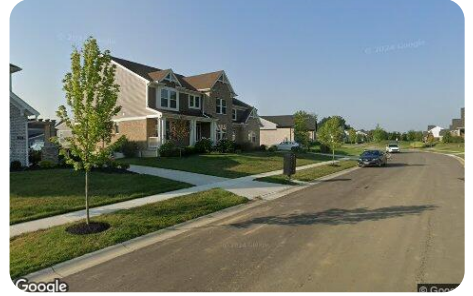


Single Family Residence **RESIDENTIAL**

4796 ROSES RUN

BATAVIA, OH 45103

\$739,094 TopHap Estimate · \$181 / ft² · confidence 86 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,075 ft²
LIVING AREA

0.26 ac
LOT SIZE

2023
YEAR BUILT

2
STORIES

8
ROOMS

1
PARKING

VALUATION

\$739K

\$636K low

\$842K high

Last Sale

\$727,217 · May 11, 2023

Est. Owner Equity

\$84,894

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$9,448 (2025)
Assessed Value	\$255,790
Previous Assessed	\$255,790
Assessor Market Value	\$730,800

PROPERTY FACTS

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

Deck · 163 ft²

Patio · 188 ft²

Porch · 60 ft²

CLIMATE RISK

1 FLOOD	21 WILDFIRE	77 HEAT	86 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 26, 2023	Resale	Deed	\$727,217	\$178	\$654K
Dec 28, 2022	Resale	Warranty Deed	\$101,000	\$25	

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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