

Single Family Residence **RESIDENTIAL**

710 RIVER RUSH DR

SUGAR HILL, GA 30518

\$699,750 TopHap Estimate · \$160 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,366 ft²

LIVING AREA

0.71 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$700K

\$672K low

\$728K high

Last Sale

\$469,900 · Dec 4, 2020

Est. Owner Equity

\$323,830

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$11,860 (2025)
Assessed Value	\$327,040
Previous Assessed	\$246,400
Assessor Market Value	\$817,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	GWINNETT
Lot (acres)	0.71
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Primary

Deck · 288 ft²

Patio · 288 ft²

Porch · 136 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 4, 2020	Resale	Grant Deed	\$469,900	\$108	\$376K
Aug 27, 2004	Non-arms-length	Warranty Deed	\$367,000	\$84	\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sycamore Elementary School	Elementary	KG–5	1.3 mi
Lanier Middle School	Middle	6–8	1.8 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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