

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: 611 CAPTAIN STOCKTON ST Legal: LOT 216A PER REPLAT LOTS 190-221 SUNDOWNER S/D 24A-224				Type: RI Res.Impr Taxable: N No Adj Neigh: PGRES03 Owner: 855639 Status: Block: Tax Status: Lot: 216A		Year 2023 20% 2022 20 % Land 40,000 8,000 30,000 6,000 Bldgs 292,050 58,410 169,150 33,830 Total 332,050 66,410 199,150 39,830			
				Review Record					
				Date	By	Reason	Land	Buildings	Total
				8/21/2025	BRS	HC	40,000	292,050	332,050
				NO CHANGE					
				7/3/2023	MDH	RV	40,000	292,050	332,050
				2023 REAPPRAISAL					
				6/29/2021	MDH	BP	30,000	169,150	199,150
				DWG COMPLETE					
				7/6/2020	MDH	RV	30,000	93,950	123,950
				2020 REAPPRAISAL					
				6/27/2017	DWB	IN	25,000		25,000
				FOR 2017 REMOVED DD OF 40% DUE TO TIMING OUT					
				8/28/2015	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	Average
New	Gravel	No Electric	Y Flat	Poor
Old	Dirt	No Telephone	Sloping	Y 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										
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1 %	Adj2 %	Value
HL		1.000	1.000		.000	40000.00				40,000
										0.29 AC

805/805-21577-000



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)													13,293			
Total													292,050			

Ext Wall	Roof Type	Sketch Area										Building Computation					
MASONVEN	.. Hip											Base Price 36.12 +/- Grade 1.100 Story Hgt Factor 1.000 Grade Adj Factor 1.000 Composite Factor 1.100 Adj Price per SF 39.73 Total Base SF 1,714 Base Value 68,097					
.. Low Cost	.. Mansard											Adjustments to Base					
.. Standard	.. Gambrel											Item	S.F./Qty	Rate	Total		
.. Comb M/F	.. Arched											Foundation	1,714				
Y MasonVen	.. Gable											Floor Structure	1,714				
Other	.. Flat											Ins Floor					
Foundation	.. Dormer											Ins Wall					
.. Open Pier	Y HipGable											Ins Ceiling					
.. Closed Pier	Other											Heat & Cool	1,714	3.07	5,262		
Y Slab	Roof Cover											Floor Cover	857	3.59	3,077		
Other	.. Asp Shing	Roof Cover	1,714														
Floor Struct	Y Fib Shing	Plumbing		632.00													
.. Wood SubF	.. Wd Shing	Fireplace	1	1319.00	1,319												
Y Elev Slab	.. Wd Shakes	Basement															
Slab Grade	.. Clay/Slate	FLOORC C	514	1.78	915												
.. Other	.. GalvAlum	FLOORC T	343	5.64	1,935												
Insulation	.. Other	Base Structure and Additive Items															
.. Floor	Plumbing	Item	Area	Rate	Factor	REL	Total	NC	HS								
Y Wall	Full 2	A MN	1714	36.12	1.100		68,097										
Y Ceiling	Half	B MFA	506	14.75	1.000		7,464										
Heat/Cool	Extra	C OP	128	11.56	1.000		1,480										
.. None	Fireplaces	D OP	148	11.32	1.000		1,675										
.. Hot Air/F	Type 1SF	Total of Above 91,224															
.. F/W Furn	Count 1	Market Adjustment 3.150															
Y Central		Total Structure RCN 287,356															
Elec Base		Inspected: MWR 9/9/2022 Contact: PI															
.. Elec Ceil		Revisited: Int.Est?:															
Other		Entered: CHB 9/27/2022 Sk. File:															
Floor Cover		Printed: 8/22/2025 Status:															
.. None	CDW	Total 4,220															
.. Softwood	WF6																
Y HW Sheath																	
HW Parq																	
.. Linoleum																	
.. CarpetTile																	
.. Cer Tile																	
.. Stone																	
.. Other																	
Basement																	
.. Unfinished																	
.. Finished																	
.. Fin Part																	

AACU36R14D9R14XR3U3XU6R11U7R15D36L42D7L15 ABR15U7R19CR23*22
 ACR15D1CU8R19D6L12D2L7 ADU36R14CR17D6XD3L3XL14U9

9/9/2022: ADDED WF6X345.

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		17	33			2.00	1.000	97	1,088		
WF6		345			2022	9.36	1.000	97	3,132		