

Condominium

RESIDENTIAL

1252 RIVER GLEN ROW

SAN DIEGO, CA 92111

\$716,102 TopHap Estimate · \$551 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,300 ft²

LIVING AREA

4.4 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$716K

\$678K low

\$754K high

Last Sale

\$370,000 · Jan 11, 2013

Est. Owner Equity

\$189,102

Loan-to-Value

75%

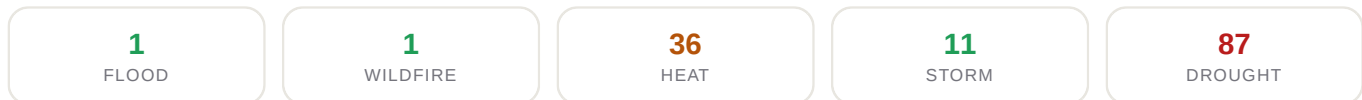
TAX & ASSESSMENT

Property Tax	\$5,673 (2025)
Assessed Value	\$464,726
Previous Assessed	\$455,615

PROPERTY FACTS

Property Type	Condominium
Style	Conventional
County	SAN DIEGO
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 31, 2022	Financing	Intrafamily Transfer			
Feb 12, 2021	Financing	Intrafamily Transfer			\$300K
Dec 19, 2012	Resale	Grant Deed	\$370,000	\$285	\$278K
Feb 26, 2004	Resale	Grant Deed	\$398,000	\$306	\$318K

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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