

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: 711 CAPTAIN STOCKTON ST Legal: LOT 219A 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: 219A City: PRAIRIE GROVE Map: Old PID: 805-20345-000					<table border="1" style="width:100%; border-collapse: collapse;"> <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>291,350</td> <td>58,270</td> <td>174,650</td> <td>34,930</td> </tr> <tr> <td>Total</td> <td>331,350</td> <td>66,270</td> <td>204,650</td> <td>40,930</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	40,000	8,000	30,000	6,000	Bldgs	291,350	58,270	174,650	34,930	Total	331,350	66,270	204,650	40,930
Year	2023	20%	2022	20%																														
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Bldgs	291,350	58,270	174,650	34,930																														
Total	331,350	66,270	204,650	40,930																														
					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					8/21/2025	BRS	HC	40,000	291,350	331,350																								
					NO CHANGE																													
					7/3/2023	MDH	RV	40,000	291,350	331,350																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	30,000	174,650	204,650																								
					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																													
					7/5/2015	MDH	RV	25,000		25,000																								
					2015 REAPPRAISAL																													

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
4/17/2019	108,000	NC New Cons	FOR 2020 NSFR 100% COMPLETE (3/2/20 JJC) // FOR

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
9/24/2019	2019-29225		659,700	WD	CANDLEWICK PROPERTIES LLC	WGO 09/27/2019
4/19/2019	2019-11198		113,700	WD	KEVIN GERLT CONSTRUCTION INC	RLB 4/24/19

Land Record											805/805-21580-000				
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	1,728	1,728	3+10	4	2019	A	286,836	97	278,230			278,230		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													13,126			
Total													291,350			

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	Y HipGable											Total Base SF								1,728	
.. Open Pier	Other											Base Value								68,653	
.. Closed Pier																					
Y Slab	Roof Cover																				
Other	.. Asp Shing																				
Floor Struct	Y Fib Shing																				
.. Wood SubF	.. Wd Shing																				
Y Elev Slab	.. Wd Shakes																				
Slab Grade	.. Clay/Slate																				
.. Other	.. GalvAlum																				
	.. Other																				
Insulation	Plumbing																				
.. Floor	Full 2																				
Y Wall	Half																				
Y Ceiling	Extra																				
Heat/Cool	Fireplaces																				
.. None	Type 1SF																				
.. Hot Air/F	Count 1																				
.. F/W Furn																					
Y Central																					
Elec Base																					
.. Elec Ceil																					
Other																					
Floor Cover																					
.. None	CDW	17	30			2.00	1.000	97	989												
.. Softwood	WF6	350				9.36	1.000	97	3,178												
Y HW Sheath																					
HW Parq																					
.. Linoleum																					
.. CarpetTile																					
.. Cer Tile																					
.. Stone																					
.. Other																					
Basement																					
.. Unfinished																					
.. Finished																					
Fin Part																					
Total									4,167												

Item	S.F./Qty	Rate	Total	NC	HS
Foundation	1,728				
Floor Structure	1,728				
Ins Floor					
Ins Wall					
Ins Ceiling					
Heat & Cool	1,728	3.07	5,305		
Floor Cover	864	3.59	3,102		
Roof Cover	1,728				
Plumbing		632.00			
Fireplace	1	1319.00	1,319		
Basement					
FLOORC C	518	1.78	922		
FLOORC T	346	5.64	1,951		

Base Structure and Additive Items							
Item	Area	Rate	Factor	REL	Total	NC	HS
A MN	1728	36.12	1.100		68,653		
B MFA	460	15.39	1.000		7,079		
C OP	122	11.56	1.000		1,410		
D OP	114	11.56	1.000		1,318		

Total of Above					91,059		
Market Adjustment					3.150		
Total Structure RCN					286,836		

Inspected: MWR 9/9/2022	Contact: PI
Revisited:	Int.Est?:
Entered: CHB 9/27/2022	Sk. File:
Printed: 8/22/2025	Status: