

Single Family Residence **RESIDENTIAL**

4792 ROSES RUN

BATAVIA, OH 45103

\$650,000 TopHap Estimate · \$304 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,140 ft²

LIVING AREA

0.29 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$650K

\$547K low

\$753K high

Last Sale

\$575,274 · Apr 1, 2022

Est. Owner Equity

\$330,000

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$5,337 (2025)
Assessed Value	\$144,490
Assessor Market Value	\$412,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLERMONT
Lot (acres)	0.29
Construction	Brick
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No
View	Cul-De-Sac

Porch · 198 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
Mar 14, 2022	Resale	Deed	\$575,274	\$269	\$320K
Sep 28, 2021	Resale	Warranty Deed	\$166,500	\$78	\$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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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