



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 14:01:27  
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Assessment Data					Primary Image				
Account	660085645				No Image On File				
Parcel ID	000000-00-0-21637-003-0011								
Cadastral ID	22-21-14-08440								
Property Type	REAL - Real Property								
Property Class	DENT	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	339363								
NEXPOINT SFR SPE 3 LLC									
8615 CLIFF CAMERON DR STE 200 CHARLOTTE NC 28269-0000									
Parcel Location									
Situs									
Subdivision	PRESTON LAKES III								
Lot/Block	/	Parcel Size	1 - Lots						
Sec/Twn/Rng	22 / 21 / 14 / 5								
Neighborhood	1059 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.28665730 -95.79813388									
PT OF RESERVE AREA BEG AT SE/C LOT 11; TH S00-16-09E 15'; TH S89- 45-16W 3.12'; TH S44-14-58W 43.31'; TH S86-17-15W 31.54'; TH N00- 16-09W 50.64'; TH S87-43-18E 65.06' TO POB.									
Building Permits									
Number Description Opened Closed Amount									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MCLEAN SFR INVESTMENT LLC	08/19/2022	5,710,000	WG
					/	CAPITAL HOMES RES GRP LLC	11/15/2021	0	4
					/	CHARNEY PROPERTIES INC	11/15/2021	1,243,000	WG
					1769/532	PRESTON LAKES DEVELOPMENT~GR	04/20/2006	655,500	5
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2023	Land Value	14,045	0	11%	0	Assessed	0	0.00
Year Frozen	0	Improvements	0	0	0	0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00
TIF Project ID	0	Total Value	14,045	0	0	0	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660085645	NEXPOINT SFR SPE 3 LLC	40	14,045	0		.00		
2024	2024-660085645	NEXPOINT SFR SPE 3 LLC	40	14,575	0		.00		
2023	2023-660085645	NEXPOINT SFR SPE 3 LLC	40	71	0		.00		
2022	2022-660085645	NEXPOINT SFR SPE 3 LLC	40	71	0		.00		
2021	2021-660085645	CAPITAL HOMES RES GRP LLC	40	71	0		.00		
2020	2020-660085645	CAPITAL HOMES RES GRP LLC	40	71	0		.00		
2019	2019-660085645	CAPITAL HOMES RES GRP LLC	40	71	0		.00		
2018	2018-660085645	CAPITAL HOMES RES GRP LLC	40	71	0		.00		
2017	2017-660085645	CAPITAL HOMES RES GRP LLC	40	71	0		.00		
2016	2016-660085645	CAPITAL HOMES RES GRP LLC	40	71	0		.00		
2015	2015-660085645	CAPITAL HOMES RES GRP LLC	40	71	0		.00		
2014	2014-660085645	CAPITAL HOMES RES GRP LLC	40	71	0		.00		
2013	2013-660085645	CAPITAL HOMES RES GRP LLC	40	71	0		.00		



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Lot Data		Square-Foot - NBHD 1059 #1		Primary Image								
Lot Size												
Lot Count												
Units Buildable	1											
Non-Ag Acres	0.0608											
Topography												
Street Access												
Utilities												
Amenities		0										
		0										
Method	Square-Foot											
Base Lot Value	2,650.00 x 5.30 = 14,045			<b>GRM Approach</b>								
Factor Value				GRM Code								
Adjustments	1.0000			Gross Rent	0.00							
Lot Value	14,045			Indicated Value								
<b>Residential Data</b>				<b>Multiple Regression</b>								
Type				MRA Code								
Condition	-			Adusted R								
Quality	-			Indicated Value								
Architecture				<b>Direct Comparables</b>								
Style				Selection Model	A Adam Test							
Exterior Wall				Adjustment Model	1 2022 Residential							
Base/Total Area /				Comparables								
Style				Indicated Value								
HVAC				<b>Value Reconciliation</b>								
Roof Cover				Selected Approach	Cost Approach							
Area on Slab				Improvements								
Fixture/RghIn /				Lot Value	14,045							
Bed/F/H Bath / /				Indicated Value	14,045	0.00	Per SqFt					
Basement Area				Agland Value								
Garage Type				Site Improvements								
Remodel				Total Value	14,045	0.00	Total Value Per SqFt					
Year/Eff Age /				<b>Cost Approach</b>								
<b>Cost Approach</b>		<b>Manual : 01/2025</b>										
Base Cost	0.00	Total Misc Impr	+ 0									
Roofing Adj	+ 0.00	Garage Cost	+ 0									
Subfloor Adj	+ 0.00	Total RCN	= 0									
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0									
Plumbing Adj	+ 0.00	Lump Sums	+ 0									
Basement Adj	+ 0.00	RCNLD	= 0									
Adj Base Cost	= 0.00	Lot Value	+ 14,045									
Total Area	x	Indicated Value	= 14,045									
Adjusted Cost	= 0	Value Per SqFt	0.00									
<b>Miscellaneous Improvements</b>				Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value