

205 Mantle, Irvine, CA 92618-1514, Orange County

APN: 934-744-55 CLIP: 7349137190



Beds 3	Full Baths 2	Half Baths 1	Sale Price \$724,000	Sale Date 09/22/2010
Bldg Sq Ft 2,315	Lot Sq Ft 3,897	Yr Built N/A	Type CONDO	

OWNER INFORMATION

Owner Name	Grewal Jaideep S	Tax Billing Zip	92618
Mail Owner Name	Jaideep S Grewal	Tax Billing Zip+4	1514
Tax Billing Address	205 Mantle	Owner Occupied	Yes
Tax Billing City & State	Irvine, CA		

COMMUNITY INSIGHTS

Median Home Value	\$1,853,783	School District	IRVINE UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	55 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	53 / 100	Walkable Score	72 / 100
Total Incidents (1 yr)	126	Q1 Home Price Forecast	\$1,805,434
Standardized Test Rank	94 / 100	Last 2 Yr Home Appreciation	9%

LOCATION INFORMATION

Zip Code	92618	Comm College District Code	S Orange Co
Carrier Route	C052	Census Tract	524.32
Tract Number	17320	Within 250 Feet of Multiple Flood Zone	No
School District	Irvine		

TAX INFORMATION

APN	934-744-55	Tax Area	26229
Alternate APN	580-172-66	Lot	89
% Improved	43%	Water Tax Dist	Orange Co
Legal Description	TRACT 17320 LOT 89 OF PROJECT 934-74 LOCATED ON APN 580-172-66, TOGETHER WITH AN UND 1/6 INT IN LOT 89		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$927,566	\$909,379	\$891,549
Assessed Value - Land	\$527,976	\$517,624	\$507,475
Assessed Value - Improved	\$399,590	\$391,755	\$384,074
YOY Assessed Change (\$)	\$18,187	\$17,830	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$11,815		
2024	\$11,794	-\$21	-0.18%
2025	\$11,989	\$195	1.65%
Special Assessment	Tax Amount		
Mello-Roos R0	\$1,700.00		
1915 Ad Bond VI	\$648.34		
Land/Only Av Tax	\$147.82		
Irvine Usd-Asmt	\$71.19		
Lndscp & Ltg #1	\$64.66		
Mwd Water StdbY Chg	\$10.08		
Mosq/Fire Ant Assmt	\$5.44		
Vector Control Chg	\$0.67		
Total Of Special Assessments	\$2,648.20		

CHARACTERISTICS			
County Land Use	Condominium	Full Baths	2
Universal Land Use	Condominium	Half Baths	1
Lot Acres	0.0895	Garage Type	Garage
Lot Area	3,897	Garage Sq Ft	498
Building Sq Ft	2,315	Parking Type	Type Unknown
Gross Area	2,315	Effective Year Built	2010
Bedrooms	3	Building Type	Single Family
Total Baths	3	# of Buildings	1

SELL SCORE			
Rating	Very High	Value As Of	2026-06-21 06:33:02
Sell Score	863		

ESTIMATED VALUE			
RealAVM™	\$1,672,300	Confidence Score	94
RealAVM™ Range	\$1,561,200 - \$1,783,400	Forecast Standard Deviation	7
Value As Of	06/08/2026		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	4917	Cap Rate	1.7%
Estimated Value High	5899	Forecast Standard Deviation (FSD)	0.2
Estimated Value Low	3935		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

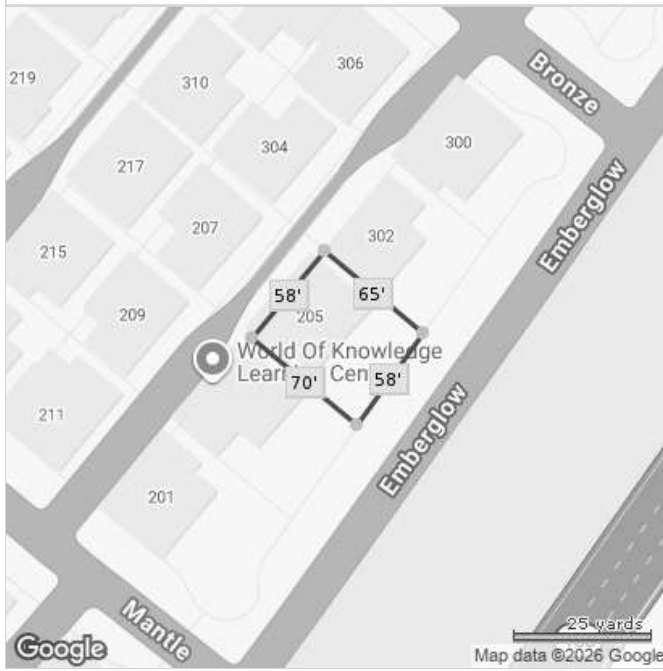
(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	11/30/2010	Sale Type	Full
Sale Date	09/22/2010	Deed Type	Grant Deed
Sale Price	\$724,000	Owner Name	Grewal Jaideep S
Price Per Square Feet	\$312.74	Seller	Van Daele Woodbury East Dev LI
Document Number	642651		

Recording Date	05/02/2024	05/02/2024	01/07/2021	11/30/2010
Sale Date	05/01/2024	05/01/2024	12/31/2020	09/22/2010
Sale Price				\$724,000
Nominal	Y	Y	Y	
Buyer Name	Grewal Family Trust	Grewal Jaideep S & Manreet P	Grewal Jaideep & Manreet	Grewal Jaideep
Seller Name	Grewal Jaideep S & Manreet P	Grewal Jaideep & Manreet	Grewal Jaideep & Manreet	Van Daele Woodbury East Dev LI
Document Number	109529	109528	10124	642651
Document Type	Trustee's Deed(Transfer)	Grant Deed	Quit Claim Deed	Grant Deed

MORTGAGE HISTORY			
Mortgage Date	01/07/2021	03/31/2015	11/30/2010
Mortgage Amount	\$558,750	\$625,500	\$691,210
Mortgage Lender	Strong Hm Mtg LLC	Umpqua Bk	Bank Of America
Mortgage Code	Conventional	Conventional	Fha

PROPERTY MAP



*Lot Dimensions are Estimated

