

Single Family Residence

RESIDENTIAL

775 RIVER RUSH DR

SUGAR HILL, GA 30518

\$586,518 TopHap Estimate · \$154 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,800 ft²

LIVING AREA

1.09 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

9

ROOMS

4

PARKING

VALUATION

\$587K

\$564K low

\$609K high

Last Sale

\$405,000 · Feb 28, 2020

Est. Owner Equity

\$0

Loan-to-Value

130%

TAX & ASSESSMENT

Property Tax	\$3,306 (2025)
Assessed Value	\$230,400
Previous Assessed	\$230,400
Assessor Market Value	\$576,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	1.09
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Porch · 32 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
Aug 31, 2020	Quitclaim	Quit Claim Transfer			\$289K
Feb 28, 2020	Resale	Grant Deed	\$405,000	\$107	\$405K
Apr 13, 2011	Resale	Warranty Deed	\$339,000	\$89	\$268K
Dec 18, 2008	Quitclaim	Quit Claim Transfer			\$268K
Dec 18, 2008	Quitclaim	Quit Claim Transfer			\$268K

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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