

Condominium

RESIDENTIAL

1262 RIVER GLEN ROW

SAN DIEGO, CA 92111

\$685,433 TopHap Estimate · \$628 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,092 ft²

LIVING AREA

4.4 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$685K

\$659K low

\$711K high

Last Sale

\$439,000 · Oct 29, 2004

Est. Owner Equity

\$220,933

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$7,626 (2025)
Assessed Value	\$623,968
Previous Assessed	\$611,734

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SAN DIEGO
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	36 HEAT	11 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 14, 2020	Quitclaim	Quit Claim Transfer			
Sep 14, 2020	Financing	Intrafamily Transfer			\$219K
Sep 28, 2012	Quitclaim	Quit Claim Transfer			
Sep 28, 2012	Quitclaim	Quit Claim Transfer			\$250K
Nov 10, 2009	Quitclaim	Quit Claim Transfer			
Nov 9, 2009	Financing	Intrafamily Transfer			\$258K
Apr 17, 2006	Quitclaim	Quit Claim Transfer			
Oct 1, 2004	Resale	Grant Deed	\$439,000	\$402	\$246K
Mar 10, 1999	Resale	Grant Deed	\$164,000	\$150	\$128K
Mar 30, 1992	Resale	Grant Deed	\$148,000	\$136	\$133K
Feb 27, 1991	Resale	Trustees Deed	\$145,000	\$133	
Feb 27, 1991	Resale	Trustees Deed	\$145,000	\$133	\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carson Elementary School	Elementary	KG–5	0.5 mi
Montgomery Middle School	Middle	6–8	1.3 mi
Kearny High School of Digital Media and Design	High	9–12	2.2 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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