

Single Family Residence **RESIDENTIAL**

765 RIVER RUSH DR

SUGAR HILL, GA 30518

\$688,713 TopHap Estimate · \$148 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

5

BATHS

4,640 ft²

LIVING AREA

0.79 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

11

ROOMS

2

PARKING

VALUATION

\$689K

\$639K low

\$739K high

Last Sale

\$694,500 · Mar 14, 2025

Est. Owner Equity

\$167,838

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$3,977 (2025)
Assessed Value	\$375,680
Previous Assessed	\$375,680
Assessor Market Value	\$939,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.79
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 212 ft²

Patio · 212 ft²

Porch · 208 ft²

CLIMATE RISK

1

FLOOD

14

WILDFIRE

87

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2025	Resale	Limited Warranty Deed	\$694,500	\$150	\$521K
Nov 21, 2014	Resale	Grant Deed	\$365,000	\$79	\$377K

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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