

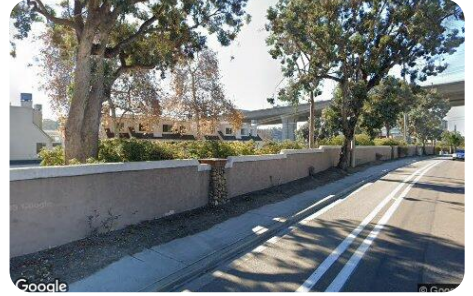
Condominium

RESIDENTIAL

2218 RIVER RUN DR

SAN DIEGO, CA 92108

\$479,000 TopHap Estimate · \$702 / ft² · confidence 94 · as of Jun 23, 2026



1

BEDS

1

BATHS

682 ft²

LIVING AREA

2.52 ac

LOT SIZE

1986

YEAR BUILT

VALUATION

\$479K

\$450K low

\$508K high

Last Sale

\$525,000 · Jun 21, 2022

Est. Owner Equity

\$59,000

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$5,788 (2025)
Assessed Value	\$470,000
Previous Assessed	\$460,000

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	1 WILDFIRE	36 HEAT	11 STORM	87 DROUGHT
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 26, 2022	Resale	Grant Deed	\$525,000	\$770	\$420K
Jun 2, 2022	Financing	Intrafamily Transfer			
Apr 17, 2019	Resale	Grant Deed	\$306,000	\$449	\$291K
Mar 15, 2019	Non-arms-length	Trustees Deed	\$250,500	\$367	
Dec 20, 2018	Quitclaim	Quit Claim Transfer			
Feb 6, 2007	Resale	Grant Deed	\$250,000	\$367	\$200K
Feb 6, 2007	Quitclaim	Quit Claim Transfer			
Aug 9, 2004	Quitclaim	Quit Claim Transfer			
Jun 16, 2004	Quitclaim	Quit Claim Transfer			
Jun 16, 2004	Quitclaim	Quit Claim Transfer			\$135K
Apr 2, 2002	Resale	Grant Deed	\$150,500	\$221	
Mar 26, 1993	Non-arms-length	Grant Deed	\$90,000	\$132	\$88K
Mar 30, 1990	Resale	Grant Deed	\$93,000	\$136	\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Juarez Elementary School	Elementary	KG–5	1.1 mi
Taft Middle School	Middle	6–8	1.6 mi
Kearny High School of Digital Media and Design	High	9–12	2.1 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------