

**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

**BEE HIVE DR 2245**

Ctrl Map: 051P    Group: D    Parcel: 020.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$85,000  
**Improvement Value:** \$279,100  
**Total Market Appraisal:** \$364,100  
**Assessment Percentage:** 25%  
**Assessment:** \$91,025

**Subdivision Data**

**Subdivision:**  
 HONEY FARM PH 1 SEC 2A

**Plat Book:** 21    **Plat Page:** 43    **Block:**    **Lot:** 81

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 156  
**Special Service District 1:** 000  
**District:** 03  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL  
 GAS

**City:** COLUMBIA  
**Special Service District 2:** 000  
**Neighborhood:** C07  
**Number of Mobile Homes:**  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**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:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1+ - AVERAGE +  
**Square Feet of Living Area:**  
 2004  
**Foundation:**  
**Roof Framing:**  
**Cabinet/Millwork:**  
**Interior Finish:**  
**Bath Tiles:**  
**Shape:**

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 2017  
**Plumbing Fixtures:**  
 9  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
**Roof Cover/Deck:**  
**Floor Finish:**  
**Paint/Decor:**  
**Electrical:**  
**Structural Frame:**

**Building Areas**

Areas	Square Feet
BAS - BASE	882
GRF - GARAGE FINISHED	400
OPF - OPEN PORCH FINISHED	88
OPF - OPEN PORCH FINISHED	16
USF - UPPER STORY FINISHED	1,122

**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	-
10/27/2020	\$275,300	R2679	700	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/11/2017	\$229,900	R2430	1154	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/2/2016	\$1,350,000	R2371	431	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
5/5/2006	\$0	R1917	546		-	-