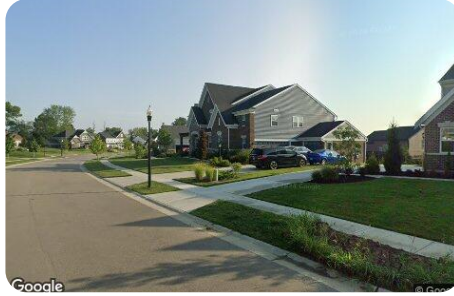


Single Family Residence **RESIDENTIAL**

4782 ROSES RUN

BATAVIA, OH 45103

\$700,009 TopHap Estimate · \$224 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,128 ft²

LIVING AREA

0.26 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$700K

\$629K low

\$771K high

Last Sale

\$550,000 · May 11, 2023

Est. Owner Equity

\$177,509

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$6,198 (2025)
Assessed Value	\$167,800
Previous Assessed	\$167,800
Assessor Market Value	\$479,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Clermont
Lot (acres)	0.27
Heating	Forced Air
View	Cul-De-Sac

Deck · 48 ft²

Patio · 120 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2023	Resale	Deed	\$550,000	\$176	\$523K
May 9, 2022	Resale	Warranty Deed	\$249,000	\$80	

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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