

Single Family Residence **RESIDENTIAL**

4795 ROSES RUN

BATAVIA, OH 45103

\$659,557 TopHap Estimate · \$241 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,740 ft²

LIVING AREA

0.29 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$660K

\$580K low

\$739K high

Last Sale

\$583,775 · Feb 23, 2023

Est. Owner Equity

\$192,537

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$6,004 (2025)
Assessed Value	\$162,550
Previous Assessed	\$162,550
Assessor Market Value	\$464,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Clermont
Lot (acres)	0.29
Heating	Forced Air
View	Cul-De-Sac

Patio · 48 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	\$/FT ²	LOAN
Feb 9, 2023	Resale	Deed	\$583,775	\$213	\$467K
Oct 10, 2022	Resale	Warranty Deed	\$101,000	\$37	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Batavia Middle School	Middle	6–8	4.5 mi
Batavia High School	High	9–12	4.6 mi
Batavia Elementary School	Elementary	PK–5	4.7 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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