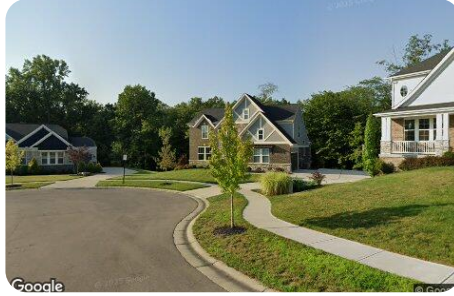


Single Family Residence **RESIDENTIAL**

4771 ROSES RUN

BATAVIA, OH 45103

\$635,308 TopHap Estimate · \$200 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,172 ft²

LIVING AREA

0.28 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$635K

\$543K low

\$728K high

Last Sale

\$498,814 · Nov 4, 2021

Est. Owner Equity

\$236,308

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$6,454 (2025)
Assessed Value	\$174,730
Previous Assessed	\$174,730
Assessor Market Value	\$499,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Clermont
Lot (acres)	0.28
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air
Cooling	Central
View	Cul-De-Sac

Deck · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2021	Resale	Deed	\$498,814	\$157	\$399K
May 7, 2021	Resale	Warranty Deed	\$618,750	\$195	

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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