

Single Family Residence **RESIDENTIAL**

4769 ROSES RUN

BATAVIA, OH 45103

\$706,486 TopHap Estimate · \$244 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,900 ft²

LIVING AREA

0.38 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$706K

\$646K low

\$767K high

Last Sale

\$87,000 · Dec 16, 2020

Est. Owner Equity

\$276,486

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$6,965 (2025)
Assessed Value	\$184,140
Previous Assessed	\$184,140
Assessor Market Value	\$526,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Clermont
Lot (acres)	0.38
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air
Cooling	Central
View	Cul-De-Sac

Deck · 288 ft²

Patio · 266 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Batavia Middle School	Middle	6–8	4.3 mi
Batavia High School	High	9–12	4.4 mi
Batavia Elementary School	Elementary	PK–5	4.5 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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