

Single Family Residence **RESIDENTIAL**

4798 ROSES RUN

BATAVIA, OH 45103

\$724,443 TopHap Estimate · \$175 / ft² · confidence 85 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,136 ft²
LIVING AREA

0.29 ac
LOT SIZE

2021
YEAR BUILT

2
STORIES

8
ROOMS

1
PARKING

VALUATION

\$724K

\$619K low

\$830K high

Last Sale

\$647,774 · Feb 23, 2022

Est. Owner Equity

\$238,643

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$7,971 (2025)
Assessed Value	\$215,820
Previous Assessed	\$215,820
Assessor Market Value	\$616,600

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 · 320 ft²

Porch · 320 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 11, 2022	Resale	Deed	\$647,774	\$157	\$486K
Aug 25, 2021	Resale	Warranty Deed	\$374,000	\$90	

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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