



Preliminary Title Report

Created on Jan 31, 2025

Case/Reference # 4566889409

123 Main St- Unit 212

Irvine, CA 92612

Owner's Name(s)

Yichuan Wong

Xin Fu

Mortgage Details

Open mortgages found

Policyholder/Account Name(s)

Xin Fu

Involuntary Liens

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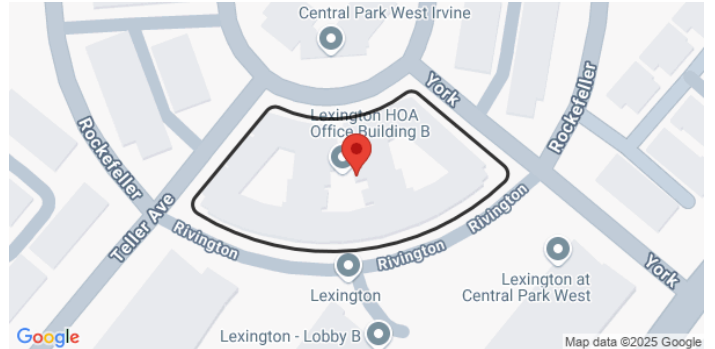


Property Records

Street View



Map



Property Ownership

Owner's Name(s)	Owner's Mailing Address
Yichuan Wong	252 Iron Bark Way Irvine,
Xin Fu	CA 92612-2107

Property Details

FIPS Code	APN	Lot Size (Acres)	Lot Size (Sq. Ft.)
06059	930-246-212	0.0000	0.00
Year Built	Living Area (Sq. Ft.)	Bedrooms	Bathrooms
2007	1,648	1	2
County	Zone	Longitude	Latitude
Orange		-117.847881	33.674697

LEGAL DESCRIPTION

TRACT 16590 LOT 12 OF PROJECT 930-24 LOCATED ON APN 445-241-33, TOGETHER WITH AN UND 1/87 INT IN LOT 12

Last Sale

Date	Sale Price	Recorded Mortgage
	-	-

Tax Information

Year Assessed	Assessed Value	Tax Amount	Property Use Group
2024	\$700,397.00	\$9,286.06	Residential

Estimated Property Value

Estimated Value	Estimated Min Value	Estimated Max Value	Valuation Date
\$1,012,000.00	\$900,680.00	\$1,123,320.00	Jan 15, 2025

Confidence Score
89



Maps & Photos

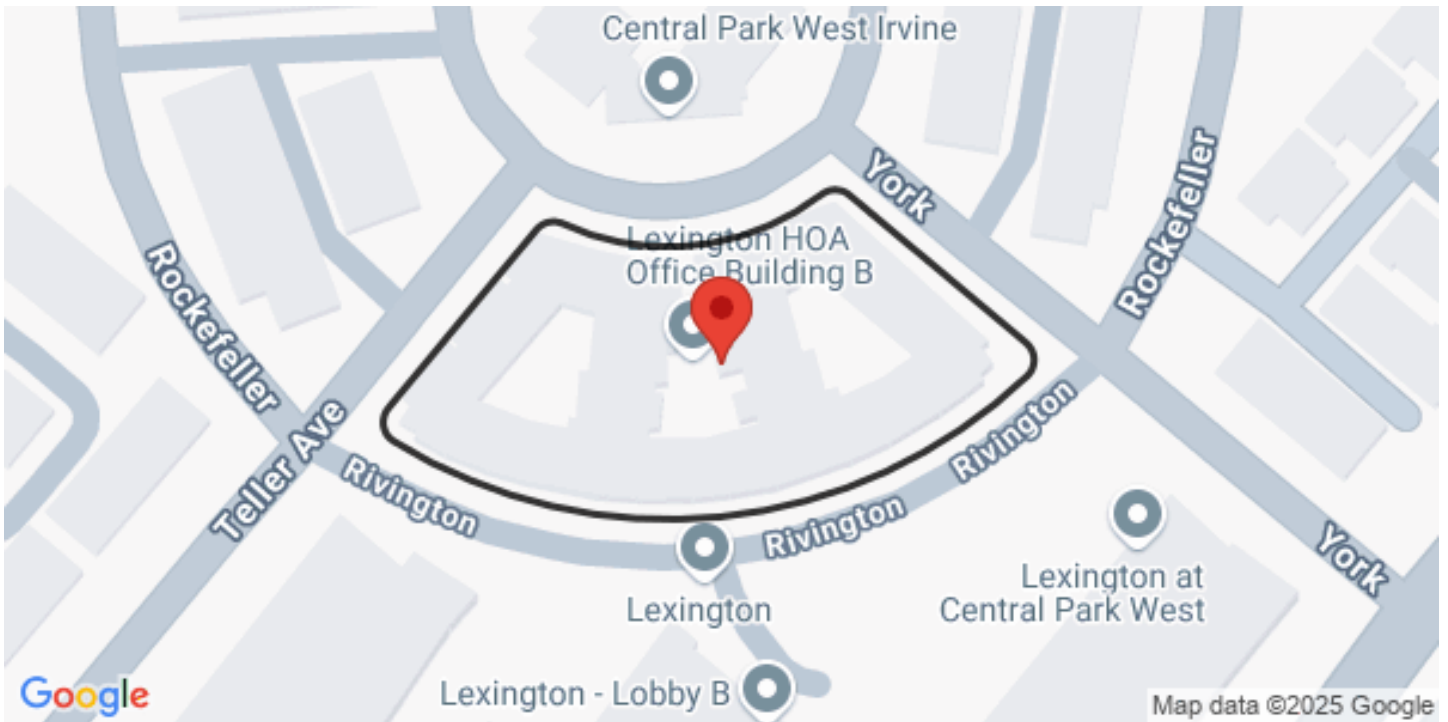
Street View



Satellite View



Map View





Deed

Document Information

Deed Type	Instrument	Book	Page
Grant Deed	2021000040574	-	-
Instrument Date	Recording Date		
Dec 08, 2020	Jan 20, 2021		

Transaction Information

Transaction Type	Foreclosure Sale	Quit Claim Deed	Arms Length Transaction
Ree	-	-	Arms Length Transaction
Transfer Amount	Transfer Tax Total		
\$660,000.00	\$0.00		

Primary Grantor

Full Name	Class Type	Legal Type
F R Domen	IND	Husband and Wife
Full Name	Class Type	Legal Type
Melissa R Domen	IND	Husband and Wife

Primary Grantee

Full Name	Class Type	Legal Type
Yichuan Wong	IND	Husband and Wife
Full Name	Class Type	
Xin Fu	IND	

Title Company Info

Standardized Name	Raw Title Company
Fidelity Natl. Ttl. Orange Cnt.	Fidelity Natl Ttl Orange Cnt



Chain of Title

Transaction History

Type	Date	Seller	Buyer	Sale Amount	Mortgage Amount
Grant Deed	Dec 08, 2020	F R Domen	Yichuan Wong	\$660,000.00	-
Grant Deed	Nov 20, 2018	Thomas J Loveless	Paul R Domen	\$683,000.00	\$400,000.00
Intrafamily Transfer and Dissolution	Nov 02, 2016	Thomas J Loveless	Thomas J Loveless	\$0.00	-
Grant Deed	Jul 18, 2016	Satish C Behal	Thomas J Loveless	\$603,000.00	\$480,000.00
Intrafamily Transfer and Dissolution	Feb 01, 2016	Pearl Behl	Satish C Behl	\$0.00	-
Grant Deed	Aug 09, 2011	Central Park West Holdings Llc	Satish C Behal	\$415,000.00	-



Mortgages

Mortgage1

Sale Amount	Recorded Date	Transfer Type Code	Transfer Tax Total	Transaction Type
\$660,000.00	Jan 20, 2021	-	\$0.00	Ree
Instrument Date	Foreclosure Sale	Transfer Tax County	Buyer(s)	Seller(s)
Dec 08, 2020	-	\$726.00	Yichuan Wong Xin Fu	F R Domen Melissa R Domen
Combined Loan To Value	Estimated Equity	Combined Estimated Loan Balance	Current Listing Status	Active Foreclosure Status
54%	\$428,958.00	\$504,042.00	Sold	

Mortgage Details1

Mortgage Amount	2nd Mortgage Amount	Est. Down Payment	Est. Loan to Value	Recorded Date
-	-	-		Jan 20, 2021
Interest Rate	Interest Type	Interest Only	Borrower(s)	Lender(s)
0.0000			Yichuan Wong Xin Fu	
Is Lender Seller	Mortgage Lender			

Mortgage2

Sale Amount	Recorded Date	Transfer Type Code	Transfer Tax Total	Transaction Type
\$683,000.00	Dec 13, 2018	-	\$0.00	Ree
Instrument Date	Foreclosure Sale	Transfer Tax County	Buyer(s)	Seller(s)
Nov 20, 2018	-	\$751.30	Paul R Domen Xin Fu	Thomas J Loveless Thomas J Loveless Revocable

Mortgage Details2

Mortgage Amount	2nd Mortgage Amount	Est. Down Payment	Est. Loan to Value	Recorded Date
\$400,000.00	-	-		Dec 13, 2018
Interest Rate	Interest Type	Interest Only	Borrower(s)	Lender(s)
0.0000			Paul R Domen Xin Fu	SIERRA PACIFIC FCU
Is Lender Seller	Mortgage Lender			

Mortgage3

Sale Amount	Recorded Date	Transfer Type Code	Transfer Tax Total	Transaction Type
\$0.00	Nov 03, 2016	-	\$0.00	Nominal - Non/Arms-Length Sale



Instrument Date	Foreclosure Sale	Transfer Tax County	Buyer(s)	Seller(s)
Nov 02, 2016	-	\$0.00	Thomas J Loveless Xin Fu	Thomas J Loveless

Mortgage Details3

Mortgage Amount	2nd Mortgage Amount	Est. Down Payment	Est. Loan to Value	Recorded Date
-	-	-		Nov 03, 2016
Interest Rate	Interest Type	Interest Only	Borrower(s)	Lender(s)
0.0000			Thomas J Loveless Xin Fu	
Is Lender Seller	Mortgage Lender			

Mortgage4

Sale Amount	Recorded Date	Transfer Type Code	Transfer Tax Total	Transaction Type
\$603,000.00	Aug 19, 2016	-	\$0.00	Ree
Instrument Date	Foreclosure Sale	Transfer Tax County	Buyer(s)	Seller(s)
Jul 18, 2016	-	\$663.30	Thomas J Loveless Xin Fu	Satish C Behal Asha Behl

Mortgage Details4

Mortgage Amount	2nd Mortgage Amount	Est. Down Payment	Est. Loan to Value	Recorded Date
\$480,000.00	-	-		Aug 19, 2016
Interest Rate	Interest Type	Interest Only	Borrower(s)	Lender(s)
3.0000	1		Thomas J Loveless Xin Fu	MUFG UNION BANK NA
Is Lender Seller	Mortgage Lender			

Mortgage5

Sale Amount	Recorded Date	Transfer Type Code	Transfer Tax Total	Transaction Type
\$0.00	Feb 11, 2016	-	\$0.00	Nominal - Non/Arms- Length Sale
Instrument Date	Foreclosure Sale	Transfer Tax County	Buyer(s)	Seller(s)
Feb 01, 2016	-	\$0.00	Satish C Behl Xin Fu	Pearl Behl

Mortgage Details5

Mortgage Amount	2nd Mortgage Amount	Est. Down Payment	Est. Loan to Value	Recorded Date
-	-	-		Feb 11, 2016



Interest Rate	Interest Type	Interest Only	Borrower(s)	Lender(s)
0.0000			Satish C Behl Xin Fu	
Is Lender Seller	Mortgage Lender			

Mortgage6

Sale Amount	Recorded Date	Transfer Type Code	Transfer Tax Total	Transaction Type
\$415,000.00	Aug 30, 2011	-	\$0.00	New Construction
Instrument Date	Foreclosure Sale	Transfer Tax County	Buyer(s)	Seller(s)
Aug 09, 2011	-	\$456.50	Satish C Behal Xin Fu	Central Park West Holdings Llc

Mortgage Details6

Mortgage Amount	2nd Mortgage Amount	Est. Down Payment	Est. Loan to Value	Recorded Date
-	-	-		Aug 30, 2011
Interest Rate	Interest Type	Interest Only	Borrower(s)	Lender(s)
0.0000			Satish C Behal Xin Fu	
Is Lender Seller	Mortgage Lender			



Involuntary Liens

Involuntary Liens Details

HOA Lien on Property

Involuntary Liens - Current Owner

01/20/2021 00:00:00 through 01/31/2025 00:00:00

Date	Type	Description	Party 1	Party 2	Document #
01/07/2025	LN	LIEN	WONG YICHUAN	BELVEDERE NEIGHBOR	2025.8922
11/10/2021	LN	LIEN	WONG YICHUAN	CENTRAL PARK WEST	2021.693339



Structure Details

Property Size

Area Building (Sq. Ft.)	1,200	Area Gross (Sq. Ft.)	-	Area 1st Floor (Sq. Ft.)	0
Area 2nd Floor (Sq. Ft.)	0	Area Upper Floors (Sq. Ft.)	0	Area Lot (Acres)	0.1200
Area Lot (Sq. Ft.)	5227.00	Lot Depth (Ft.)	0	Lot Width (Ft.)	0
Attic Area (Sq. Ft.)	0	Attic		Basement Area (Sq. Ft.)	0
Basement Area Finished (Sq. Ft.)	0	Basement Area Unfinished (Sq. Ft.)	0	Parking Garage	Carport (Unspecified)
Parking Garage Area (Sq. Ft.)	0	Parking Carport	N/A	Parking Carport Area (Sq. Ft.)	0

Pool

Pool	N/A	Pool Area	0	Sauna	N/A
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Internal Structure Information

Foundation	Wood (Unspecified) Construction	Masonry/Concrete Masonry Units (CMUs)	Interior Structure	Wallboard/Drywall	
Plumbing Fixtures Count	0	Construction Fire Resistance Class	N/A	Safety Fire Sprinklers	N/A
Flooring Material Primary	N/A				

Internal Room Information

Bathrooms Count	1	Partial Bathrooms Count	0	Bedrooms Count	0
Rooms Count	0	Stories Count	1	Units Count	1
Bonus Room	N/A	Breakfast Nook	N/A	Cellar	N/A
Wine Cellar	N/A	Exercise Room	N/A	Family Room	N/A
Game Room	N/A	Great Room	N/A	Hobby Room	N/A
Laundry Room	N/A	Media Room	N/A	Mud Room	N/A
Office Area	0	Office	N/A	Safe Room	N/A
Sitting Room	N/A	Storm Shelter	N/A	Study	N/A
Sunroom	N/A	Utility Area	0	Utility Room	-



Residents

Resident Details

Name	Gender	Age	Resident Since
Yichuan Wang		31-35	2020-12-08
Xin Fu	F	31-35	2020-12-08
Satish C Behal	M	65+	2011-08-09
Asha Behl	F	65+	2011-08-09
Joji Yamanaka	M	36-40	2022-05-01



Nearby Listings

Nearby Listings Details

MI	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$/Sq. Ft.	Bds / Bths	Lot Size
0.00	21 Gramercy, Irvine, CA 92612	01/01/2001 00:00:00	-	12/18/2020 00:00:00	\$778,000	1,552	\$501	2 / 2	-
0.00	21 Gramercy, Irvine, CA 92612	01/01/2001 00:00:00	-	03/20/2021 00:00:00	\$995,000	1,862	\$534	2 / 3	-
0.00	21 Gramercy, Irvine, CA 92612	08/13/2021 00:00:00	\$860,000	02/27/2021 00:00:00	\$865,000	1,810	\$478	2 / 3	1,742
0.00	21 Gramercy, Irvine, CA 92612	01/01/2001 00:00:00	-	02/06/2021 00:00:00	\$895,000	1,968	\$455	2 / 3	-
0.00	21 Gramercy, Irvine, CA 92612	07/23/2021 00:00:00	\$729,000	03/27/2021 00:00:00	\$739,000	1,583	\$467	2 / 2	-
0.12	170 Tribeca, Irvine, CA 92612	03/22/2021 00:00:00	\$918,000	02/20/2021 00:00:00	\$929,999	1,929	\$482	3 / 3	-
0.13	402 Rockefeller, Irvine, CA 92612	04/12/2021 00:00:00	\$829,000	03/08/2021 00:00:00	\$829,000	2,211	\$375	2 / 2	-
0.13	402 Rockefeller, Irvine, CA 92612	04/23/2021 00:00:00	\$888,000	03/08/2021 00:00:00	\$888,000	2,066	\$430	2 / 3	2,178
0.13	402 Rockefeller, Irvine, CA 92612	04/27/2021 00:00:00	\$883,000	02/05/2021 00:00:00	\$888,000	2,081	\$427	2 / 3	-
0.13	402 Rockefeller, Irvine, CA 92612	04/15/2021 00:00:00	\$860,000	03/15/2021 00:00:00	\$879,000	1,861	\$472	2 / 2	-



Market Trends

Market Trends Irvine, CA (92612)

Last 30 Days

There is not enough trend data available to calculate months of supply for the last 30 days.

New Listings
100.00%
0 Listings

Closed Sales
100.00%
0 Sales

6 Month Sales Trend

These sales statistics provide a snapshot of sales trends for Irvine, CA (92612). In the last 6 months there were 125 homes sold and the average sale price was \$1,200K. This 16.67% decline in sales suggests that there is a relative contraction of supply in the market

Homes Sold	Avg. Sold \$	Avg. Sold \$ / Sq. Ft.	Avg Age
125	\$1,200K	\$812.76	35
16.67% ↓	4.35% ↑	2.41% ↑	12.50% ↓

6 Month Listing Trend

These listing statistics provide a snapshot of listing trends for Irvine, CA (92612). In the last 6 months there were 175 homes listed for sale and the average list price was \$1,266K. The average days on market for listings decreased to 49 days from the previous period, which indicates a strengthening market relative to the prior period.

Home For Sale	Avg. List \$	Avg. List \$ / Sq. Ft.	Avg DOM
175	\$1,266K	\$637.67	49
14.63% ↓	0.06% ↑	1.12% ↓	22.50% ↑

Subject vs Recently Sold Properties

Sale Price	Living Area (Sq. Ft.)	Price / Sq. Ft.
\$660	\$1,648	\$400