

Condominium

**RESIDENTIAL**

# 1242 RIVER GLEN ROW

SAN DIEGO, CA 92111

**\$704,264** TopHap Estimate · \$641 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BEDS

**1.5**

BATHS

**1,098 ft<sup>2</sup>**

LIVING AREA

**4.4 ac**

LOT SIZE

**1980**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$704K**

\$662K low

\$747K high

Last Sale

**\$703,500 · Mar 26, 2026**

Est. Owner Equity

**\$176,639**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,476 (2025) |
| Assessed Value    | \$196,977      |
| Previous Assessed | \$193,115      |

## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Condominium           |
| Style         | Condo/Apartment       |
| County        | SAN DIEGO             |
| Garage        | Carport (Unspecified) |
| Pool          | No                    |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 36<br>HEAT | 11<br>STORM | 87<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------------------|--------|
| Mar 19, 2026 | Resale    | Grant Deed                         | \$703,500 | \$641              | \$528K |
| Mar 4, 2026  | Financing | Affidavit Of Death Of Joint Tenant |           |                    |        |

## 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

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>100</div> <div>CRIME INDEX</div> | <div>107</div> <div>AIR POLLUTION</div> | <div>48,978</div> <div>POPULATION</div> | <div>\$84K</div> <div>MEDIAN IN-COME</div> | <div>62°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|