

Single Family Residence **RESIDENTIAL**

4774 ROSES RUN

BATAVIA, OH 45103

\$671,658 TopHap Estimate · \$230 / ft² · confidence 77 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,921 ft²

LIVING AREA

0.26 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

6

ROOMS

3

PARKING

VALUATION

\$672K

\$514K low

\$829K high

Last Sale

\$575,624 · May 17, 2021

Est. Owner Equity

\$306,658

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$6,713 (2025)
Assessed Value	\$181,760
Previous Assessed	\$181,760
Assessor Market Value	\$519,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Clermont
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air
Cooling	Central

Patio · 136 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2021	Resale	Deed	\$575,624	\$197	\$365K

ASSIGNED SCHOOLS

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