

Single Family Residence

RESIDENTIAL

840 RIVER RUSH DR

SUGAR HILL, GA 30518

\$609,458 TopHap Estimate · \$137 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,452 ft²

LIVING AREA

0.69 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$609K

\$586K low

\$633K high

Last Sale

\$460,000 · Sep 22, 2020

Est. Owner Equity

\$241,458

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$9,291 (2025)
Assessed Value	\$325,120
Previous Assessed	\$325,120
Assessor Market Value	\$812,800

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 · 542 ft²

Patio · 1,282 ft²

Porch · 219 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 22, 2020	Resale	Grant Deed	\$460,000	\$103	\$368K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sycamore Elementary School	Elementary	KG–5	1.3 mi
Lanier Middle School	Middle	6–8	1.6 mi
Lanier High School	High	9–12	3.4 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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