

Single Family Residence **RESIDENTIAL**

4770 ROSES RUN

BATAVIA, OH 45103

\$665,754 TopHap Estimate · \$193 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,458 ft²

LIVING AREA

0.3 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$666K

\$550K low

\$781K high

Last Sale

\$549,063 · Oct 5, 2021

Est. Owner Equity

\$105,154

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$7,212 (2025)
Assessed Value	\$195,270
Previous Assessed	\$195,270
Assessor Market Value	\$557,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Clermont
Lot (acres)	0.30
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air
Cooling	Central
Fireplace	Yes
View	Cul-De-Sac

Deck · 240 ft²

Patio · 239 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 15, 2021	Resale	Deed	\$549,063	\$159	\$522K
Apr 7, 2021	Resale	Warranty Deed	\$247,500	\$72	\$420M

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

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

OWNERSHIP

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