

Single Family Residence **RESIDENTIAL**

4775 ROSES RUN

BATAVIA, OH 45103

\$711,112 TopHap Estimate · \$181 / ft² · confidence 76 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,918 ft²

LIVING AREA

0.29 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$711K

\$544K low

\$878K high

Last Sale

\$586,774 · Feb 23, 2021

Est. Owner Equity

\$119,112

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$7,206 (2025)
Assessed Value	\$195,100
Previous Assessed	\$195,100
Assessor Market Value	\$557,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Clermont
Lot (acres)	0.29
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Deck · 512 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 11, 2021	Resale	Deed	\$586,774	\$150	\$520K

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

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------