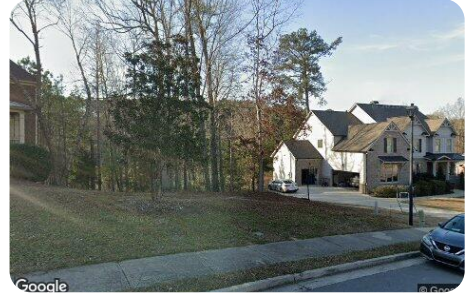
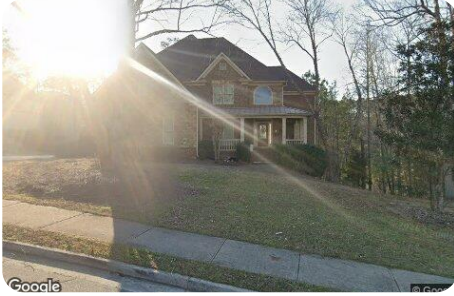


Single Family Residence **RESIDENTIAL**

1526 ROCKY RIVER DR

LAWRENCEVILLE, GA 30045

\$559,557 TopHap Estimate · \$147 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,802 ft²

LIVING AREA

0.75 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

10

ROOMS

4

PARKING

VALUATION

\$560K

\$496K low

\$623K high

Last Sale

\$579,900 · Jun 24, 2025

Est. Owner Equity

\$95,637

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$8,567 (2025)
Assessed Value	\$282,760
Previous Assessed	\$282,760
Assessor Market Value	\$706,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.75
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 261 ft²

Porch · 212 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2025	Resale	Warranty Deed	\$579,900	\$153	\$464K
Dec 13, 2019	Resale	Grant Deed	\$380,000	\$100	\$304K
Oct 1, 2008	Recorded document	Warranty Deed			
Oct 1, 2008	Recorded document	Grant Deed			
Sep 12, 2007	Resale	Deed	\$520,000	\$137	\$416K
Sep 12, 2007	Resale	Grant Deed	\$520,000	\$137	
Aug 28, 2006	Financing	Trustees Deed			\$371K
Aug 9, 2006	Resale	Warranty Deed	\$640,000	\$168	\$640K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Archer High School	High	9–12	0.8 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



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

OWNERSHIP

