

Ownership Description **Assessment Summary**

Name: NEXPOINT SFR SPE 1 LLC
 8615 CLIFF CAMERON DR STE 200
 CHARLOTTE NC 28269
Subd.: 10239 SUNDOWNER S/D PH 3
S-T-R: 17-15-31 **Acres:**
T.D.: 231 PRAIRIE GROVE SCH, PG
Location: 571 CAPTAIN STOCKTON ST
Legal: LOT 215A PER REPLAT LOTS 190-221 SUNDOWNER S/D 24A-224

Type: RI Res.Impr
Taxable: N No Adj
Neigh: PGRES03
Owner: 855639
Status: **Tax Status:**
Block: **Lot:** 215A
City: PRAIRIE GROVE
Map:
Old PID: 805-20345-000

Year	2023	20%	2022	20 %
Land	40,000	8,000	30,000	6,000
Bldgs	291,800	58,360	174,900	34,980
Total	331,800	66,360	204,900	40,980

Review Record

Date	By	Reason	Land	Buildings	Total
8/21/2025	BRS	HC	40,000	291,800	331,800
NO CHANGE					
7/3/2023	MDH	RV	40,000	291,800	331,800
2023 REAPPRAISAL					
6/6/2021	JEB	BP	30,000	174,900	204,900
DWELLING COMPLETE					
7/6/2020	MDH	RV	30,000	102,250	132,250
2020 REAPPRAISAL					
6/27/2017	DWB	IN	25,000		25,000
FOR 2017 REMOVED DD OF 40% DUE TO TIMING OUT					
8/27/2015	DWB	IN	15,000		15,000
FOR 2015 DD OF 40% GIVEN TO SITE					

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

Building Permit Record

Date	Amount	Purpose	Note
9/6/2019	100,000	NC New Cons	FOR 2021: REMOVED INCOMPLETE STATUS PER D21.

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
2/25/2022	2022-6468			QC	NEXPOINT SFR SPE 1 LLC	WGO 03/02/2022 NO REV
1/24/2022	2022-2824		2,614,500	WD	NREO SFR LLC	WGO 01/27/2022
3/20/2020	2020-9213		879,600	WD	CANDLEWICK PROPERTIES LLC	DCM 3-25-2020
9/6/2019	2019-27048		155,600	WD	KEVIN GERLT CONSTRUCTION INC	RLB 9/10/19

Land Record 805/805-21576-000

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		
										0.29 AC		



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	1,714	1,714	3+10	4	2019	A	287,356	97	278,734			278,734		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													13,047			
Total													291,800			

Ext Wall	Roof Type	Sketch Area										Building Computation									
MASONVEN	.. 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	.. Dormer											Total Base SF								1,714	
.. Open Pier	Y HipGable											Base Value								68,097	
.. Closed Pier	Other											Adjustments to Base									
Y Slab	Roof Cover											Item						S.F./Qty		Rate	
Other	.. Asp Shing	Foundation						1,714													
Floor Struct	Y Fib Shing	Floor Structure						1,714													
.. Wood SubF	.. Wd Shing	Ins Floor																			
Y Elev Slab	.. Wd Shakes	Ins Wall																			
Slab Grade	.. Clay/Slate	Ins Ceiling																			
.. Other	.. GalvAlum	Heat & Cool						1,714		3.07		5,262									
Insulation	.. Other	Floor Cover						857		3.59		3,077									
.. Floor	Plumbing	Roof Cover						1,714													
Y Wall	Full 2	Plumbing								632.00											
Y Ceiling	Half	Fireplace						1		1319.00		1,319									
Heat/Cool	Extra	Basement																			
.. None	Fireplaces	FLOORC C						514		1.78		915									
.. Hot Air/F	Type 1SF	FLOORC T						343		5.64		1,935									
.. F/W Furn	Count 1	AACU36R14D9R14XR3U3XU6R11U7R15D36L42D7L15 ABR15U7R19CR23*22																			
Y Central		ACR15D1CU8R19D6L12D2L7 ADU36R14CR17D6XD3L3XL14U9																			
.. Elec Base		2/15/2021: FOR 2021: REMOVED INCOMPLETE STATUS PER D21.																			
.. Elec Ceil		Outbuildings and Yard Improvements																			
Other		Item Type Qty1 Qty2 UMQR Age Rate Grade Rem % Value NC HS																			
Floor Cover	CDW	17	32			2.00	1.000	97	1,055												
.. None	WF6	340				9.36	1.000	97	3,087												
.. Softwood																					
Y HW Sheath																					
.. HW Parq																					
.. Linoleum																					
.. CarpetTile																					
.. Cer Tile																					
.. Stone																					
.. Other																					
Basement																					
.. Unfinished																					
.. Finished																					
.. Fin Part																					
Total									4,142												

Total of Above 91,224
 Market Adjustment 3,150
 Total Structure RCN 287,356
 Inspected: MWR 9/9/2022 Contact: PI
 Revisited: Int.Est?:
 Entered: CHB 9/27/2022 Sk. File:
 Printed: 8/22/2025 Status: