

**Maury (060)**  
**Tax Year 2026 | Reappraisal 2026**

Jan 1 Owner  
 SFR JV-1 2021-1 BORROWER LLC  
 C/O TRICON AMERICAN HOMES LLC  
 15771 RED HILL AVE  
 TUSTIN CA 92780

Current Owner

**DANIEL LN 1021**  
 Ctrl Map: 028L    Group: F    Parcel: 027.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$71,500  
**Improvement Value:** \$289,500  
**Total Market Appraisal:** \$361,000  
**Assessment Percentage:** 25%  
**Assessment:** \$90,250

**Subdivision Data**

**Subdivision:**  
 RESERVE AT PORT ROYAL PH 4  
**Plat Book:** 18    **Plat Page:** 53-54    **Block:**    **Lot:** 274

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** SPRING HILL  
**City #:** 701    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** S23  
**District:** 03    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 00 - NONE  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	DRW - DRIVEWAY		1
1	PTO - PATIO		192

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** 0    **Total Land Units:** 1

Land Code	Soil Class	Units
01 - RES		1.00

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 12 - BRICK/WOOD  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 2 - ABOVE AVERAGE  
**Square Feet of Living Area:**  
 1687  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 02 - L-SHAPED

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 2009  
**Plumbing Fixtures:**  
 8  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	952
USF - UPPER STORY FINISHED	735
OPF - OPEN PORCH FINISHED	24
GRF - GARAGE FINISHED	462

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
11/9/2021	\$0	R2788	616		QC - QUITCLAIM DEED	-
12/29/2020	\$299,000	R2700	396	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/29/2020	\$250,000	R2669	83	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/13/2020	\$280,000	R2657	507	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/17/2017	\$245,000	R2422	600	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/28/2009	\$173,720	R2080	1330	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/31/2009	\$38,253	R2073	224	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
10/20/2003	\$0	R1757	261		-	-