

Single Family Residence **RESIDENTIAL**

4802 ROSES RUN

BATAVIA, OH 45103

\$787,466 TopHap Estimate · \$232 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,388 ft²
LIVING AREA

0.26 ac
LOT SIZE

2024

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$787K

\$718K low

\$857K high

Last Sale

\$730,561 · Nov 8, 2024

Est. Owner Equity

\$166,496

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$8,594 (2025)
Assessed Value	\$232,690
Previous Assessed	\$26,010
Assessor Market Value	\$664,800

PROPERTY FACTS

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

Porch · 120 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
Oct 16, 2024	Resale	Deed	\$730,561	\$216	\$621K
Jun 10, 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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