

Condominium

RESIDENTIAL

1275 RIVER VISTA ROW

SAN DIEGO, CA 92111

\$691,498 TopHap Estimate · \$532 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,300 ft²

LIVING AREA

3.75 ac

LOT SIZE

1980

YEAR BUILT

2

PARKING

VALUATION

\$691K

\$656K low

\$727K high

Last Sale

\$146,000 · Mar 24, 1989

Est. Owner Equity

\$576,748

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$3,543 (2025)
Assessed Value	\$283,989
Previous Assessed	\$278,421

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SAN DIEGO
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

47 FLOOD	54 WILDFIRE	36 HEAT	11 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 19, 1991	Quitclaim	Quit Claim Transfer			\$129K
Mar 24, 1989	Resale	Grant Deed	\$146,000	\$112	\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carson Elementary School	Elementary	KG–5	0.6 mi
Montgomery Middle School	Middle	6–8	1.4 mi
Kearny High School of Digital Media and Design	High	9–12	2.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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