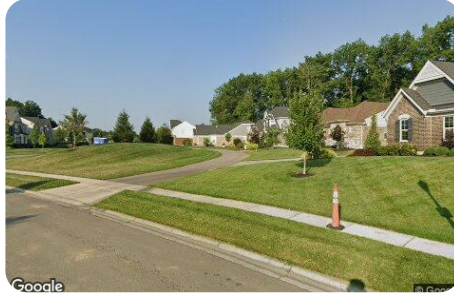


Single Family Residence **RESIDENTIAL**

4791 ROSES RUN

BATAVIA, OH 45103

\$671,578 TopHap Estimate · \$230 / ft² · confidence 76 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,920 ft²

LIVING AREA

0.39 ac

LOT SIZE

2019

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$672K

\$511K low

\$832K high

Last Sale

\$471,367 · Aug 22, 2019

Est. Owner Equity

\$306,078

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$6,094 (2025)
Assessed Value	\$165,000
Previous Assessed	\$165,000
Assessor Market Value	\$471,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Clermont
Lot (acres)	0.39
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Deck · 144 ft²

Patio · 922 ft²

Porch · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2022	Financing	Intrafamily Transfer			
Aug 14, 2019	Resale	Deed	\$471,367	\$161	\$377K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Batavia Middle School	Middle	6–8	4.5 mi
Batavia High School	High	9–12	4.6 mi
Batavia Elementary School	Elementary	PK–5	4.7 mi

District: Batavia Local 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.

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 NEIGHBORHOOD · ZIP 45103

113 CRIME INDEX	203 AIR POLLUTION	37,828 POPULATION	\$76K MEDIAN IN-COME	53°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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