

Single Family Residence **RESIDENTIAL**

870 RIVER RUSH DR

SUGAR HILL, GA 30518

\$610,063 TopHap Estimate · \$157 / ft² · confidence 67 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,890 ft²

LIVING AREA

0.89 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$610K

\$407K low

\$813K high

Est. Owner Equity

\$362,563

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,721 (2025)
Assessed Value	\$275,200
Previous Assessed	\$275,200
Assessor Market Value	\$688,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.89
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 605 ft²

Patio · 605 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2011	Resale	Grant Deed	\$275,000	\$71	\$248K
Jul 29, 2011	Quitclaim	Quit Claim Transfer			
Mar 1, 2011	Non-arms-length	Trustees Deed	\$331,000	\$85	
Aug 29, 2005	Resale	Deed	\$420,000	\$108	\$336K
Apr 17, 2001	Non-arms-length	Warranty Deed	\$90,000	\$23	\$227K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sycamore Elementary School	Elementary	KG–5	1.3 mi
Lanier Middle School	Middle	6–8	1.6 mi
Lanier High School	High	9–12	3.4 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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