

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

Jan 1 Owner  
 SFR JV-1 2019-1 BORROWER LLC  
 C/O TRICON AMERICAN HOMES LLC  
 15771 RED HILL AVE  
 TUSTIN CA 92780

Current Owner

**ELLYSON DR 813**

Ctrl Map: 049A    Group: C    Parcel: 023.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$80,000  
**Improvement Value:** \$322,100  
**Total Market Appraisal:** \$402,100  
**Assessment Percentage:** 25%  
**Assessment:** \$100,525

**Subdivision Data**

**Subdivision:**  
 CROOKED CREEK SEC 2  
**Plat Book:** 21    **Plat Page:** 477    **Block:**    **Lot:** 20

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** SPRING HILL  
**City #:** 701    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** S39  
**District:** 03    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC    **Zoning:**  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	DRW - DRIVEWAY		1

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

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

Land Code	Soil Class	Units
01 - RES		1.00

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 05 - SIDING ABOVE AVG  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1+ - AVERAGE +  
**Square Feet of Living Area:**  
 1613  
**Foundation:**  
**Roof Framing:**  
**Cabinet/Millwork:**  
**Interior Finish:**  
**Bath Tiles:**  
**Shape:**

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 2019  
**Plumbing Fixtures:**  
 8  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
**Roof Cover/Deck:**  
**Floor Finish:**  
**Paint/Decor:**  
**Electrical:**  
**Structural Frame:**

**Building Areas**

Areas	Square Feet
BAS - BASE	1,613
GRF - GARAGE FINISHED	400
OPF - OPEN PORCH FINISHED	91
OPF - OPEN PORCH FINISHED	54

**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>
9/26/2019	\$0	R2584	40		QC - QUITCLAIM DEED	-
6/21/2019	\$258,000	R2567	404	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/30/2019	\$1,057,600	R2560	528	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
2/28/2019	\$65,000	R2544	966	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
7/24/2015	\$0	R2332	205		-	-