

Condominium

RESIDENTIAL

1275 RIVER VISTA ROW

SAN DIEGO, CA 92111

\$673,546 TopHap Estimate · \$617 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,092 ft²

LIVING AREA

3.75 ac

LOT SIZE

1980

YEAR BUILT

VALUATION

\$674K

\$637K low

\$711K high

Last Sale

\$650,000 · Jun 28, 2021

Est. Owner Equity

\$88,546

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$8,862 (2025)
Assessed Value	\$717,646
Previous Assessed	\$703,576

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SAN DIEGO
Pool	No

CLIMATE RISK

47
FLOOD

54
WILDFIRE

36
HEAT

11
STORM

87
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 10, 2021	Resale	Grant Deed	\$650,000	\$595	\$585K
Dec 18, 2019	Financing	Intrafamily Transfer			\$404K
Jun 7, 2018	Non-arms-length	Grant Deed	\$430,000	\$394	\$409K
Mar 30, 2007	Quitclaim	Quit Claim Transfer			
Jan 10, 2005	Resale	Grant Deed	\$430,000	\$394	\$215K
May 27, 1988	Quitclaim	Quit Claim Transfer			\$91K
May 27, 1988	Resale	Trustees Deed	\$113,500	\$104	

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	Owner occupied
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