

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

Jan 1 Owner  
 SFR JV-1 2022-1 BORROWER LLC  
 C/O TRICON AMERICAN HOMES LLC  
 15771 RED HILL AVE  
 TUSTIN CA 92780

Current Owner

**CHERRY POINT LN 2902**  
 Ctrl Map: 051B    Group: C    Parcel: 002.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$80,000  
**Improvement Value:** \$275,100  
**Total Market Appraisal:** \$355,100  
**Assessment Percentage:** 25%  
**Assessment:** \$88,775

**Subdivision Data**

**Subdivision:** GROVE PARK PH 3  
**Plat Book:** 21    **Plat Page:** 174    **Block:**    **Lot:** 49

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** COLUMBIA  
**City #:** 156    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** C05  
**District:** 03    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 08 - INDIVIDUAL / NONE    **Zoning:**  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	DRW - DRIVEWAY		1
1	WDK - WOOD DECK		120

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Land Code	Soil Class	Units
01 - RES		1.00

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1+ - AVERAGE +  
**Square Feet of Living Area:** 1937  
**Foundation:**  
**Roof Framing:**  
**Cabinet/Millwork:**  
**Interior Finish:**  
**Bath Tiles:**  
**Shape:**

**Building Sketch**



**Stories:** 2.00  
**Actual Year Built:** 2017  
**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	922
USF - UPPER STORY FINISHED	1,015
GRF - GARAGE FINISHED	462
OPF - OPEN PORCH FINISHED	16

**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>
4/7/2022	\$0	R2833	882		QC - QUITCLAIM DEED	-
8/26/2021	\$389,000	R2766	1123	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/13/2018	\$260,255	R2479	1425	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/25/2017	\$45,088	R2463	1013	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
9/23/2014	\$0	R2293	472		-	-