

Single Family Residence **RESIDENTIAL**

2702 RUNNING RIVER CT

LAWRENCEVILLE, GA 30045

\$633,365 TopHap Estimate · \$176 / ft² · confidence 91 · as of Jun 23, 2026



5
BEDS

4
BATHS

3,596 ft²
LIVING AREA

0.93 ac
LOT SIZE

2020
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$633K

\$576K low

\$690K high

Last Sale

\$516,700 · Apr 17, 2020

Est. Owner Equity

\$119,652

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$4,725 (2025)
Assessed Value	\$278,560
Previous Assessed	\$278,560
Assessor Market Value	\$696,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.93
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 160 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2020	Resale	Grant Deed	\$516,700	\$144	\$509K
Jul 12, 2019	Non-arms-length	Warranty Deed	\$385,000	\$107	
Oct 5, 2018	Quitclaim	Quit Claim Transfer			
Oct 5, 2018	Resale	Grant Deed	\$227,500	\$63	
Oct 5, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Archer High School	High	9–12	0.6 mi
McConnell Middle School	Middle	6–8	1.8 mi
W. J. Cooper Elementary School	Elementary	KG–5	1.9 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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