

Single Family Residence **RESIDENTIAL**

1516 ROCKY RIVER DR

LAWRENCEVILLE, GA 30045

\$683,593 TopHap Estimate · \$128 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

4
BATHS

5,339 ft²
LIVING AREA

0.63 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$684K

\$659K low

\$708K high

Last Sale

\$690,000 · Apr 30, 2026

Est. Owner Equity

\$6,836

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$11,376 (2025)
Assessed Value	\$312,400
Previous Assessed	\$291,720
Assessor Market Value	\$781,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	GWINNETT
Lot (acres)	0.63
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Primary

Deck · 280 ft²

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 2, 2026	Financing	Mortgage			\$678K
Apr 2, 2026	Resale	Limited Warranty Deed	\$690,000	\$129	
Apr 1, 2026	Financing	Limited Warranty Deed			\$678K
Jan 13, 2026	Financing	Warranty Deed			
Jan 14, 2022	Resale	Warranty Deed	\$679,000	\$127	\$543K
May 2, 2018	Resale	Grant Deed	\$469,000	\$88	\$446K
Jun 28, 2007	Resale	Deed	\$528,100	\$99	\$396K
Aug 28, 2006	Financing	Trustees Deed			\$368K
Aug 9, 2006	Resale	Warranty Deed	\$640,000	\$120	\$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

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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