

Single Family Residence **RESIDENTIAL**

2652 RUNNING RIVER CT

LAWRENCEVILLE, GA 30045

\$787,725 TopHap Estimate · \$146 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

5

BATHS

5,392 ft²

LIVING AREA

0.61 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

10

ROOMS

3

PARKING

VALUATION

\$788K

\$727K low

\$848K high

Last Sale

\$678,800 · Aug 15, 2007

Est. Owner Equity

\$747,975

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$4,066 (2025)
Assessed Value	\$359,320
Previous Assessed	\$359,320
Assessor Market Value	\$898,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.61
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 308 ft²

Porch · 606 ft²

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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