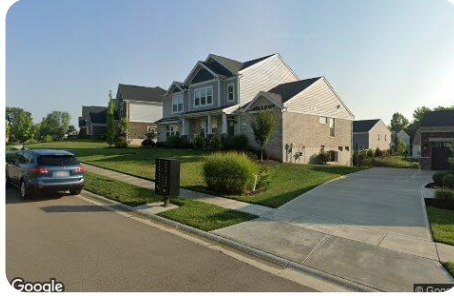


Single Family Residence **RESIDENTIAL**

4778 ROSES RUN

BATAVIA, OH 45103

\$700,378 TopHap Estimate · \$259 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,700 ft²

LIVING AREA

0.26 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$700K

\$574K low

\$826K high

Last Sale

\$655,374 · Jan 5, 2022

Est. Owner Equity

\$175,378

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$7,659 (2025)
Assessed Value	\$207,380
Assessor Market Value	\$592,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLERMONT
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No
View	Cul-De-Sac

Deck · 20 ft²

Patio · 187 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 17, 2026	Financing	Transfer On Death Deed			
Dec 23, 2021	Resale	Deed	\$655,374	\$243	\$475K
Jul 9, 2021	Resale	Warranty Deed	\$93,500	\$35	

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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