

LOT 153
TIMBER CREEK PLANTATION #1
PB 6/394

SFR JV-1 2021-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 1508 BROOKHOLLOW DRIVE
SANTA ANA, CA 92705

2026

11-2N-26-2050-0153-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		17	CB STUCCO 100		
Roof Structure		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		14	CARPET 80		
Interior Floor		08	SHT VINYL 20		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			3 100		
Bathrooms			2 100		
Frame		02	WOOD FRAME 100		
Stories		1.	1. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		05
NEIGHBORHOOD/LOC		5005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	2005	1,636	163,628
FGR	400	55	2005	220	22,004
FOP	56	30	2005	17	1,700
USP	200	30	2006	60	6,001
TOTALS	2,292			1,933	193,333

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,933	105.8400	111.13	214,814	2005	2005	0	0	10.00	90.00

1 SINGLE FAM

0% - 0

Heated Area: 1636

HX Base Yr

20

10

USP

2006

20

10

38

45

BAS

2005

20

11

FGR

2005

20

9

3

6

4

2

12

4

8

8

9

20

2

4

20

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/09/2026

ML