

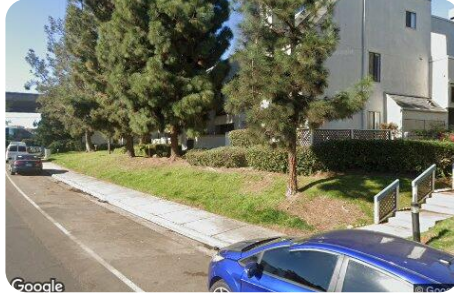
Condominium

**RESIDENTIAL**

# 2202 RIVER RUN DR

SAN DIEGO, CA 92108

**\$469,826** TopHap Estimate · \$506 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**928 ft<sup>2</sup>**

LIVING AREA

**2.24 ac**

LOT SIZE

**1985**

YEAR BUILT

## VALUATION

**\$470K**

\$446K low

\$494K high

Last Sale

**\$98,000 · May 17, 1994**

Est. Owner Equity

**\$377,726**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,117 (2025) |
| Assessed Value    | \$169,858      |
| Previous Assessed | \$166,529      |

## PROPERTY FACTS

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

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 50<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 20, 2009 | Quitclaim | Quit Claim Transfer |          |                    |       |
| May 17, 1994 | Resale    | Grant Deed          | \$98,000 | \$106              | \$95K |
| Jan 8, 1991  | Quitclaim | Quit Claim Transfer |          |                    | \$10K |
| Jul 7, 1988  | Resale    | Grant Deed          | \$92,000 | \$99               |       |

## ASSIGNED SCHOOLS

| SCHOOL                                         | LEVEL      | GRADES | DISTANCE |
|------------------------------------------------|------------|--------|----------|
| Juarez Elementary School                       | Elementary | KG–5   | 1.1 mi   |
| Taft Middle School                             | Middle     | 6–8    | 1.7 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 92108

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>154</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>22,659</b><br>POPULATION | <b>\$92K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|