

Single Family Residence **RESIDENTIAL**

755 RIVER RUSH DR

SUGAR HILL, GA 30518

\$689,387 TopHap Estimate · \$193 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,564 ft²

LIVING AREA

0.51 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

10

ROOMS

3

PARKING

VALUATION

\$689K

\$659K low

\$720K high

Last Sale

\$352,100 · Aug 2, 2001

Est. Owner Equity

\$320,126

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$8,921 (2025)
Assessed Value	\$335,200
Previous Assessed	\$335,200
Assessor Market Value	\$838,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.51
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 410 ft²

Patio · 820 ft²

Porch · 36 ft²

CLIMATE RISK

1

FLOOD

13

WILDFIRE

87

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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