

Single Family Residence **RESIDENTIAL**

4811 ROSES RUN

BATAVIA, OH 45103

\$726,188 TopHap Estimate · \$311 / ft² · confidence 85 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,334 ft²
LIVING AREA

0.35 ac
LOT SIZE

2021
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$726K

\$619K low

\$834K high

Last Sale

\$643,744 · Apr 1, 2022

Est. Owner Equity

\$463,188

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$6,792 (2025)
Assessed Value	\$183,900
Previous Assessed	\$183,900
Assessor Market Value	\$525,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Clermont
Lot (acres)	0.35
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air
Cooling	Central
Fireplace	Yes
View	Cul-De-Sac

Deck · 180 ft²

Porch · 20 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
Mar 10, 2022	Resale	Deed	\$643,744	\$276	\$263K
Sep 9, 2021	Resale	Warranty Deed	\$280,500	\$120	\$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
-----------	-----------------------