

Single Family Residence **RESIDENTIAL**

4790 ROSES RUN

BATAVIA, OH 45103

\$602,214 TopHap Estimate · \$294 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,047 ft²

LIVING AREA

0.35 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$602K

\$558K low

\$646K high

Last Sale

\$535,000 · Jun 2, 2023

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$5,047 (2025)
Assessed Value	\$136,650
Assessor Market Value	\$390,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLERMONT
Lot (acres)	0.35
Construction	Brick
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No
View	Cul-De-Sac

Deck · 440 ft²

Porch · 101 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2023	Resale	Warranty Deed	\$535,000	\$261	\$553K
May 25, 2021	Financing	Intrafamily Transfer			

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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------