

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: 550 CAPTAIN HOPKINS ST
Legal:

Type: RI Res.Impr
Taxable: N No Adj
Neigh: PGRES03
Owner: 855639
Status: **Tax Status:**
Block: **Lot:** 262
City: PRAIRIE GROVE
Map:
Old PID: 805-20345-000

Year	2023	20%	2022	20%
Land	40,000	8,000	30,000	6,000
Bldgs	264,900	52,980	158,750	31,750
Total	304,900	60,980	188,750	37,750

Review Record

Date	By	Reason	Land	Buildings	Total
8/21/2025	BRS	HC	40,000	264,900	304,900
NO CHANGE					
7/3/2023	MDH	RV	40,000	264,900	304,900
2023 REAPPRAISAL					
7/6/2020	MDH	RV	30,000	158,750	188,750
2020 REAPPRAISAL					
6/5/2017	DWB	IN	25,000		25,000
FOR 2017 REMOVED DD DUE TO SALE OF PARCEL					
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
4/12/2019		NC New Cons	FOR 2020 WF6 100% COMPLETE (3/3/20 JJC) // R21
11/6/2018	98,000	NC New Cons	FOR 2020 NSFR 100% COMPLETE (3/3/20 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
4/15/2019	2019-10458		373,800	WD	CANDLEWICK PROPERTIES LLC	RLB 4/18/19
11/2/2018	2018-32985		60,000	WD	KEVIN GERLT CONSTRUCTION INC	RLB 11/6/18

Land Record 805/805-21623-000

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		
			0.000				0.00					

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	1,540	1,540	3+10	4	2019	A	263,120	97	255,225			255,225		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													9,658			
Total													264,900			

Ext Wall	Roof Type	Sketch Area										Building Computation									
MASONVEN	.. Hip											Base Price						36.95			
.. 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								40.65	
Foundation	.. HipGable											Total Base SF								1,540	
.. Open Pier	Other											Base Value								62,601	
.. Closed Pier	Roof Cover											Adjustments to Base									
Y Slab	.. Asp Shing											Item	S.F./Qty	Rate	Total						
Other	.. Fib Shing	Foundation	1,540																		
Floor Struct	.. Wd Shing	Floor Structure	1,540																		
.. Wood SubF	.. Wd Shakes	Ins Floor																			
Y Elev Slab	.. Clay/Slate	Ins Wall																			
.. Slab Grade	.. GalvAlum	Ins Ceiling																			
.. Other	.. Other	Heat & Cool	1,540	3.07	4,728																
Insulation	Plumbing	Floor Cover	770	3.59	2,764																
.. Floor	Full 2	Roof Cover	1,540																		
Y Wall	Half	Plumbing		632.00																	
Y Ceiling	Extra	Fireplace	1	1319.00	1,319																
Heat/Cool	Fireplaces	Basement																			
.. None	Type 1SF	FLOORC C	462	1.78	822																
.. Hot Air/F	Count 1	FLOORC T	308	5.64	1,737																
.. F/W Furn		Base Structure and Additive Items																			
Y Central		Item	Area	Rate	Factor	REL	Total	NC	HS												
.. Elec Base		A MN	1540	36.95	1.100		62,601														
.. Elec Ceil		B MFA	484	14.75	1.000		7,139														
.. Other		C OP	96	11.86	1.000		1,139														
Floor Cover		D OP	108	11.86	1.000		1,281														
.. None		Total of Above						83,530													
.. Softwood		Market Adjustment						3.150													
Y HW Sheath		Total Structure RCN						263,120													
.. 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		Total						3,066													
.. Other																					
Basement																					
.. Unfinished																					
.. Finished																					
.. Fin Part																					