

Single Family Residence **RESIDENTIAL**

45 ROSEMARY PL

LAWRENCEVILLE, GA 30044

\$386,193 TopHap Estimate · \$154 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,514 ft²

LIVING AREA

0.21 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$386K

\$358K low

\$415K high

Last Sale

\$385,000 · Apr 1, 2024

Est. Owner Equity

\$78,193

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$5,769 (2025)
Assessed Value	\$164,640
Previous Assessed	\$164,640
Assessor Market Value	\$411,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 29, 2024	Resale	Warranty Deed	\$385,000	\$153	\$308K
Nov 15, 2012	Resale	Warranty Deed	\$128,000	\$51	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cedar Hill Elementary School	Elementary	KG–5	0.6 mi
Richards Middle School	Middle	6–8	0.8 mi
Discovery High School	High	9–12	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 30044

81 CRIME INDEX	77 AIR POLLUTION	100,782 POPULATION	\$78K MEDIAN IN-COME	61°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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