

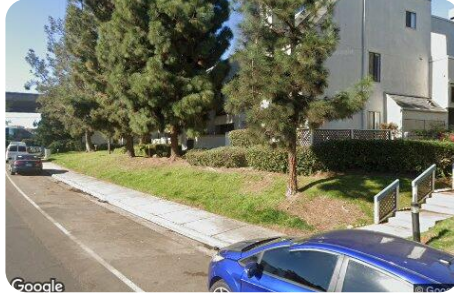
Condominium

RESIDENTIAL

2204 RIVER RUN DR

SAN DIEGO, CA 92108

\$470,889 TopHap Estimate · \$507 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

928 ft²

LIVING AREA

2.24 ac

LOT SIZE

1985

YEAR BUILT

VALUATION

\$471K

\$448K low

\$494K high

Last Sale

\$171,000 · May 16, 2012

Est. Owner Equity

\$304,224

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,633 (2025)
Assessed Value	\$219,066
Previous Assessed	\$214,772

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SAN DIEGO
Pool	Yes

CLIMATE RISK

50
FLOOD

1
WILDFIRE

36
HEAT

11
STORM

87
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 21, 2014	Quitclaim	Quit Claim Transfer			
Apr 2, 2012	Resale	Grant Deed	\$171,000	\$184	\$167K
Feb 6, 2007	Resale	Grant Deed	\$331,500	\$357	\$265K
Dec 4, 1998	Resale	Grant Deed	\$116,500	\$126	\$87K
Jun 5, 1991	Resale	Grant Deed	\$117,000	\$126	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Juarez Elementary School	Elementary	KG–5	1.1 mi
Taft Middle School	Middle	6–8	1.7 mi
Kearny High School of Digital Media and Design	High	9–12	2.2 mi

District: San Diego City Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 92108

154 CRIME INDEX	103 AIR POLLUTION	22,659 POPULATION	\$92K MEDIAN IN-COME	62°F AVG TEMP	68% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------