

TRICON SFR 2024-3 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVE STE 100
TUSTIN, CA 92780

32-2N-25-019B-0021-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 1				Tax Dist:			
BUILDING MARKET VALUE				232,244			
TOTAL MARKET OB/XF VALUE				3,971			
TOTAL LAND VALUE - MARKET				40,000			
TOTAL MARKET VALUE				276,215			
SOH/AGL Deduction				0			
ASSESSED VALUE				276,215			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				276,215			
TOTAL JUST VALUE				276,215			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				267,152			
PERMIT NUM DESCRIPTION AMT ISSUED							
4017		NEW CONSTR		0		02/01/2016	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2731/371		8/08/2024	SW	U	I	11	100
GRANTOR: TAH HOLDING LP							
GRANTEE: TRICON SFR 2024-3 B							
2674/1041		10/13/2023	WD	Q	I	01	311,000
GRANTOR: JONES DEANNA							
GRANTEE: TAH HOLDING LP							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2016] W16 PT0=[YR=2016] N10 W10 S10 E10\$ W25 S48 E16 FOP=[YR=2016] E4 FGR=[YR=2016] E21 N20 W21 S20\$ N4 W4 S4\$ N4 E4 N16 E21 N28\$. 							
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
40,000							
Common: 40,000				PRINTED 07/30/2025 BY SYS			