

Condominium

RESIDENTIAL

1252 RIVER GLEN ROW

SAN DIEGO, CA 92111

\$697,616 TopHap Estimate · \$635 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,098 ft²

LIVING AREA

4.4 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$698K

\$675K low

\$720K high

Last Sale

\$456,000 · Jul 16, 2018

Est. Owner Equity

\$471,616

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$6,336 (2025)
Assessed Value	\$518,841
Previous Assessed	\$508,669

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SAN DIEGO
Roof	Composition Shingle
Heating	Radiant
Garage	Carport (Unspecified)
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
Jul 14, 2018	Resale	Grant Deed	\$456,000	\$415	\$236K
Jun 9, 2004	Resale	Grant Deed	\$445,000	\$405	\$334K
Aug 12, 1998	Resale	Grant Deed	\$138,000	\$126	\$131K
Jul 14, 1994	Resale	Grant Deed	\$128,000	\$117	\$115K

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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