

Single Family Residence **RESIDENTIAL**

4800 ROSES RUN

BATAVIA, OH 45103

\$644,033 TopHap Estimate · \$190 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,392 ft²
LIVING AREA

0.26 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$644K

\$587K low

\$701K high

Last Sale

\$788,496 · Dec 23, 2024

Est. Owner Equity

\$13,237

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$7,466 (2025)
Assessed Value	\$202,130
Previous Assessed	\$26,010
Assessor Market Value	\$577,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Clermont
Lot (acres)	0.26
Heating	Forced Air
View	Cul-De-Sac

Patio · 70 ft²

Porch · 56 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
Dec 12, 2024	Resale	Deed	\$788,496	\$232	\$631K
Jul 26, 2024	Resale	Warranty Deed	\$114,000	\$34	

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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