Topography	Landscaping
.. Improving	.. Concrete	.. No Water	√ High	.. Excellent
√ Static	√ Asphalt	.. No Sewer	.. Low	.. Good
.. Declining	.. ChatSeal	.. No Gas	.. Rough	√ Average
.. New	.. Gravel	.. No Electric	.. Flat	.. Poor
.. Old	.. Dirt	.. No Telephone	√ Sloping	.. None

Building Permit Record

Date	Amount	Purpose	Note
3/3/2017	156,940	NC New Cons	FOR 2018 NSFR COMPLETE (5/30/18 JEB/AST) // FOR

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
2/25/2022	2022-6467			QC	NEXPOINT SFR SPE 1 LLC	WGO 03/02/2022 NO REV
2/2/2022	2022-4145		1,720,000	WD	NREO SFR LLC	WGO 02/09/2022
2/9/2017	2017-4595		60,000	WD	GD PROPERTY MANAGEMENT LLC	KNM 2-13-2017
5/28/2015	2015-14391		522,288	SW	HERITAGE HEIGHTS AMERICAN GROUP	LIRG 6/3/15

Land Record 805/805-20697-000

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1 %	Adj2 %	Value	NC	HS
HL		1.000	1.000		.000	40000.00				40,000		
			0.000			0.00						

Total: 40,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	1,684	1,684	3+10	6	2017	A	269,665	95	256,182			256,182		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													10,042			
Total													266,200			

Ext Wall	Roof Type	Sketch Area	Building Computation						
MASONRY	.. Hip		Base Price			36.12			
.. Low Cost	.. Mansard		+/- Grade	1.100					
.. Standard	.. Gambrel		Story Hgt Factor	1.000					
.. Comb M/F	.. Arched		Grade Adj Factor	1.000					
Y MasonVen	.. Gable		Composite Factor		1.100				
Other	.. Flat		Adj Price per SF		39.73				
Foundation	Y HipGable		Total Base SF		1,684				
.. Open Pier	Other		Base Value		66,905				
.. Closed Pier			Adjustments to Base						
Y Slab	Roof Cover		Item	S.F./Qty	Rate	Total			
Other	.. Asp Shing	Foundation	1,684						
Floor Struct	Y Fib Shing	Floor Structure	1,684						
.. Wood SubF	.. Wd Shing	Ins Floor							
Y Elev Slab	.. Wd Shakes	Ins Wall							
Slab Grade	.. Clay/Slate	Ins Ceiling							
Other	.. GalvAlum	Heat & Cool	1,684	3.07	5,170				
Insulation	.. Other	Floor Cover	1,179	1.78	2,099				
.. Floor	Plumbing	Roof Cover	1,684						
Y Wall	Full 2	Plumbing		632.00					
Y Ceiling	Half	Fireplace	1	1319.00	1,319				
Heat/Cool	Extra	Basement							
.. None	Fireplaces	FLOORC T	505	5.64	2,848				
.. Hot Air/F	Type 1SF	Base Structure and Additive Items							
.. F/W Furn	Count 1	Item	Area	Rate	Factor REL	Total	NC	HS	
Y Central		A MN	1684	36.12	1.100	66,905			
Elec Base		B OP	35	13.92	1.000	487			
.. Elec Ceil		C PS	49	2.39	1.000	117			
Other		D MFA	400	16.13	1.000	6,452			
Floor Cover		E PS	100	2.11	1.000	211			
.. None		Total of Above						85,608	
.. Softwood		Market Adjustment						3,150	
.. HW Sheath		Total Structure RCN						269,665	
.. HW Parq		Inspected: MWR 9/7/2022						Contact: PI	
.. Linoleum		Revisited:						Int.Est?:	
Y CarpetTile		Entered: EEK 9/23/2022						Sk. File:	
.. Cer Tile		Printed: 8/22/2025						Status:	
.. Stone		Total						3,188	
.. Other									
Basement									
.. Unfinished									
.. Finished									
.. Fin Part									

AACU27R47D46L13U7L14U12L20 ABR20D12R3CR7*5 ACR20D12CR3D5R7U5R4D6L14U6
 ADCR20*20 AEU27R22CU10*10
 9/7/2022: ADDED MW - NCV - RETWAL.