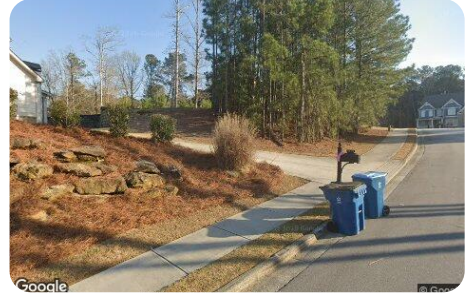
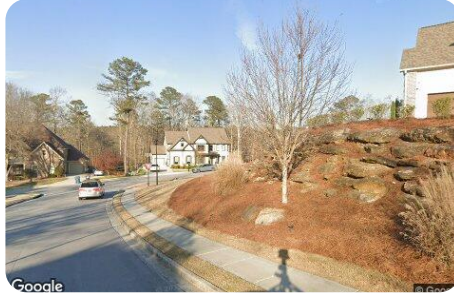


Single Family Residence **RESIDENTIAL**

1527 ROCKY RIVER DR

LAWRENCEVILLE, GA 30045

\$583,616 TopHap Estimate · \$170 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,441 ft²

LIVING AREA

0.59 ac

LOT SIZE

2019

YEAR BUILT

2

STORIES

10

ROOMS

3

PARKING

VALUATION

\$584K

\$530K low

\$637K high

Last Sale

\$625,000 · Sep 7, 2022

Est. Owner Equity

\$137,366

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$9,293 (2025)
Assessed Value	\$249,840
Previous Assessed	\$249,840
Assessor Market Value	\$624,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.59
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 7, 2022	Resale	Warranty Deed	\$625,000	\$182	\$446K
Feb 19, 2020	Resale	Grant Deed	\$415,400	\$121	\$404K
Oct 5, 2018	Quitclaim	Quit Claim Transfer			
Oct 5, 2018	Non-arms-length	Grant Deed	\$227,500	\$66	
Oct 5, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Archer High School	High	9–12	0.8 mi
McConnell Middle School	Middle	6–8	2.0 mi
W. J. Cooper Elementary School	Elementary	KG–5	2.1 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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