

Maury (060)
Tax Year 2026 | Reappraisal 2026

Jan 1 Owner
 SFR JV-2 2024-2 BORROWER LLC
 C/O TRICON AMERICAN HOMES LLC
 15771 RED HILL AVE
 TUSTIN CA 92780

Current Owner

WINNING DR 531

Ctrl Map: 101K Group: D Parcel: 003.00 Pl: SI: 000

Value Information

Land Market Value: \$75,000
Improvement Value: \$230,100
Total Market Appraisal: \$305,100
Assessment Percentage: 25%
Assessment: \$76,275

Subdivision Data

Subdivision:
 BRADFORD PLACE SEC 6
Plat Book: 12 **Plat Page:** 371 **Block:** **Lot:** 145

Additional Information

General Information

Class: 00 - Residential
City #: 156
Special Service District 1: 000
District: 09
Number of Buildings: 1
Utilities - Water/Sewer: 00 - PUBLIC / NONE
Utilities - Gas/Gas Type: 00 - NONE

City: COLUMBIA
Special Service District 2: 000
Neighborhood: C41
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO		192
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:
 1263
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 01 - RECTANGLE

Stories:

1.00

Actual Year Built:

2003

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 Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,263
OPF - OPEN PORCH FINISHED	108
GRF - GARAGE FINISHED	440

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/5/2024	\$0	R2996	458		QC - QUITCLAIM DEED	-
10/3/2022	\$0	R2880	1425		QC - QUITCLAIM DEED	-
3/16/2022	\$340,000	R2833	554	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/18/2022	\$304,600	R2809	1201	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/10/2018	\$172,500	R2532	80	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/26/2018	\$155,000	R2491	1450	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/29/2016	\$135,000	R2410	409	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/5/2005	\$104,000	R1883	395	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/14/2001	\$0	R1528	741		-	-
8/14/1989	\$0	819	41		-	-