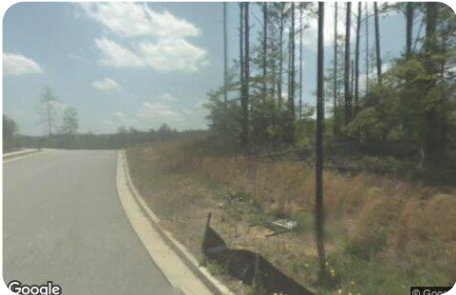


Residential - Vacant Land **RESIDENTIAL**

2643 RUNNING RIVER CT
LAWRENCEVILLE, GA 30045



0.82 ac
LOT SIZE

VALUATION

Last Sale **\$129,000 · Sep 12, 2025**

TAX & ASSESSMENT

Property Tax	\$1,483 (2025)
Assessed Value	\$36,000
Previous Assessed	\$50,400
Assessor Market Value	\$90,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	GWINNETT
Lot (acres)	0.82
Pool	No
View	Primary

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 8, 2025	Resale	Limited Warranty Deed	\$129,000		
May 22, 2024	Resale	Warranty Deed	\$115,000		
Apr 30, 2024	Quitclaim	Quit Claim Transfer			
Nov 8, 2021	Financing	Warranty Deed			
May 4, 2018	Resale	Grant Deed	\$45,000		\$15K
May 26, 2013	Resale	Warranty Deed	\$38,900		
Feb 12, 2009	Resale	Warranty Deed	\$40,000		
Feb 12, 2009	Resale	Grant Deed	\$40,000		
Oct 2, 2007	Non-arms-length	Grant Deed	\$810,000		
Aug 3, 2006	Resale	Grant Deed	\$400,000		\$1.7M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Archer High School	High	9–12	0.5 mi
McConnell Middle School	Middle	6–8	1.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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