

Single Family Residence

RESIDENTIAL

785 RIVER RUSH DR

SUGAR HILL, GA 30518

\$570,852 TopHap Estimate · \$211 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,705 ft²

LIVING AREA

0.57 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

10

ROOMS

2

PARKING

VALUATION

\$571K

\$545K low

\$597K high

Est. Owner Equity

\$249,702

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$10,311 (2025)
Assessed Value	\$281,720
Previous Assessed	\$281,720
Assessor Market Value	\$704,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.57
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 192 ft²

Patio · 192 ft²

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 21, 2005	Recorded document	Warranty Deed			
Feb 24, 2005	Quitclaim	Quit Claim Transfer			

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