

Single Family Residence **RESIDENTIAL**

4803 ROSES RUN

BATAVIA, OH 45103

\$999,437 TopHap Estimate · \$239 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,181 ft²

LIVING AREA

0.3 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$999K

\$863K low

\$1.1M high

Last Sale

\$892,282 · Nov 16, 2022

Est. Owner Equity

\$359,437

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$10,126 (2025)
Assessed Value	\$274,160
Previous Assessed	\$274,160
Assessor Market Value	\$783,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Clermont
Lot (acres)	0.30
Heating	Forced Air
View	Cul-De-Sac

Patio · 84 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
Oct 28, 2022	Resale	Deed	\$892,282	\$213	\$640K

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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