

Single Family Residence

**RESIDENTIAL**

# 5965 RIVER RUSH CT

SUGAR HILL, GA 30518

**\$558,940** TopHap Estimate · \$206 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**5**

BEDS

**4**

BATHS

**2,718 ft<sup>2</sup>**

LIVING AREA

**0.53 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$559K**

\$536K low

\$582K high

Last Sale

**\$420,000 · Feb 19, 2021**

Est. Owner Equity

**\$129,280**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,352 (2025) |
| Assessed Value        | \$257,560      |
| Previous Assessed     | \$257,560      |
| Assessor Market Value | \$643,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Gwinnett                |
| Lot (acres)   | 0.53                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |

Porch · 216 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Feb 19, 2021 | Resale    | Warranty Deed       | \$420,000 | \$155  | \$430K |
| Dec 16, 2011 | Resale    | Warranty Deed       | \$255,000 | \$94   | \$252K |
| Dec 6, 2007  | Quitclaim | Quit Claim Transfer |           |        |        |
| May 9, 2005  | Resale    | Deed                | \$275,600 | \$101  | \$220K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Sycamore Elementary School | Elementary | KG–5   | 1.3 mi   |
| Lanier Middle School       | Middle     | 6–8    | 1.7 mi   |
| Lanier High School         | High       | 9–12   | 3.3 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>60,951</b><br>POPULATION | <b>\$99K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|