

Condominium

RESIDENTIAL

1285 RIVER VISTA ROW

SAN DIEGO, CA 92111

\$651,928 TopHap Estimate · \$594 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,098 ft²

LIVING AREA

3.75 ac

LOT SIZE

1980

YEAR BUILT

2

PARKING

VALUATION

\$652K

\$619K low

\$684K high

Last Sale

\$390,000 · Jun 29, 2015

Est. Owner Equity

\$651,928

TAX & ASSESSMENT

Property Tax	\$5,924 (2025)
Assessed Value	\$478,086
Previous Assessed	\$468,713

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
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 4, 2015	Resale	Grant Deed	\$390,000	\$355	
Mar 22, 2011	Quitclaim	Quit Claim Transfer			
Mar 22, 2011	Quitclaim	Quit Claim Transfer			
Jun 29, 2004	Resale	Grant Deed	\$440,000	\$401	\$352K
Apr 16, 2002	Quitclaim	Quit Claim Transfer			
Sep 28, 1999	Resale	Grant Deed	\$170,000	\$155	\$136K

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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------