

Single Family Residence **RESIDENTIAL**

# 2500 RIVER RUN DR

DACULA, GA 30019

**\$455,985** TopHap Estimate · \$118 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**4**

BATHS

**3,848 ft<sup>2</sup>**

LIVING AREA

**0.67 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$456K**

\$440K low

\$472K high

Last Sale

**\$450,000 · Jan 22, 2024**

Est. Owner Equity

**\$144,300**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,016 (2025) |
| Assessed Value        | \$205,560      |
| Previous Assessed     | \$205,560      |
| Assessor Market Value | \$513,900      |

## PROPERTY FACTS

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

Deck · 200 ft²

Patio · 200 ft²

Porch · 150 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jan 5, 2024  | Resale | Warranty Deed | \$450,000 | \$117  | \$303K |
| Aug 10, 2022 | Resale | Warranty Deed | \$439,900 | \$114  | \$352K |
| Sep 25, 2013 | Resale | Warranty Deed | \$178,600 | \$46   | \$125K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Archer High School        | High       | 9–12   | 0.7 mi   |
| McConnell Middle School   | Middle     | 6–8    | 2.2 mi   |
| Harbins Elementary School | Elementary | KG–5   | 2.5 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 30019

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>51</b><br>CRIME INDEX | <b>76</b><br>AIR POLLUTION | <b>57,696</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|