

Single Family Residence **RESIDENTIAL**

4799 ROSES RUN

BATAVIA, OH 45103

\$749,138 TopHap Estimate · \$216 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,472 ft²

LIVING AREA

0.3 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$749K

\$638K low

\$861K high

Last Sale

\$615,547 · Mar 17, 2022

Est. Owner Equity

\$349,138

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$7,098 (2025)
Assessed Value	\$192,190
Assessor Market Value	\$549,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLERMONT
Lot (acres)	0.30
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No
View	Cul-De-Sac

Patio · 318 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 11, 2022	Resale	Deed	\$615,547	\$177	\$400K
Aug 25, 2021	Resale	Warranty Deed	\$374,000	\$108	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Batavia Middle School	Middle	6–8	4.5 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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