

Condominium

RESIDENTIAL

1275 RIVER VISTA ROW

SAN DIEGO, CA 92111

\$666,250 TopHap Estimate · \$610 / ft² · confidence 94 · as of Jun 23, 2026



2

BEDS

2

BATHS

1,092 ft²

LIVING AREA

3.75 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$666K

\$626K low

\$706K high

Last Sale

\$525,000 · Jun 29, 2020

Est. Owner Equity

\$246,250

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$7,243 (2025)
Assessed Value	\$585,641
Previous Assessed	\$574,159

PROPERTY FACTS

Property Type	Condominium
Style	Contemporary
County	SAN DIEGO
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Garage	Carport (Unspecified)
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	\$/FT²	LOAN
Jun 4, 2020	Resale	Grant Deed	\$525,000	\$481	\$420K
Jun 20, 2019	Quitclaim	Quit Claim Transfer			
Jun 21, 2019	Resale	Grant Deed	\$453,000	\$415	
Jul 8, 2009	Financing	Intrafamily Transfer			\$232K
Jun 8, 2005	Quitclaim	Quit Claim Transfer			
Feb 14, 2003	Resale	Grant Deed	\$312,000	\$286	\$280K
Aug 24, 2001	Quitclaim	Quit Claim Transfer			
Mar 17, 2000	Quitclaim	Quit Claim Transfer			
Jun 11, 1999	Non-arms-length	Trustees Deed	\$180,000	\$165	
Jun 11, 1999	Resale	Trustees Deed	\$150,000	\$137	\$128K

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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