

Single Family Residence

RESIDENTIAL

4794 ROSES RUN

BATAVIA, OH 45103

\$727,269 TopHap Estimate · \$171 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,246 ft²

LIVING AREA

0.29 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$727K

\$620K low

\$835K high

Last Sale

\$644,285 · Mar 3, 2022

Est. Owner Equity

\$244,069

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$7,789 (2025)
Assessed Value	\$210,880
Previous Assessed	\$210,880
Assessor Market Value	\$602,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Clermont
Lot (acres)	0.29
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air
Cooling	Central
Fireplace	Yes
View	Cul-De-Sac

Deck · 360 ft²

Patio · 272 ft²

Porch · 125 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
Feb 17, 2022	Resale	Deed	\$644,285	\$152	\$483K
Aug 25, 2021	Resale	Warranty Deed	\$374,000	\$88	

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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------