

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: 631 CAPTAIN STOCKTON ST Legal: LOT 217A PER REPLAT LOTS 190-221 SUNDOWNER S/D 24A-22					Type: RI Res.Impr Taxable: N No Adj Neigh: PGRES03 Owner: 855639 Status: Tax Status: Block: Lot: 217A City: PRAIRIE GROVE Map: Old PID: 805-20345-000					<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>291,800</td> <td>58,360</td> <td>174,900</td> <td>34,980</td> </tr> <tr> <td>Total</td> <td>331,800</td> <td>66,360</td> <td>204,900</td> <td>40,980</td> </tr> </tbody> </table>					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
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																													
					8/28/2015	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	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										805/805-21578-000		
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																				
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																					
Other																					
Floor Cover		Outbuildings and Yard Improvements																			
.. None	CDW	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS										
.. Softwood	WF6	17	32			2.00	1.000	97	1,055												
Y HW Sheath		340				9.36	1.000	97	3,087												
.. HW Parq																					
.. Linoleum																					
.. CarpetTile																					
.. Cer Tile																					
.. Stone																					
.. Other																					
Basement																					
.. Unfinished																					
.. Finished																					
.. Fin Part																					
Total												4,142									

Item	Area	Rate	Factor	REL	Total	NC	HS
A MN	1714	36.12	1.100		68,097		
B MFA	506	14.75	1.000		7,464		
C OP	128	11.56	1.000		1,480		
D OP	148	11.32	1.000		1,675		
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:			