

Condominium

RESIDENTIAL

1285 RIVER VISTA ROW

SAN DIEGO, CA 92111

\$493,053 TopHap Estimate · \$587 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

840 ft²

LIVING AREA

3.75 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$493K

\$473K low

\$513K high

Est. Owner Equity

\$263,053

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$4,086 (2025)
Assessed Value	\$328,229
Previous Assessed	\$321,794

PROPERTY FACTS

Property Type	Condominium
Style	Contemporary
County	SAN DIEGO
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Radiant
Garage	Garage, Attached
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	\$/FT²	LOAN
Aug 4, 2023	Financing	Intrafamily Transfer			
Aug 20, 2013	Quitclaim	Quit Claim Transfer			
Aug 20, 2013	Financing	Intrafamily Transfer			\$230K
Oct 23, 2009	Financing	Intrafamily Transfer			\$249K
Sep 4, 2008	Resale	Grant Deed	\$250,000	\$298	\$245K
Jul 21, 2008	Non-arms-length	Trustees Deed	\$279,000	\$332	
Aug 24, 2004	Resale	Grant Deed	\$385,000	\$458	\$308K
Dec 27, 2002	Resale	Grant Deed	\$269,500	\$321	\$216K
Aug 11, 1994	Resale	Grant Deed	\$110,000	\$131	\$105K
Jul 7, 1993	Quitclaim	Quit Claim Transfer			\$96K
Jun 6, 1989	Resale	Grant Deed	\$110,000	\$131	\$99K

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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