

**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

**KIMBERLY DR 312**  
 Ctrl Map: 101G    Group: A    Parcel: 019.00    Pl:    Sl: 000

**Value Information**

**Land Market Value:** \$75,000  
**Improvement Value:** \$276,700  
**Total Market Appraisal:** \$351,700  
**Assessment Percentage:** 25%  
**Assessment:** \$87,925

**Subdivision Data**

**Subdivision:**  
 FOX RUN SEC 1  
**Plat Book:** 7    **Plat Page:** 207    **Block:**    **Lot:** 40

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** COLUMBIA  
**City #:** 156    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** C41  
**District:** 08    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 06 - INDIVIDUAL - MANUFACTURED GAS  
**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:** 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:**  
 1774  
**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:**

1.00  
**Actual Year Built:**  
 1999  
**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	1,390
OPF - OPEN PORCH FINISHED	48
GRF - GARAGE FINISHED	280
BSF - BASE SEMI FINISHED	384

**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	-
5/26/2021	\$265,000	R2740	5	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/10/2012	\$0	R2191	1393		-	-
5/10/2012	\$99,127	R2191	1373	I - IMPROVED	WD - WARRANTY DEED	E - PARTIAL INTEREST
5/10/2012	\$96,000	R2189	1259	I - IMPROVED	WD - WARRANTY DEED	J - ESTATE SALE
2/7/2000	\$89,000	R1470	108	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/12/1999	\$8,000	R1422	107	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
5/19/1988	\$0	791	555		-	-