

Single Family Residence **RESIDENTIAL**

825 RIVER RUSH DR

SUGAR HILL, GA 30518

\$653,187 TopHap Estimate · \$224 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,917 ft²

LIVING AREA

0.64 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$653K

\$628K low

\$678K high

Last Sale

\$335,000 · May 15, 2015

Est. Owner Equity

\$553,187

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$6,475 (2025)
Assessed Value	\$293,920
Previous Assessed	\$293,920
Assessor Market Value	\$734,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.64
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 228 ft²

Patio · 228 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2013	Quitclaim	Quit Claim Transfer			
Sep 20, 2013	Resale	Warranty Deed	\$285,000	\$98	
Sep 20, 2013	Quitclaim	Quit Claim Transfer			
Feb 9, 2005	Resale	Grant Deed	\$312,400	\$107	\$311K

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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