

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: 741 CAPTAIN STOCKTON ST Legal: LOT 220A PER REPLAT LOTS 190-221 SUNDOWNER S/D 24A-224						Type: RI Res.Impr Taxable: N No Adj Neigh: PGRES03 Owner: 855639 Status: Block:		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																																																																																
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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											805/805-21581-000		
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	.. Dormer		Total Base SF		1,728									
.. Open Pier	Y HipGable		Base Value		68,653									
.. Closed Pier	Other		Adjustments to Base											
Y Slab	Roof Cover		Item	S.F./Qty	Rate	Total								
Other	.. Asp Shing	Foundation	1,728											
Floor Struct	Y Fib Shing	Floor Structure	1,728											
.. Wood SubF	.. Wd Shing	Ins Floor												
Y Elev Slab	.. Wd Shakes	Ins Wall												
.. Slab Grade	.. Clay/Slate	Ins Ceiling												
.. Other	.. GalvAlum	Heat & Cool	1,728	3.07	5,305									
Insulation	.. Other	Floor Cover	864	3.59	3,102									
.. Floor	Plumbing	Roof Cover	1,728											
Y Wall	Full 2	Plumbing		632.00										
Y Ceiling	Half	Fireplace	1	1319.00	1,319									
Heat/Cool	Extra	Basement												
.. None	Fireplaces	FLOORC C	518	1.78	922									
.. Hot Air/F	Type 1SF	FLOORC T	346	5.64	1,951									
.. F/W Furn	Count 1	Base Structure and Additive Items												
Y Central		Item	Area	Rate	Factor REL	Total	NC	HS						
.. Elec Base		A MN	1728	36.12	1.100	68,653								
.. Elec Ceil		B MFA	460	15.39	1.000	7,079								
Other		C OP	122	11.56	1.000	1,410								
Floor Cover		D OP	114	11.56	1.000	1,318								
.. None		Outbuildings and Yard Improvements												
.. Softwood		Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	
Y HW Sheath		CDW		17	30			2.00	1.000	97	989			
.. HW Parq		WF6		350				9.36	1.000	97	3,178			
.. Linoleum														
.. CarpetTile														
.. Cer Tile														
.. Stone														
.. Other														
Basement														
.. Unfinished														
.. Finished														
.. Fin Part														
Total												4,167		

AACU43R14D7XD3R3XR14U7R23D25L23D9L5D7L15U1L11
 ABR11D1R15U7R5U9CR23*20 ACR11D1CR15U7R5D12L7U1L13U4
 ADU43R14D3CR17D7L14XL3U3XU4
 3/2/2020: FOR 2020 NSFR 100% COMPLETE.

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: