

Condominium

RESIDENTIAL

1222 RIVER GLEN ROW

SAN DIEGO, CA 92111

\$691,189 TopHap Estimate · \$532 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,300 ft²

LIVING AREA

4.51 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$691K

\$670K low

\$712K high

Last Sale

\$450,000 · Feb 15, 2019

Est. Owner Equity

\$341,189

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$6,253 (2025)
Assessed Value	\$512,018
Previous Assessed	\$501,979

PROPERTY FACTS

Property Type	Condominium
Style	Contemporary
County	SAN DIEGO
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Radiant
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

45
FLOOD

52
WILDFIRE

36
HEAT

11
STORM

87
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 27, 2026	Financing	Intrafamily Transfer			
Jan 22, 2019	Resale	Grant Deed	\$450,000	\$346	\$350K
Feb 14, 2019	Recorded document	Affidavit Of Death			
Dec 19, 2012	Quitclaim	Quit Claim Transfer			
Dec 19, 2012	Quitclaim	Quit Claim Transfer			\$99K
Dec 29, 2011	Quitclaim	Quit Claim Transfer			
Jun 27, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carson Elementary School	Elementary	KG–5	0.6 mi
Montgomery Middle School	Middle	6–8	1.3 mi

Kearny High School of Digital Media and Design

High

9–12

2.3 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 92111

100

CRIME INDEX

107

AIR POLLUTION

48,978

POPULATION

\$84K

MEDIAN IN-COME

62°F

AVG TEMP

68%

SUNSHINE

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

OWNERSHIP

Occupancy

Absentee owner