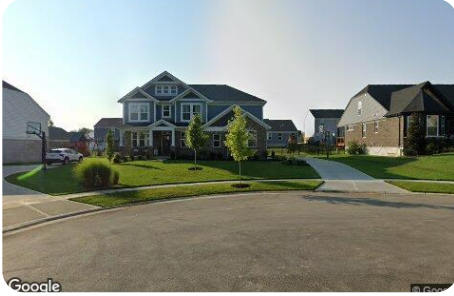


Single Family Residence **RESIDENTIAL**

4806 ROSES RUN

BATAVIA, OH 45103

\$673,255 TopHap Estimate · \$229 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,937 ft²
LIVING AREA

0.27 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

8
ROOMS

1
PARKING

VALUATION

\$673K

\$605K low

\$742K high

Last Sale

\$660,046 · May 9, 2024

Est. Owner Equity

\$213,209

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$6,304 (2025)
Assessed Value	\$170,670
Previous Assessed	\$26,010
Assessor Market Value	\$74,300

PROPERTY FACTS

Property Type	Single Family Residence
County	CLERMONT
Lot (acres)	0.27
Heating	Forced Air With Air Conditioning
Pool	No
View	Cul-De-Sac

Patio · 640 ft²

Porch · 122 ft²

CLIMATE RISK

1
FLOOD

22
WILDFIRE

77
HEAT

86
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2024	Resale	Survivorship Deed	\$660,000	\$225	\$460K
Dec 12, 2023	Resale	Warranty Deed	\$191,000	\$65	\$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.

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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