

Condominium

RESIDENTIAL

1275 RIVER VISTA ROW

SAN DIEGO, CA 92111

\$755,715 TopHap Estimate · \$581 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,300 ft²

LIVING AREA

3.75 ac

LOT SIZE

1980

YEAR BUILT

2

PARKING

VALUATION

\$756K

\$714K low

\$797K high

Last Sale

\$710,000 · Jun 2, 2021

Est. Owner Equity

\$155,715

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$9,675 (2025)
Assessed Value	\$783,893
Previous Assessed	\$768,523

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SAN DIEGO
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	\$/FT ²	LOAN
Jun 1, 2021	Resale	Grant Deed	\$710,000	\$546	\$600K
May 24, 2008	Recorded document	Affidavit Of Death			
Jul 21, 2005	Quitclaim	Quit Claim Transfer			
May 26, 2005	Quitclaim	Quit Claim Transfer			
Jun 4, 1992	Resale	Grant Deed	\$170,000	\$131	

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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