

Condominium

**RESIDENTIAL**

# 1285 RIVER VISTA ROW

SAN DIEGO, CA 92111

**\$694,382** TopHap Estimate · \$534 / 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

**\$694K**

\$659K low

\$730K high

Est. Owner Equity

**\$382,122**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,968 (2025) |
| Assessed Value    | \$244,275      |
| Previous Assessed | \$239,487      |

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 47<br>FLOOD | 54<br>WILDFIRE | 36<br>HEAT | 11<br>STORM | 87<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Apr 1, 2021  | Financing       | Intrafamily Transfer |           |                    | \$243K |
| Mar 27, 2012 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Aug 8, 2003  | Quitclaim       | Quit Claim Transfer  |           |                    | \$214K |
| Feb 24, 2003 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Feb 13, 2003 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Jan 5, 1998  | Non-arms-length | Trustees Deed        | \$150,000 | \$115              |        |
| Jan 5, 1998  | Resale          | Trustees Deed        | \$150,000 | \$115              | \$120K |

## 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>100</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>48,978</b><br>POPULATION | <b>\$84K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|