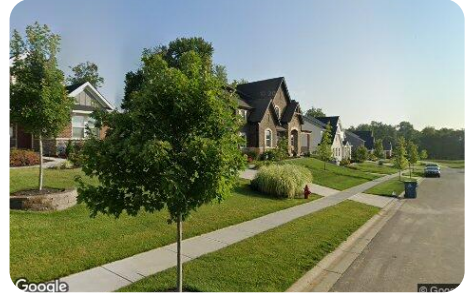


Single Family Residence **RESIDENTIAL**

4801 ROSES RUN

BATAVIA, OH 45103

\$730,960 TopHap Estimate · \$336 / ft² · confidence 85 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,177 ft²

LIVING AREA

0.27 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$731K

\$623K low

\$839K high

Last Sale

\$687,134 · Apr 1, 2022

Est. Owner Equity

\$250,960

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$6,702 (2025)
Assessed Value	\$181,450
Previous Assessed	\$181,450
Assessor Market Value	\$518,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Clermont
Lot (acres)	0.27
Construction	Brick
Heating	Forced Air
Cooling	Central
Fireplace	Yes
View	Cul-De-Sac

Deck · 464 ft²

Patio · 261 ft²

Porch · 210 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
Mar 27, 2026	Financing	Transfer On Death Deed			
Mar 10, 2022	Resale	Deed	\$687,134	\$316	\$359K
Sep 9, 2021	Resale	Warranty Deed	\$280,500	\$129	\$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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