

Single Family Residence

RESIDENTIAL

4797 ROSES RUN

BATAVIA, OH 45103

\$657,940 TopHap Estimate · \$209 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,155 ft²

LIVING AREA

0.3 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$658K

\$544K low

\$772K high

Last Sale

\$581,996 · Mar 9, 2022

Est. Owner Equity

\$250,640

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$6,958 (2025)
Assessed Value	\$188,380
Previous Assessed	\$188,380
Assessor Market Value	\$538,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Clermont
Lot (acres)	0.30
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air
Cooling	Central
Fireplace	Yes
View	Cul-De-Sac

Porch · 188 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	\$/FT ²	LOAN
Mar 1, 2022	Resale	Deed	\$581,995	\$184	\$407K
Sep 9, 2021	Resale	Warranty Deed	\$280,500	\$89	\$420M

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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