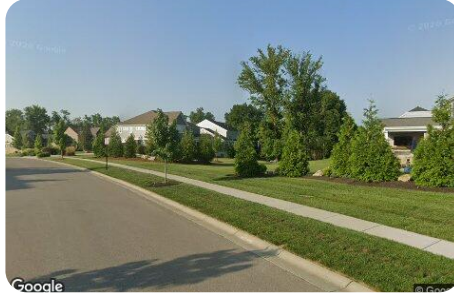


Single Family Residence **RESIDENTIAL**

4785 ROSES RUN

BATAVIA, OH 45103

\$716,702 TopHap Estimate · \$171 / ft² · confidence 78 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,183 ft²

LIVING AREA

0.39 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$717K

\$557K low

\$876K high

Last Sale

\$590,512 · Apr 21, 2021

Est. Owner Equity

\$169,302

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$7,776 (2025)
Assessed Value	\$210,530
Previous Assessed	\$210,530
Assessor Market Value	\$601,500

PROPERTY FACTS

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

Patio · 315 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 8, 2021	Resale	Deed	\$590,612	\$141	\$472K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Batavia Middle School	Middle	6–8	4.5 mi
Batavia High School	High	9–12	4.5 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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