

Single Family Residence **RESIDENTIAL**

1496 ROCKY RIVER DR

LAWRENCEVILLE, GA 30045

\$680,282 TopHap Estimate · \$172 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,948 ft²

LIVING AREA

0.61 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

6

ROOMS

3

PARKING

VALUATION

\$680K

\$626K low

\$735K high

Last Sale

\$700,000 · Sep 19, 2025

Est. Owner Equity

\$50,282

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$6,222 (2025)
Assessed Value	\$296,480
Previous Assessed	\$275,760
Assessor Market Value	\$741,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	GWINNETT
Lot (acres)	0.61
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Primary

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 19, 2025	Resale	Limited Warranty Deed	\$700,000	\$177	\$630K
Mar 7, 2024	Resale	Warranty Deed	\$684,900	\$173	\$685K
Feb 10, 2023	Resale	Warranty Deed	\$75,000	\$19	
May 31, 2017	Resale	Grant Deed	\$32,000	\$8	
Jul 16, 2007	Quitclaim	Quit Claim Transfer			
Jul 13, 2007	Quitclaim	Quit Claim Transfer			
Aug 9, 2006	Resale	Deed	\$80,000	\$20	\$379K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------