

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

Jan 1 Owner  
 SFR JV-1 2002-1 BORROWER LLC  
 C/O TRICON AMERICAN HOMES LLC  
 15771 RED HILL AVE  
 TUSTIN CA 92780

Current Owner

**GRANADA DR 101**

Ctrl Map: 089E    Group: J    Parcel: 022.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$70,000  
**Improvement Value:** \$212,700  
**Total Market Appraisal:** \$282,700  
**Assessment Percentage:** 25%  
**Assessment:** \$70,675

**Subdivision Data**

**Subdivision:**  
 HUNTINGTON WOODS SEC 3A  
**Plat Book:** 10    **Plat Page:** 508    **Block:**    **Lot:** 69

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** COLUMBIA  
**City #:** 156    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** C26  
**District:** 09    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC    **Zoning:** 0279C  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL  
 GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X10	100
1	DRW - DRIVEWAY		1

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **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:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 8 - HEAT AND COOLING PKG  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1221  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 02 - L-SHAPED

**Building Sketch**



**Stories:**

1.00

**Actual Year Built:**

1997

**Plumbing Fixtures:**

6

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**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	1,221
OPF - OPEN PORCH FINISHED	80
GRF - GARAGE FINISHED	252

**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	-
8/31/2021	\$250,000	R2772	367	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/7/2021	\$244,000	R2751	1301	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/12/2003	\$89,000	R1748	857	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/26/1997	\$81,500	1355	63	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/28/1995	\$0	1266	325		-	-