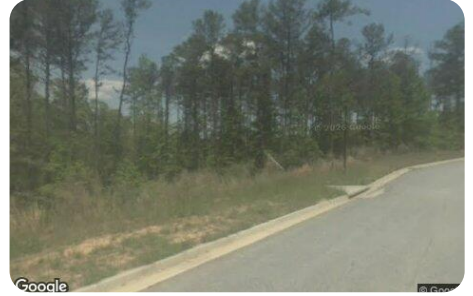
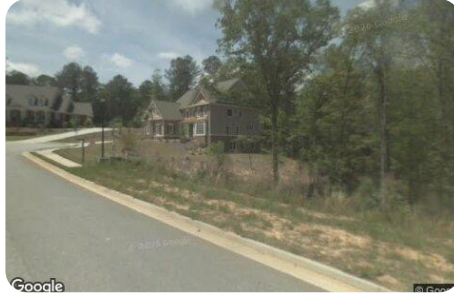


Single Family Residence **RESIDENTIAL**

2612 RUNNING RIVER CT

LAWRENCEVILLE, GA 30045

\$631,784 TopHap Estimate · \$196 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

3,222 ft²
LIVING AREA

0.7 ac
LOT SIZE

2016
YEAR BUILT

2
STORIES

7
ROOMS

3
PARKING

VALUATION

\$632K

\$579K low

\$685K high

Last Sale

\$415,000 · Aug 8, 2016

Est. Owner Equity

\$27,408

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$8,256 (2025)
Assessed Value	\$277,000
Previous Assessed	\$257,640
Assessor Market Value	\$692,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	GWINNETT
Lot (acres)	0.70
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Primary

Deck · 400 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2020	Quitclaim	Quit Claim Transfer			\$325K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Archer High School	High	9–12	0.4 mi
McConnell Middle School	Middle	6–8	1.8 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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