

Condominium

RESIDENTIAL

6840 BEAR RIVER ROW

SAN DIEGO, CA 92139

\$422,996 TopHap Estimate · \$488 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

866 ft²

LIVING AREA

2.83 ac

LOT SIZE

1980

YEAR BUILT

Pre-foreclosure (NTS)

Auction scheduled for Nov 10, 2025.

VALUATION

\$423K

\$402K low

\$444K high

Last Sale	\$78,300 · Apr 13, 1990
Est. Owner Equity	\$189,078
Loan-to-Value	45%

TAX & ASSESSMENT

Property Tax	\$1,835 (2025)
Assessed Value	\$146,890
Previous Assessed	\$144,011

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	1 WILDFIRE	32 HEAT	8 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 24, 2005	Financing	Intrafamily Transfer			\$230K
Feb 2, 1995	Quitclaim	Quit Claim Transfer			
Apr 13, 1990	Resale	Grant Deed	\$78,500	\$91	\$76K
Sep 30, 1988	Quitclaim	Quit Claim Transfer			\$5K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Penn Elementary School	Elementary	KG–5	0.4 mi
Bell Middle School	Middle	6–8	0.8 mi
Morse High School	High	9–12	1.5 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 92139

49 CRIME INDEX	105 AIR POLLUTION	35,264 POPULATION	\$83K 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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