

Single Family Residence **RESIDENTIAL**

805 RIVER RUSH DR

SUGAR HILL, GA 30518

\$764,008 TopHap Estimate · \$161 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

5

BATHS

4,746 ft²

LIVING AREA

0.69 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

9

ROOMS

4

PARKING

VALUATION

\$764K

\$739K low

\$789K high

Last Sale

\$560,000 · Jul 27, 2021

Est. Owner Equity

\$659,008

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$10,034 (2025)
Assessed Value	\$351,680
Previous Assessed	\$351,680
Assessor Market Value	\$879,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.69
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 419 ft²

Patio · 419 ft²

Porch · 84 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 27, 2021	Resale	Warranty Deed	\$560,000	\$118	
Apr 23, 2015	Resale	Warranty Deed	\$355,000	\$75	
Jul 14, 2011	Resale	Warranty Deed	\$325,000	\$68	\$260K
Jan 8, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sycamore Elementary School	Elementary	KG–5	1.2 mi
Lanier Middle School	Middle	6–8	1.6 mi
Lanier High School	High	9–12	3.3 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 30518

89 CRIME INDEX	81 AIR POLLUTION	60,951 POPULATION	\$99K 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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