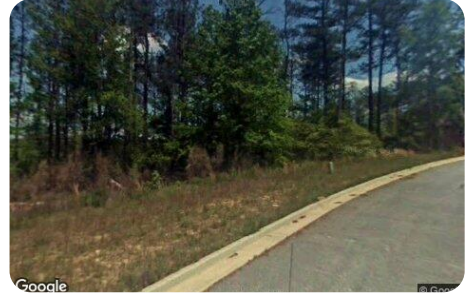


Single Family Residence **RESIDENTIAL**

2622 RUNNING RIVER CT

LAWRENCEVILLE, GA 30045

\$630,121 TopHap Estimate · \$165 / ft² · confidence 88 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,830 ft²
LIVING AREA

0.62 ac
LOT SIZE

2021
YEAR BUILT

2
STORIES

8
ROOMS

3
PARKING

VALUATION

\$630K

\$555K low

\$705K high

Last Sale

\$650,000 · Aug 19, 2025

Est. Owner Equity

\$0

Loan-to-Value

105%

TAX & ASSESSMENT

Property Tax	\$9,717 (2025)
Assessed Value	\$291,960
Previous Assessed	\$271,080
Assessor Market Value	\$729,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	GWINNETT
Lot (acres)	0.62
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Primary

Deck · 200 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2026	Financing	Mortgage			\$664K
Aug 15, 2025	Resale	Limited Warranty Deed	\$650,000	\$170	\$650K
Nov 24, 2021	Resale	Warranty Deed	\$624,900	\$163	\$562K
Jul 12, 2019	Non-arms-length	Warranty Deed	\$385,000	\$101	
Oct 5, 2018	Quitclaim	Quit Claim Transfer			
Oct 5, 2018	Quitclaim	Quit Claim Transfer			
Oct 5, 2018	Resale	Grant Deed	\$227,500	\$59	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Archer High School	High	9–12	0.4 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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