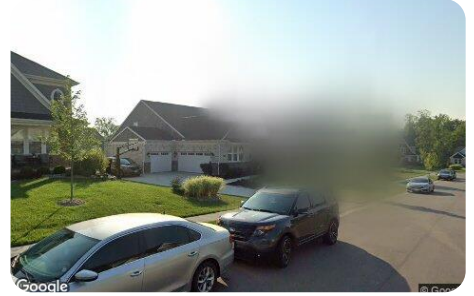
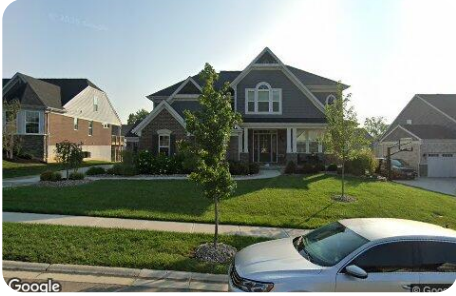


Single Family Residence **RESIDENTIAL**

4776 ROSES RUN

BATAVIA, OH 45103

\$658,330 TopHap Estimate · \$237 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,776 ft²

LIVING AREA

0.26 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$658K

\$544K low

\$773K high

Last Sale

\$557,482 · Oct 19, 2021

Est. Owner Equity

\$400,130

Loan-to-Value

40%

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	Conventional
County	Clermont
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air
Cooling	Central
Fireplace	Yes
View	Cul-De-Sac

Deck · 12 ft²

Patio · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 23, 2021	Resale	Deed	\$557,482	\$201	\$258K
Apr 7, 2021	Resale	Warranty Deed	\$247,500	\$89	\$420M

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

OWNERSHIP

Occupancy	Owner occupied
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