

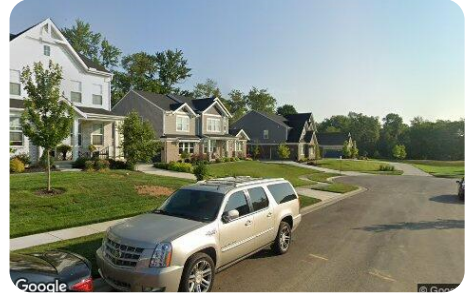
Single Family Residence

RESIDENTIAL

4805 ROSES RUN

BATAVIA, OH 45103

\$757,102 TopHap Estimate · \$233 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,256 ft²
LIVING AREA

0.27 ac
LOT SIZE

2022

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$757K

\$654K low

\$860K high

Last Sale

\$696,635 · Sep 22, 2022

Est. Owner Equity

\$162,102

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$7,051 (2025)
Assessed Value	\$190,900
Previous Assessed	\$190,900
Assessor Market Value	\$545,400

PROPERTY FACTS

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

Patio · 192 ft²

CLIMATE RISK

1
FLOOD

21
WILDFIRE

77
HEAT

86
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 13, 2022	Resale	Deed	\$696,635	\$214	\$595K
Apr 26, 2022	Resale	Warranty Deed	\$249,000	\$76	

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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