

**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

**QUEEN BEE DR 2542**

Ctrl Map: 067A    Group: G    Parcel: 006.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$85,000  
**Improvement Value:** \$317,200  
**Total Market Appraisal:** \$402,200  
**Assessment Percentage:** 25%  
**Assessment:** \$100,550

**Subdivision Data**

**Subdivision:**  
 HONEY FARM PH 2 SEC 6

<b>Plat Book:</b>	<b>Plat Page:</b>	<b>Block:</b>	<b>Lot:</b>
21	420		246

**Additional Information**

**General Information**

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

**City:** COLUMBIA  
**Special Service District 2:** 000  
**Neighborhood:** C07  
**Number of Mobile Homes:** 0  
**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:**  
 05 - SIDING ABOVE AVG  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1+ - AVERAGE +  
**Square Feet of Living Area:**  
 2214  
**Foundation:**  
**Roof Framing:**  
**Cabinet/Millwork:**  
**Interior Finish:**  
**Bath Tiles:**  
**Shape:**

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 2018  
**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	980
USF - UPPER STORY FINISHED	1,234
GRF - GARAGE FINISHED	400
OPF - OPEN PORCH FINISHED	95

**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	-
10/14/2021	\$378,000	R2780	1288	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/12/2021	\$376,864	R2762	447	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/27/2019	\$278,900	R2565	1199	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/3/2018	\$1,971,637	R2505	1487	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
5/5/2006	\$0	R1917	546		-	-