

Single Family Residence **RESIDENTIAL**

4773 ROSES RUN

BATAVIA, OH 45103

\$772,453 TopHap Estimate · \$207 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,724 ft²

LIVING AREA

0.29 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$772K

\$690K low

\$855K high

Last Sale

\$730,000 · Jun 6, 2024

Est. Owner Equity

\$104,237

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$7,442 (2025)
Assessed Value	\$201,500
Assessor Market Value	\$575,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CLERMONT
Lot (acres)	0.29
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No
View	Cul-De-Sac

Patio · 338 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 7, 2026	Financing	Mortgage			\$200K
Aug 19, 2025	Financing	Transfer On Death Deed			
May 31, 2024	Resale	Warranty Deed	\$730,000	\$196	\$330K
Jan 15, 2021	Resale	Deed	\$575,755	\$155	\$330K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Batavia Middle School	Middle	6–8	4.4 mi
Batavia High School	High	9–12	4.5 mi
Batavia Elementary School	Elementary	PK–5	4.6 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.

| 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.

| OWNERSHIP

Occupancy	Owner occupied
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