

Single Family Residence **RESIDENTIAL**

820 RIVER RUSH DR

SUGAR HILL, GA 30518

\$772,034 TopHap Estimate · \$172 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

4,487 ft²

LIVING AREA

0.55 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

18

ROOMS

2

PARKING

VALUATION

\$772K

\$743K low

\$801K high

Last Sale

\$650,000 · Jun 27, 2022

Est. Owner Equity

\$101,535

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$6,471 (2025)
Assessed Value	\$340,480
Previous Assessed	\$256,440
Assessor Market Value	\$851,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	GWINNETT
Lot (acres)	0.55
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Primary

Deck · 312 ft²

Patio · 624 ft²

Porch · 45 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2022	Resale	Warranty Deed	\$650,000	\$145	\$670K
Jun 3, 2022	Financing	Warranty Deed			

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	3.3 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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