

Single Family Residence **RESIDENTIAL**

# 2441 RIVER RUN DR

DACULA, GA 30019

**\$438,144** TopHap Estimate · \$197 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,224 ft<sup>2</sup>**

LIVING AREA

**2.13 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$438K**

\$416K low

\$461K high

Last Sale

**\$440,000 · Mar 18, 2026**

Est. Owner Equity

**\$66,757**

Loan-to-Value

**85%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,033 (2025) |
| Assessed Value        | \$178,240      |
| Previous Assessed     | \$167,400      |
| Assessor Market Value | \$445,600      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | GWINNETT                         |
| Lot (acres)   | 2.13                             |
| Construction  | Wood (Unspecified)               |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |
| View          | Primary                          |

Deck · 168 ft²

Porch · 179 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Mar 18, 2026 | Resale            | Warranty Deed         | \$440,000 | \$198  | \$371K |
| Jun 9, 2022  | Resale            | Warranty Deed         | \$455,000 | \$205  | \$315K |
| Jun 9, 2022  | Resale            | Limited Warranty Deed | \$455,000 | \$205  |        |
| Feb 16, 2011 | Resale            | Warranty Deed         | \$155,000 | \$70   | \$149K |
| Apr 6, 2010  | Non-arms-length   | Grant Deed            | \$178,939 | \$80   |        |
| Apr 6, 2010  | Recorded document | Grant Deed            |           |        |        |
| Nov 1, 2006  | Resale            | Deed                  | \$215,000 | \$97   | \$172K |
| Nov 1, 2006  | Resale            | Grant Deed            | \$215,000 | \$97   | \$172K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Archer High School        | High       | 9–12   | 0.5 mi   |
| McConnell Middle School   | Middle     | 6–8    | 2.1 mi   |
| Harbins Elementary School | Elementary | KG–5   | 2.6 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 30019

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>51</b><br>CRIME INDEX | <b>76</b><br>AIR POLLUTION | <b>57,696</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|