

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: 761 CAPTAIN STOCKTON ST Legal: LOT 221A PER REPLAT LOTS 190-221 SUNDOWNER S/D 24A-224						Type: RI	Res.Impr	Year	2023	20%	2022	20%
						Taxable: N	No Adj	Land	40,000	8,000	30,000	6,000
						Neigh: PGRES03	Owner: 855639	Bldgs	291,500	58,300	174,750	34,950
						Status:	Tax Status:	Total	331,500	66,300	204,750	40,950
						Block:	Lot: 221A	Review Record				
						City: PRAIRIE GROVE	Map:	Date	By	Reason	Land	Buildings
						Old PID: 805-20345-000	8/21/2025 BRS HC 40,000 291,500 331,500 NO CHANGE					
						7/3/2023 MDH RV 40,000 291,500 331,500 2023 REAPPRAISAL						
						7/6/2020 MDH RV 30,000 174,750 204,750 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											805/805-21582-000				
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		
													0.34 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)													13,268			
Total													291,500			

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 OP	122	11.56	1.000	1,410								
Other		C MFA	460	15.39	1.000	7,079								
Floor Cover		D OP	114	11.56	1.000	1,318								
.. None		Total of Above						91,059						
.. Softwood		Market Adjustment						3.150						
Y HW Sheath		Total Structure RCN						286,836						
.. HW Parq		Inspected: MWR 9/9/2022		Contact: PI										
.. Linoleum		Revisited:		Int.Est?:										
.. CarpetTile		Entered: CHB 9/27/2022		Sk. File:										
.. Cer Tile		Printed: 8/22/2025		Status:										
.. Stone		Outbuildings and Yard Improvements												
.. Other		Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	
Basement		CDW		17	30			2.00	1.000	97	989			
.. Unfinished		WF6		355				9.36	1.000	97	3,223			
.. Finished		Total											4,212	
.. Fin Part														

3/2/2020: FOR 2020 NSFR 100% COMPLETE.

AACU25R23D7R14XR3U3XU7R14D43L11D1L15U7L5U9L23
ABR23D9CR5D7R15D4L13D1L7U12 ACCR23*20 ADU25R23CR17D4XD3L3XL14U7

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