

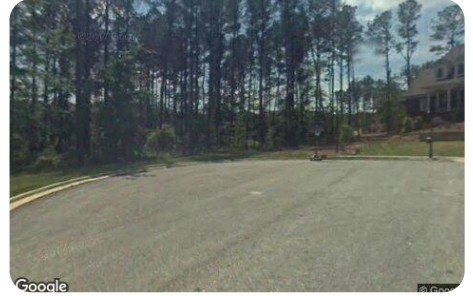
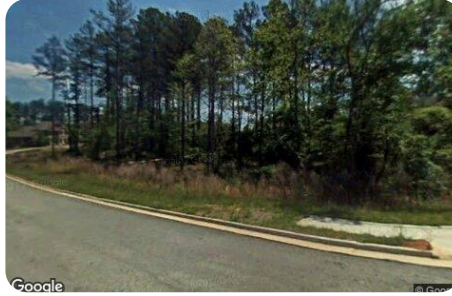
Single Family Residence

RESIDENTIAL

2603 RUNNING RIVER CT

LAWRENCEVILLE, GA 30045

\$544,402 TopHap Estimate · \$151 / ft² · confidence 91 · as of Jun 23, 2026



4

BEDS

4

BATHS

3,595 ft²

LIVING AREA

1.53 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$544K

\$495K low

\$593K high

Last Sale

\$475,495 · Mar 6, 2020

Est. Owner Equity

\$92,682

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$3,480 (2025)
Assessed Value	\$236,000
Previous Assessed	\$236,000
Assessor Market Value	\$590,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	1.53
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 6, 2020	Resale	Grant Deed	\$475,500	\$132	\$452K
Jul 12, 2019	Non-arms-length	Warranty Deed	\$385,000	\$107	
Oct 5, 2018	Quitclaim	Quit Claim Transfer			
Oct 5, 2018	Resale	Grant Deed	\$227,500	\$63	
Oct 5, 2018	Quitclaim	Quit Claim Transfer			

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

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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