

Ownership Description						Assessment Summary				
<b>Name:</b> NEXPOINT SFR SPE 1 LLC 8615 CLIFF CAMERON DR STE 200 CHARLOTTE NC 28269 <b>Subd.:</b> 10239 SUNDOWNER S/D PH 3 <b>S-T-R:</b> 17-15-31 <b>Acres:</b> <b>T.D.:</b> 231 PRAIRIE GROVE SCH, PG <b>Location:</b> 1140 BATTERY DR <b>Legal:</b>						<b>Type:</b> RI Res.Impr <b>Taxable:</b> N No Adj <b>Neigh:</b> PGRES03 <b>Owner:</b> 855639 <b>Status:</b> <b>Block:</b> <b>Tax Status:</b> <b>Lot:</b> 026 <b>City:</b> PRAIRIE GROVE <b>Map:</b> <b>Old PID:</b> 805-20334-000	<b>Year</b> 2023 20% <b>Land</b> 40,000 8,000 <b>Bldgs</b> 255,850 51,170 <b>Total</b> 295,850 59,170 2022 20 % 30,000 6,000 154,450 30,890 184,450 36,890			
						Review Record				
						<b>Date</b> 8/21/2025 <b>By</b> BRS <b>Reason</b> HC <b>Land</b> 40,000 <b>Buildings</b> 255,850 <b>Total</b> 295,850 NO CHANGE				
						7/3/2023 MDH RV 2023 REAPPRAISAL 40,000 255,850 295,850				
						7/3/2020 MDH RV 2020 REAPPRAISAL 30,000 154,450 184,450				
						7/2/2018 JEB BP FOR 2018: DWELLING COMPLETE 25,000 126,500 151,500				
						6/21/2016 DWB IN FOR 2016 DD REMOVED DUE TO SALE 06/21/16 DWB 25,000 25,000				
						8/27/2015 DWB IN FOR 2015 DD OF 40% GIVEN TO SITE 15,000 15,000				
Building Permit Record										
<b>Date</b> 8/11/2017 <b>Amount</b> 157,035 <b>Purpose</b> NC New Cons <b>Note</b> FOR 2018: NSFR 100% COMPLETE. 6/5/18 AST/JEB										

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
8/18/2017	2017-25734		210,000	WD	GD PROPERTY MANAGEMENT LLC	KNM 8-23-2017
6/14/2016	2016-16829		231,000	WD	FIVE STAR LAND HOLDINGS LLC	TLM 06/17/2016

Land Record											805/805-21507-000		
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			
										80x122.09			

**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	1,606	1,606	3+10	6	2017	A	257,875	95	244,981			244,981		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													10,855			
<b>Total</b>													255,850			

Ext Wall	Roof Type	Sketch Area	Building Computation									
MASONVEN	.. Hip	<p>AACU26R48D46L13U10XU4L4XL11U6L20 ABCR20*20 ACR20D6CR11XR4D4XD2L15U6 ADU26R23CU11*11</p> <p>9/9/2022: ADJ WF6 FROM 254 TO 285. REMOVED SPAG NCV.</p>	Base Price		36.52							
.. 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		40.17							
<b>Foundation</b>	Y HipGable		Total Base SF		1,606							
.. Open Pier	Other		Base Value		64,513							
.. Closed Pier	<b>Roof Cover</b>		<b>Adjustments to Base</b>									
Y Slab	.. Asp Shing		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>						
Other	Y Fib Shing		Foundation	1,606								
<b>Floor Struct</b>	.. Wd Shing		Floor Structure	1,606								
.. Wood SubF	.. Wd Shakes		Ins Floor									
Y Elev Slab	.. Clay/Slate		Ins Wall									
Slab Grade	.. GalvAlum		Ins Ceiling									
Other	.. Other	Heat & Cool	1,606	3.07	4,930							
<b>Insulation</b>	<b>Plumbing</b>	Floor Cover	1,124	1.78	2,001							
.. Floor	Full 2	Roof Cover	1,606									
Y Wall	Half	Plumbing		632.00								
Y Ceiling	Extra	Fireplace										
<b>Heat/Cool</b>	<b>Fireplaces</b>	Basement										
.. None	Type	FLOORC T	482	5.64	2,718							
.. Hot Air/F	Count	<b>Base Structure and Additive Items</b>										
.. F/W Furn		<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>				
Y Central		A MN	1606	36.52	1.100	64,513						
Elec Base		B MFA	400	16.13	1.000	6,452						
.. Elec Ceil		C OP	82	12.26	1.000	1,005						
Other		D PS	121	2.03	1.000	246						
<b>Floor Cover</b>	<b>Outbuildings and Yard Improvements</b>											
.. None	<b>Item</b>	<b>Type</b>	<b>Qty1</b>	<b>Qty2</b>	<b>UMQR</b>	<b>Age</b>	<b>Rate</b>	<b>Grade</b>	<b>Rem %</b>	<b>Value</b>	<b>NC</b>	<b>HS</b>
.. Softwood	CDW		16	30			2.00	1.000	95	912		
.. HW Sheath	WF6		285				9.36	1.000	95	2,534		
.. HW Parq												
.. Linoleum												
Y CarpetTile												
.. Cer Tile												
.. Stone												
.. Other												
<b>Basement</b>	<b>Total</b>											
.. Unfinished												
.. Finished												
.. Fin Part												
										3,446		
										Total of Above		81,865
										Market Adjustment		3.150
										Total Structure RCN		257,875
										Inspected: MWR 9/9/2022		Contact: PI
										Revisited:		Int.Est?:
										Entered: CHB 9/27/2022		Sk. File:
										Printed: 8/22/2025		Status: