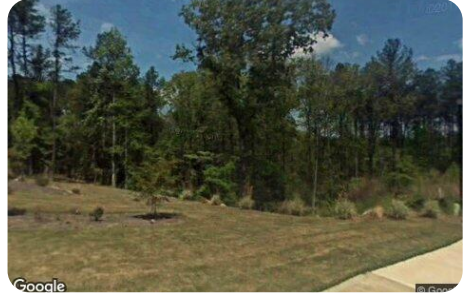


Single Family Residence **RESIDENTIAL**

2602 RUNNING RIVER CT

LAWRENCEVILLE, GA 30045

\$706,095 TopHap Estimate · \$131 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

5
BATHS

5,398 ft²
LIVING AREA

0.61 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$706K

\$663K low

\$749K high

Last Sale

\$575,000 · Oct 30, 2020

Est. Owner Equity

\$138,184

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,582 (2025)
Assessed Value	\$311,120
Previous Assessed	\$311,120
Assessor Market Value	\$777,800

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 · 216 ft²

Porch · 85 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 30, 2020	Resale	Grant Deed	\$575,000	\$107	\$575K
Dec 31, 2011	Quitclaim	Quit Claim Transfer			
Oct 30, 2009	Quitclaim	Quit Claim Transfer			
Oct 30, 2009	Resale	Deed	\$375,000	\$69	\$300K
Oct 30, 2009	Quitclaim	Quit Claim Transfer			
Oct 30, 2009	Resale	Grant Deed	\$375,000	\$69	
Dec 2, 2008	Foreclosure sale	Trustees Deed	\$423,090	\$78	
Dec 2, 2008	Recorded document	Grant Deed			
Aug 22, 2006	Non-arms-length	Warranty Deed	\$160,000	\$30	\$365K

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	1.9 mi
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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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