

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

Jan 1 Owner  
 SFR JV-1 2020-1 BORROWER LLC  
 C/O TRICON AMERICAN HOMES LLC  
 15771 RED HILL AVE  
 TUSTIN CA 92780

Current Owner

**DEER TRAIL DR 3001**  
 Ctrl Map: 050D    Group: D    Parcel: 082.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$85,000  
**Improvement Value:** \$336,200  
**Total Market Appraisal:** \$421,200  
**Assessment Percentage:** 25%  
**Assessment:** \$105,300

**Subdivision Data**

**Subdivision:** DEERFIELD  
**Plat Book:** 15    **Plat Page:** 98    **Block:**    **Lot:** 82

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** SPRING HILL  
**City #:** 701    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** S13  
**District:** 03    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	DRW - DRIVEWAY		1
1	PTO - PATIO		432

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.14    **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:** 1+ - AVERAGE +  
**Square Feet of Living Area:** 1784  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 03 - U-SHAPED

**Building Sketch**



**Stories:** 2.00  
**Actual Year Built:** 2005  
**Plumbing Fixtures:** 9  
**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	1,040
USF - UPPER STORY FINISHED	504
OPF - OPEN PORCH FINISHED	64
GRF - GARAGE FINISHED	400
USH - UPPER STORY HIGH	400

**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>
7/21/2020	\$0	R2650	407		QC - QUITCLAIM DEED	-
12/9/2019	\$11,775,750	R2600	1129	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
6/20/2017	\$230,000	R2439	1309	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/14/2014	\$0	R2276	866		QC - QUITCLAIM DEED	-
7/27/2005	\$149,545	R1871	919	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/21/2005	\$0	R1853	177		-	-
10/30/2002	\$0	R1656	412		-	-