

Single Family Residence **RESIDENTIAL**

745 RIVER RUSH DR

SUGAR HILL, GA 30518

\$678,606 TopHap Estimate · \$185 / ft² · confidence 97 · as of Jul 14, 2026



6

BEDS

5

BATHS

3,662 ft²

LIVING AREA

0.53 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

14

ROOMS

3

PARKING

VALUATION

\$679K

\$658K low

\$699K high

Last Sale

\$371,000 · Jul 6, 2017

Est. Owner Equity

\$198,606

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$9,314 (2025)
Assessed Value	\$344,240
Previous Assessed	\$344,240
Assessor Market Value	\$860,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.53
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 300 ft²

Patio · 600 ft²

Porch · 30 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	87 HEAT	95 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 6, 2017	Resale	Grant Deed	\$371,000	\$101	\$364K
Jun 1, 2007	Resale	Deed	\$444,000	\$121	\$320K
Jun 1, 2007	Resale	Grant Deed	\$444,000	\$121	\$320K
Sep 7, 2004	Foreclosure sale	Trustees Deed	\$287,250	\$78	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sycamore Elementary School	Elementary	KG–5	1.2 mi
Lanier Middle School	Middle	6–8	1.7 mi
Lanier High School	High	9–12	3.2 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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