

Condominium

RESIDENTIAL

1275 RIVER VISTA ROW

SAN DIEGO, CA 92111

\$693,467 TopHap Estimate · \$632 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,098 ft²

LIVING AREA

3.75 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$693K

\$614K low

\$773K high

Last Sale

\$687,500 · Nov 4, 2024

Est. Owner Equity

\$405,967

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$8,574 (2025)
Assessed Value	\$701,250
Previous Assessed	\$687,500

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SAN DIEGO
Roof	Composition Shingle
Heating	Radiant
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

47 FLOOD	54 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
Oct 17, 2024	Resale	Grant Deed	\$687,500	\$626	\$288K
Jan 28, 2020	Resale	Grant Deed	\$461,500	\$420	\$438K
Feb 25, 2020	Quitclaim	Quit Claim Transfer			
Dec 17, 1996	Resale	Grant Deed	\$120,000	\$109	\$96K
Aug 13, 1996	Quitclaim	Quit Claim Transfer			
Mar 14, 1990	Resale	Grant Deed	\$146,000	\$133	\$117K

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	Absentee owner
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