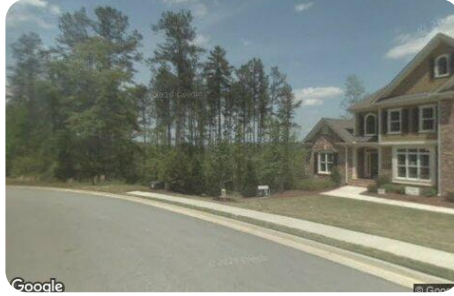


Single Family Residence **RESIDENTIAL**

2642 RUNNING RIVER CT

LAWRENCEVILLE, GA 30045

\$644,050 TopHap Estimate · \$164 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,921 ft²

LIVING AREA

0.97 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

9

ROOMS

4

PARKING

VALUATION

\$644K

\$600K low

\$688K high

Last Sale

\$630,000 · Apr 21, 2023

Est. Owner Equity

\$344,050

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$4,405 (2025)
Assessed Value	\$300,760
Previous Assessed	\$300,760
Assessor Market Value	\$751,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.97
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 260 ft²

Porch · 200 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2023	Resale	Warranty Deed	\$630,000	\$161	\$300K
Nov 4, 2008	Quitclaim	Quit Claim Transfer			
Nov 4, 2008	Recorded document	Grant Deed			
Sep 2, 2008	Non-arms-length	Trustees Deed	\$900,000	\$230	
Aug 29, 2008	Resale	Grant Deed	\$476,500	\$122	\$347K
Aug 29, 2008	Resale	Grant Deed	\$476,500	\$122	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Archer High School	High	9–12	0.5 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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