

Condominium

RESIDENTIAL

2204 RIVER RUN DR

SAN DIEGO, CA 92108

\$504,013 TopHap Estimate · \$516 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

977 ft²

LIVING AREA

2.24 ac

LOT SIZE

1985

YEAR BUILT

VALUATION

\$504K

\$479K low

\$529K high

Last Sale

\$302,000 · Jun 30, 2016

Est. Owner Equity

\$252,113

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$4,506 (2025)
Assessed Value	\$364,644
Previous Assessed	\$357,495

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SAN DIEGO
Pool	No

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
Jun 1, 2016	Non-arms-length	Grant Deed	\$302,000	\$309	\$242K
Feb 11, 2016	Resale	Grant Deed	\$302,000	\$309	
May 28, 2015	Quitclaim	Quit Claim Transfer			
Jun 18, 2010	Resale	Grant Deed	\$259,000	\$265	\$254K
Dec 8, 2006	Resale	Grant Deed	\$365,000	\$374	\$100K
Aug 18, 2006	Quitclaim	Quit Claim Transfer			
May 8, 2000	Resale	Grant Deed	\$153,000	\$157	\$122K
Jul 26, 1994	Resale	Grant Deed	\$123,000	\$126	\$119K
Oct 24, 1989	Resale	Grant Deed	\$127,500	\$131	\$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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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