

Condominium

RESIDENTIAL

1285 RIVER VISTA ROW

SAN DIEGO, CA 92111

\$711,025 TopHap Estimate · \$648 / ft² · confidence 97 · 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

\$711K

\$689K low

\$733K high

Last Sale

\$690,000 · Mar 1, 2022

Est. Owner Equity

\$159,025

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$9,221 (2025)
Assessed Value	\$700,000
Previous Assessed	\$732,233

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
Feb 7, 2022	Financing	Intrafamily Transfer			
Jan 11, 2022	Financing	Intrafamily Transfer			
Jan 11, 2022	Resale	Grant Deed	\$690,000	\$628	\$552K
Jan 11, 2022	Financing	Intrafamily Transfer			
Jan 11, 2022	Financing	Intrafamily Transfer			
Jan 28, 2000	Quitclaim	Quit Claim Transfer			
Jan 7, 2000	Quitclaim	Quit Claim Transfer			
Apr 13, 1989	Resale	Grant Deed	\$128,500	\$117	

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	Owner occupied
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