

Condominium

RESIDENTIAL

1212 RIVER GLEN ROW

SAN DIEGO, CA 92111

\$805,177 TopHap Estimate · \$619 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,300 ft²

LIVING AREA

4.51 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$805K

\$703K low

\$907K high

Last Sale

\$800,000 · Mar 11, 2025

Est. Owner Equity

\$165,177

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$7,908 (2025)
Assessed Value	\$816,000
Previous Assessed	\$634,312

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SAN DIEGO
Roof	Composition Shingle
Heating	Radiant
Pool	No

CLIMATE RISK

45
FLOOD

52
WILDFIRE

36
HEAT

11
STORM

87
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 5, 2025	Resale	Grant Deed	\$800,000	\$615	\$640K
Nov 17, 2023	Financing	Intrafamily Transfer			
Apr 27, 2020	Quitclaim	Quit Claim Transfer			
Apr 27, 2020	Resale	Grant Deed	\$580,000	\$446	\$510K
May 13, 2016	Quitclaim	Quit Claim Transfer			
May 13, 2016	Quitclaim	Quit Claim Transfer			
Jun 3, 2015	Resale	Grant Deed	\$399,000	\$307	
Jun 23, 2015	Quitclaim	Quit Claim Transfer			\$392K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carson Elementary School	Elementary	KG–5	0.6 mi
Montgomery Middle School	Middle	6–8	1.3 mi
Kearny High School of Digital Media and Design	High	9–12	2.3 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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