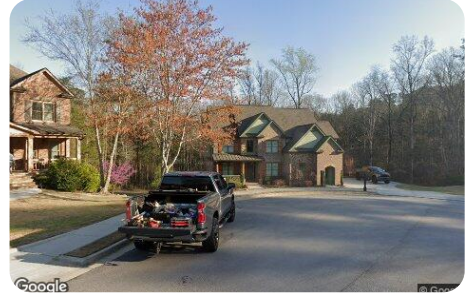


Single Family Residence **RESIDENTIAL**

2692 RUNNING RIVER CT

LAWRENCEVILLE, GA 30045

\$652,642 TopHap Estimate · \$166 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

5
BATHS

3,938 ft²
LIVING AREA

0.72 ac
LOT SIZE

2009
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$653K

\$594K low

\$711K high

Last Sale

\$522,000 · Jan 29, 2021

Est. Owner Equity

\$235,042

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$10,856 (2025)
Assessed Value	\$297,200
Previous Assessed	\$297,200
Assessor Market Value	\$743,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.72
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 240 ft²

Porch · 333 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2021	Resale	Warranty Deed	\$522,000	\$133	\$418K
Feb 2, 2018	Quitclaim	Quit Claim Transfer			
Jun 2, 2015	Quitclaim	Quit Claim Transfer			\$341K
Jul 15, 2013	Quitclaim	Quit Claim Transfer			
Mar 15, 2011	Resale	Grant Deed	\$320,000	\$81	\$312K
Jan 4, 2011	Non-arms-length	Trustees Deed	\$381,000	\$97	
Dec 31, 2007	Resale	Grant Deed	\$70,000	\$18	\$428K
Dec 31, 2007	Resale	Grant Deed	\$70,000	\$18	\$428K
Oct 2, 2007	Non-arms-length	Grant Deed	\$810,000	\$206	
Aug 3, 2006	Resale	Grant Deed	\$400,000	\$102	\$1.7M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Archer High School	High	9–12	0.6 mi
McConnell Middle School	Middle	6–8	1.8 mi
W. J. Cooper Elementary School	Elementary	KG–5	1.9 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	Owner occupied
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