



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:45:50
Page 1

Assessment Data				Primary Image						
Account	660106326									
Parcel ID	000000-0002-005-0-000-00									
Cadastral ID	20-21-16-12150									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	339363									
NEXPOINT SFR SPE 3 LLC										
8615 CLIFF CAMERON DR STE 200 CHARLOTTE NC 28269-0000										
Parcel Location										
Situs	01008 RAVEN DR									
Subdivision	RED PLAINS PHASE I									
Lot/Block	0005 / 0002	Parcel Size	1 - Lots							
Sec/Twn/Rng	20 / 21 / 16 / 5									
Neighborhood	1166 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.28726317 -95.62021433				Building Permits						
LOT 5 BLOCK 2 RED PLAINS PHASE I				Number	Description	Opened	Closed	Amount		
				R21 0492	NEW SFR 1446 SQ FT	12/2021	06/2022	138,000		
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	
					/	RAUSCH COLEMAN HOMES OF TULSA/	03/21/2022	221,500	YES	
					/	TULSA L DEV LLC	10/06/2021	0	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023		Land Value	44,652	44,652	11%	Assessed	25,411	2,348.74	
Year Frozen			Improvements	186,352	186,352		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	231,004	231,004	25,411	Total Taxable	25,411	2,349.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106326	NEXPOINT SFR SPE 3 LLC			17	223,234	0	24,556	2,270.00	
2024	2024-660106326	NEXPOINT SFR SPE 3 LLC			17	223,171	0	24,548	2,269.00	
2023	2023-660106326	NEXPOINT SFR SPE 3 LLC			17	221,500	0	24,365	2,232.00	
2022	2022-660106326	NEXPOINT SFR SPE 3 LLC			17	3,834	0	422	39.00	



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 Time 10:45:50
 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1819		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,926.00 x 5.63 = 44,652		
Factor Value			
Adjustments	1.0000		
Lot Value	44,652		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-5\IMG_001 10/5/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,387 / 1,387
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,387
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	390 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	208,261	150.15	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	103.15	Total Misc Impr	+ 3,586
Roofing Adj	+ 4.61	Garage Cost	+ 14,391
Subfloor Adj	+ -1.21	Total RCN	= 192,115
Heat/Cool Adj	+ 11.47	Depreciation (3%)	- 5,763
Plumbing Adj	+ 7.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,352
Adj Base Cost	= 125.55	Lot Value	+ 44,652
Total Area	x 1,387	Indicated Value	= 231,004
Adjusted Cost	= 174,138	Value Per SqFt	166.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,352		
Lot Value	44,652		
Indicated Value	231,004	166.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	231,004	166.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153863	6x4		24	24.19		581
PRCH	Slab Porch - Covered	153864	14x9		126	23.85		3,005



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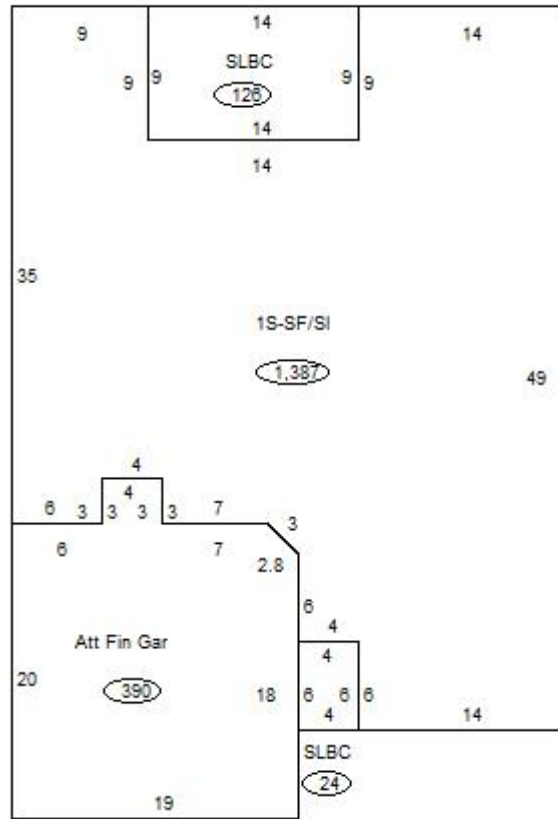
Date 04/18/2026

Time 10:45:50

Page 3

Sketch Image

660106326



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,387	1.000	1,387
2	G	5		13	Att Fin Gar	390	1.000	390
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	126	1.000	126
Total Building Area						1,387		1,387