

Single Family Residence **RESIDENTIAL**

4804 ROSES RUN

BATAVIA, OH 45103

\$749,900 TopHap Estimate · \$309 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

5

BATHS

2,424 ft²

LIVING AREA

0.26 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$750K

\$639K low

\$861K high

Last Sale

\$656,752 · Jun 22, 2022

Est. Owner Equity

\$158,631

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,934 (2025)
Assessed Value	\$187,750
Previous Assessed	\$187,750
Assessor Market Value	\$536,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Clermont
Lot (acres)	0.26
Heating	Forced Air
View	Cul-De-Sac

Porch · 155 ft²

CLIMATE RISK

1
FLOOD

22
WILDFIRE

77
HEAT

86
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 14, 2022	Resale	Deed	\$656,752	\$271	\$591K
Jan 10, 2022	Resale	Warranty Deed	\$249,000	\$103	\$420M

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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