

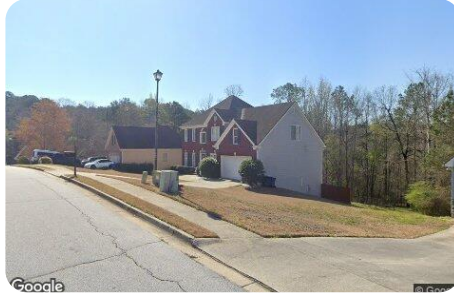
Single Family Residence

RESIDENTIAL

2531 RIVER RUN DR

DACULA, GA 30019

\$386,295 TopHap Estimate · \$165 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,341 ft²

LIVING AREA

1.29 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$386K

\$362K low

\$411K high

Last Sale

\$390,000 · May 5, 2025

Est. Owner Equity

\$9,312

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$6,971 (2025)
Assessed Value	\$187,080
Previous Assessed	\$187,080
Assessor Market Value	\$467,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	1.29
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 304 ft²

Patio · 168 ft²

Porch · 264 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2025	Resale	Limited Warranty Deed	\$390,000	\$167	\$377K
Jan 30, 2023	Resale	Warranty Deed	\$379,900	\$162	\$304K
Dec 2, 2022	Resale	Warranty Deed	\$299,625	\$128	\$300K
Dec 2, 2022	Resale	Warranty Deed	\$299,625	\$128	\$300K
May 27, 2022	Resale	Warranty Deed	\$425,000	\$182	
Jul 23, 2018	Resale	Warranty Deed	\$260,000	\$111	\$252K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Archer High School	High	9–12	0.7 mi
McConnell Middle School	Middle	6–8	2.2 mi
Harbins Elementary School	Elementary	KG–5	2.6 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 30019

51 CRIME INDEX	76 AIR POLLUTION	57,696 POPULATION	\$111K 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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