

Single Family Residence **RESIDENTIAL**

# 4809 ROSES RUN

BATAVIA, OH 45103

**\$812,566** TopHap Estimate · \$212 / ft² · confidence 91 · as of Jul 14, 2026



**4**  
BEDS

**3.5**  
BATHS

**3,824 ft²**  
LIVING AREA

**0.28 ac**  
LOT SIZE

**2023**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

**2**  
PARKING

## VALUATION

**\$813K**

\$741K low

\$884K high

Last Sale

**\$689,739 · Feb 27, 2024**

Est. Owner Equity

**\$812,566**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,052 (2025) |
| Assessed Value        | \$190,930      |
| Previous Assessed     | \$95,910       |
| Assessor Market Value | \$274,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | CLERMONT                         |
| Lot (acres)   | 0.28                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |
| View          | Cul-De-Sac                       |

Porch · 252 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   |
|-------------|-----------|---------------------|-----------|--------|--------|
| Mar 3, 2026 | Quitclaim | Quit Claim Transfer |           |        |        |
| Feb 1, 2024 | Resale    | Deed                | \$689,739 | \$180  | \$552K |

## 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>113</b><br>CRIME INDEX | <b>203</b><br>AIR POLLUTION | <b>37,828</b><br>POPULATION | <b>\$76K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|