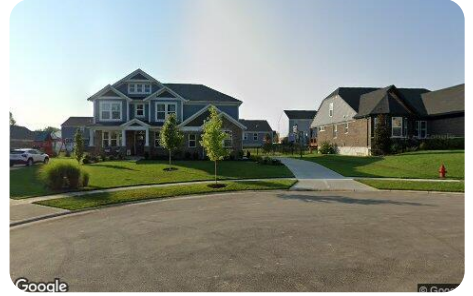


Single Family Residence **RESIDENTIAL**

4808 ROSES RUN

BATAVIA, OH 45103

\$708,998 TopHap Estimate · \$221 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

5
BATHS

3,212 ft²
LIVING AREA

0.38 ac
LOT SIZE

2023
YEAR BUILT

2
STORIES

8
ROOMS

1
PARKING

VALUATION

\$709K

\$649K low

\$769K high

Last Sale

\$657,320 · Aug 22, 2023

Est. Owner Equity

\$139,398

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$7,077 (2025)
Assessed Value	\$191,600
Previous Assessed	\$191,600
Assessor Market Value	\$547,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Clermont
Lot (acres)	0.38
Heating	Forced Air
View	Cul-De-Sac

Deck · 337 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
Aug 9, 2023	Resale	Deed	\$657,320	\$205	\$478K
Mar 9, 2023	Resale	Warranty Deed	\$181,000	\$56	\$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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------