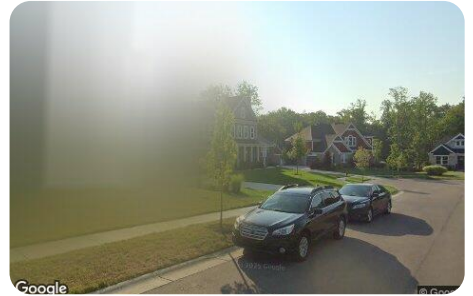


Single Family Residence **RESIDENTIAL**

4772 ROSES RUN

BATAVIA, OH 45103

\$739,845 TopHap Estimate · \$194 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,811 ft²

LIVING AREA

0.31 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$740K

\$675K low

\$805K high

Last Sale

\$622,900 · Mar 26, 2024

Est. Owner Equity

\$129,845

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$7,252 (2025)
Assessed Value	\$196,360
Previous Assessed	\$190,930
Assessor Market Value	\$545,500

PROPERTY FACTS

Property Type	Single Family Residence
County	CLERMONT
Lot (acres)	0.31
Heating	Forced Air With Air Conditioning
Pool	No
View	Cul-De-Sac

Deck · 144 ft²

Patio · 144 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 1, 2024	Resale	Deed	\$622,900	\$163	\$610K
Jun 9, 2023	Resale	Warranty Deed	\$101,000	\$27	\$480M

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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