

Single Family Residence **RESIDENTIAL**

2662 RUNNING RIVER CT

LAWRENCEVILLE, GA 30045

\$753,058 TopHap Estimate · \$114 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

6,585 ft²

LIVING AREA

0.67 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

6

ROOMS

4

PARKING

VALUATION

\$753K

\$718K low

\$788K high

Est. Owner Equity

\$374,558

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$10,451 (2025)
Assessed Value	\$347,600
Previous Assessed	\$347,600
Assessor Market Value	\$869,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.67
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 396 ft²

Porch · 189 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 13, 2020	Quitclaim	Quit Claim Transfer			
Sep 22, 2017	Resale	Grant Deed	\$494,000	\$75	\$395K
Sep 2, 2010	Quitclaim	Quit Claim Transfer			
Aug 14, 2009	Resale	Warranty Deed	\$350,000	\$53	\$280K
May 15, 2006	Resale	Deed	\$645,000	\$98	\$513K
Sep 16, 2004	Resale	Warranty Deed	\$325,000	\$49	\$325K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Archer High School	High	9–12	0.5 mi
McConnell Middle School	Middle	6–8	1.9 mi
W. J. Cooper Elementary School	Elementary	KG–5	2.0 mi

District: Gwinnett County 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 30045

38 CRIME INDEX	78 AIR POLLUTION	43,627 POPULATION	\$104K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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