


Property Summary

Parcel ID Parcel Seq	0810100021 0	Current Owner	LUERS JAMES K. & TARA J.	Property Value As Of	01-01-2016
Account Number	0660194	Property Address	1668 PERIN RD LEBANON 45036	Ownership As Of Tax Data As Of	03-07-2017 03-07-2017
Legal Description	16.30 16.305 ACRES	State Use Code	0110 - C.A.U.V. VACANT LAND	Census Tract	308.00
Tax District	06 - CLEARCREEK TWP-SPRINGBORO CSD FLD	Neighborhood ID	089001	Ohio Public School District Number	8302
		School District	SPRINGBORO CSD	Click Here For Neighborhood Sales	

Summary

- Summary
- Building Details
- Tax Info
- Payments/Refunds
- Sales History
- Value History
- Land Records
- Outbuildings
- Yard Items
- Memos
- Recorder Data

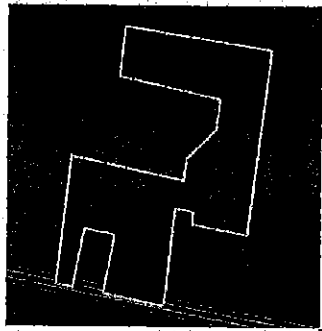
[View All Photos](#)



Click on photo to view enlargement

**No Sketch Found
For Selected Property**

Click on sketch to view details



Click image to link to map

Last Sale Amount	\$0	Last Sale Date	03/04/2013
------------------	-----	----------------	------------

Value Summary

CURRENT VALUE AS OF 01-01-2016

Valuation	True Value	Assessed Value
Land	\$97,830	\$6,500
Building	\$1,010	\$350
Total	\$98,840	\$6,850
CAUV	\$18,580	

Tax Summary

Tax Year 2016

2016 ▾

	First Half	Second Half	Delinquent	Total Charge
Total Net Tax	\$177.93	\$177.93	\$0.00	\$355.86
Penalty	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
SA Penalty	\$0.00	\$0.00	\$0.00	\$0.00
Adders	\$0.00	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$177.93	\$0.00	\$0.00	\$177.93

Property Summary

Parcel ID Parcel Seq	0810100021 0	Current Owner	LUERS JAMES K. & TARA J.	Property Value As Of	01-01-2016
Account Number	0660194	Property Address	1668 PEKIN RD. LEBANON 45036	Ownership As Of Tax Data As Of	03-07-2017 03-07-2017
Legal Description	13-10 16.305 ACRES	State Use Code	0110 - C.A.U.V. VACANT LAND	Census Tract	308.00
Tax District	06 - CLEARCREEK TWP-SPRINGBORO CSD FLD	Neighborhood ID	089001	Ohio Public School District Number	8302
		School District	SPRINGBORO CSD	Click Here For Neighborhood Sales	

Building Details

There Are No Buildings Associated With This Property

- Summary
- Building Details
- Tax Info
- Payments/Refunds
- Sales History
- Value History
- Land Records
- Outbuildings
- Yard Items
- Memos
- Recorder Data

Property Summary

Parcel ID Parcel Seq	0810100021 0	Current Owner	LUERS JAMES K. & TARA J.	Property Value As Of	01-01-2016
Account Number	0660194	Property Address	1668 PEKIN RD LEBANON 45036	Ownership As Of Tax Data As Of	03-07-2017 03-07-2017
Legal Description	4-3-10 16.305 ACRES	State Use Code	0110 - C.A.U.V. VACANT LAND	Census Tract	30800
Tax District	06 - CLEARCREEK TWP-SPRBORO CSD FLD	Neighborhood ID	089001	Ohio Public School District Number	8302
		School District	SPRINGBORO CSD	Click Here For Neighborhood Sales	

Tax Information

- Summary
- Building Details
- Tax Info
- Payments/Refunds
- Sales History
- Value History
- Land Records
- Outbuildings
- Yard Items
- Memos
- Recorder Data

Tax Mailing Address
 LUERS JAMES K & TARA J
 1566 W PEKIN RD
 LEBANON OH 45036

Tax Info	Potential Recoupment	Distribution	Payments/Refunds	Special Assessments	Sample Tax Bill
Tax Year 2016					
2016 ▼					
	First Half	Second Half	Total Current	Delinquent	Total Charge
Gross Tax	\$307.67	\$307.67	\$615.34	\$0.00	\$615.34
Net Gross	\$197.34	\$197.34	\$394.68	\$0.00	\$394.68
Non-Business Credit	\$19.41	\$19.41	\$38.82	\$0.00	\$38.82
Homestead	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Owner Occupied Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Tax	\$177.93	\$177.93	\$355.86	\$0.00	\$355.86
Recoupment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Net Tax	\$177.93	\$177.93	\$355.86	\$0.00	\$355.86
Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SA Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adders	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$177.93	\$0.00	\$177.93	\$0.00	\$177.93
Refunded	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$177.93	\$177.93	\$0.00	\$177.93
Aug Tax Interest					\$0.00
Aug SA Interest					\$0.00
Dec Tax Interest					\$0.00
Dec SA Interest					\$0.00
Def Tax Interest					\$0.00

Property Summary

Parcel ID Parcel Seq	0810100021 0	Current Owner	LUERS JAMES K. & TARA J.	Property Value As Of	01-01-2016
Account Number	0660194	Property Address	1668 PEKIN RD LEBANON 45036	Ownership As Of Tax Data As Of	03-07-2017 03-07-2017
Legal Description	4-3-10 16.305 ACRES	State Use Code	0110 - C.A.U.V. VACANT LAND	Census Tract	308.00
Tax District	06 - CLEARCREEK TWP-SPRBORO CSD FLD	Neighborhood ID	089001	Ohio Public School District Number	8302
		School District	SPRINGBORO CSD	Click Here For Neighborhood Sales	

Sales History

- Summary
- Building Details
- Tax Info
- Payments/Refunds
- Sales History
- Value History
- Land Records
- Outbuildings
- Yard Items
- Memos
- Recorder Data

Date	Grantor	Grantee	Consideration
03-04-2013	LUERS, JAMES K. & TARA J.	LUERS, JAMES K. & TARA J.	\$0.00

Property Summary

Parcel ID Parcel Seq	0810100021 0	Current Owner	LUERS JAMES K. & TARA J.	Property Value As Of	01-01-2016
Account Number	0660194	Property Address	1668 PEKIN RD LEBANON 45036	Ownership As Of Tax Data As Of	03-07-2017 03-07-2017
Legal Description	4-3-10 16.305 ACRES	State Use Code	0110 - C.A.U.V. VACANT LAND	Census Tract	308.00
Tax District	06 - CLEARCREEK TWP-SPRBORO CSD FLD	Neighborhood ID	089001	Ohio Public School District Number	8302
		School District	SPRINGBORO CSD	Click Here For Neighborhood Sales	

Outbuildings

Total Outbuildings = 4

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
1	BARN	WOOD FRAME	1901	POOR	0	36	52	1872	0.00	0	0	\$600.00
1	CANOPY/LEAN-TO (R)	WOOD FRAME	1901	POOR	0	20	40	800	0.00	0	0	\$200.00
1	BARN	WOOD FRAME	1901	POOR	0	28	48	1344	0.00	0	0	\$300.00
1	CANOPY/LEAN-TO (R)	WOOD FRAME	1901	NO VALUE	0	12	20	240	0.00	0	0	\$0.00

- Summary
- Building Details
- Tax Info
- Payments/Refunds
- Sales History
- Value History
- Land Records
- Outbuildings
- Yard Items
- Memos
- Recorder Data

Property Summary

Parcel ID Parcel Seq	0810100021 0	Current Owner	LUERS JAMES K. & TARA J.	Property Value As Of	01-01-2016
Account Number	0660194	Property Address	1668 PEKIN RD LEBANON 45036	Ownership As Of Tax Data As Of	03-07-2017 03-07-2017
Legal Description	4-3-10 16.305 ACRES	State Use Code	0110 - C.A.U.V. VACANT LAND	Census Tract	808.00
Tax District	06 - CLEARCREEK TWP-SPRBORO.CSD.FLD	Neighborhood ID	089001	Ohio Public School District Number	8302
		School District	SPRINGBORO CSD	Click Here For Neighborhood Sales	

Memos

Click header to expand notes

General Memos

03/04/13 SPLIT FROM: 0611147
 OUTBLDGS FROM ACCT 0611147 FOR 2014 TY
 6/17/14 INITIAL CAUV CHECK: QUALIFIED

- Summary
- Building Details
- Tax Info
- Payments/Refunds
- Sales History
- Value History
- Land Records
- Outbuildings
- Yard Items
- Memos
- Recorder Data

Property Summary

Parcel ID: 0810100021
Sub-Parcel: 0
Assessor's ID: 0660194
Year Built: 4-3-10
Area: 16.305 ACRES
Map: 06 - CLEARCREEK TWP-SPRBORO CSD FLD
County: SPRINGBORO CSD

Owner: LUERS JAMES K. & TARA J.
Address: 1668 PEKIN RD
 LEBANON 45036
Legal Description: 0110 - C.A.U.V. VACANT LAND
Map: 089001
County: SPRINGBORO CSD

RECEIVED
MAR 08 2017
 CLEARCREEK TOWNSHIP
 ZONING DEPT.
 01-01-2016
 03-03-2017
 03-03-2017
 308.00
 8302
[Click Here For Neighborhood Sales](#)

Summary

Summary

- Home
- Location
- Details
- Photos
- Map
- History
- Neighbors
- Alerts
- Print
- Share

[View All Photos](#)



Click on photo to view enlargement

**No Sketch Found
For Selected Property**

Click on sketch to view details



Click image to link to map

Value \$0 03/04/2013

Value Summary

CURRENT VALUE AS OF 01-01-2016

Category	Value	Assessed Value
Land	\$97,830	\$6,500
Improvements	\$1,010	\$350
Total	\$98,840	\$6,850
Other	\$18,580	-

Tax Summary

Tax Year 2016

2016 ▼

Category	Assessed Value	Market Value	Exemption	Taxable Value
Land	\$177.93	\$177.93	\$0.00	\$355.86
Improvements	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00

17-BZA-003-Exhibit 2A

Chris 513-616-1241

Recombine after Christleed

**1566 PEKIN ROAD
LEBANON, OHIO 45036
16.305 acre Parcel**

RECEIVED

MAR 08 2017

**CLEARCREEK TOWNSHIP
ZONING DEPT.**

Situated in Section 10, Town 3, Range 4 (Between the Miami Rivers Survey), Clearcreek Township, Warren County, Ohio and being more particularly described as follows:

Commencing at a found railroad spike at the southwest corner of the northwest quarter of Section 10, Town 3, Range 4 (between the Miami Rivers Survey) and said spike also being in the centerline of Pekin Road;

Thence along the centerline of Pekin Road, South 73° 07' 30" East, 1843.32 feet to a set Mag nail in the southwest corner of the 21.665 acre tract conveyed to James K. and Tara J. Luers in Official Record Page and being the real place of beginning;

Thence along a new division line the following three courses:

North 11° 43' 24" East, passing a set 5/8" iron pin with cap at 30 feet, for a total distance of 653.63 feet to a set 5/8" iron pin with ~~cap~~ *cap*;
South 73° 07' 30" East, 585.74 feet to a set 5/8" iron pin with cap;
North 11° 43' 24" East, 110.40 feet to a set 5/8" iron pin with cap;
North 50° 34' 52" East, 213.09 feet to a set 5/8" iron pin with cap;
North 11° 43' 24" East, 157.08 feet to a set 5/8" iron pin with cap;
North 73° 07' 30" West, 537.90 feet to a set 5/8" iron pin with cap and the common property line with Robert Todd Henderson and Angela J. Henderson in Official Record 2403, Page 151;

Thence along the west line of said tract with the common property line with Robert Todd Henderson and Angela J. Henderson in Official Record 2403, Page 151, North 11° 43' 24" East, 213.01 feet to a found 5/8" iron pin with cap to the new division line;

Thence along the common line with Robert Todd Henderson and Angela J. Henderson in Official Record 2070, Page 462 South 73° 07' 30" East, 792.82 feet to a found 5/8" iron pin with cap in Bull Run Creek;

Thence along common line with Ruth I. Miller TR. tract in Official Record 1846, Page 184, South 11° 43' 24" West, 874.74 feet to a found 5/8" iron pin with a cap in Bull Run Creek and being the northeast corner of a tract conveyed to Zane F. Nolen and Marketa B. Anderson in Official Record 1836, Page 125;

Thence continuing along the common property line with Nolan and Anderson tract, North 73° 07' 30" West, 300.00 feet to a point at the northwest corner of property Nolan and Anderson tract and being referenced by a found 1" iron pipe bearing South 23° 19' 22" East 0.77 feet;

Thence along the following three courses with the common property line with James K. & Tara J. Luers in S.R. 127-16:

North 11° 43' 24" East, 60.00 feet to a found 5/8" iron pin with cap;
North 73° 07' 30" West, 115.20 feet to a found 5/8" iron pin with a cap;
South 09° 59' 04" West, passing a found 5/8" iron pin with cap at 468.74 feet, for a total distance of 498.96 feet to a set Mag nail in the centerline of Pekin Road;

Thence along the centerline of Pekin Road, North 73° 07' 30" West, 337.60 feet to a set Mag nail;

Thence along the following three courses with the common property line with James K. & Tara J. Luers in S.R. 127-16:

North 16° 52' 30" East, passing a set 5/8" iron pin with cap at 30.00 feet for a total distance of 302.90 feet to a found 5/8" iron pin with a cap;
North 73° 07' 30" West, 159.68 feet to a found 5/8" iron pin with a cap;
South 16° 52' 30" West, passing a found 5/8" iron pin with cap 272.90 feet, for a total distance of 302.90 feet to a found Mag nail in the centerline of Pekin Road

Thence along the centerline of Pekin Road, North 73° 07' 30" West, 77.62 feet to the place of beginning.

Containing 16.305 acres of land (0.285 acres within right-of-way) and being subject to all legal highways, easements and restrictions of record.

The above described tract being part of that 21.665 acres conveyed to James K. & Tara J. Luers in OR , Page of the Warren County Recorder's Office.

Grantor hereby reserves a permanent easement for the benefit of Warren County the following described property for public road and utility purposes, 35 feet measured from centerline of Pekin Road by a parallel line across the front of the lot.

The above description was prepared by Steven J. Leesman Registered Land Surveyor P.L.S. # 8352 in the State of Ohio on January 11, 2013

Survey on file in Warren County Engineer Record of Land Division, Ohio

Survey Reference Volume Page.

RECEIVED

MAR 08 2017

CLEARCREEK TOWNSHIP
ZONING DEPT.

TRANSFERRED ⁵⁰ *1st*

LINDA ODA - WARREN COUNTY RECORDER
Doc #: 908525 Type: DEED
Filed: 3/04/2013 15:06:42 \$ 56.00
OR Volume: 5771 Page: 327 Return: M
Rec#: 15375 Pages: 3
CHRIS LUERS

③

MAR 04 2013

CK
B

3/12/13

SEC. 319.902 COMPLIED WITH
NICK NELSON, Auditor
WARREN COUNTY, OHIO

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that James K. Luers and Tara J. Luers, husband and wife, the Grantor herein, for valuable considerations paid, grants with general warranty covenants, to James K. Luers and Tara J. Luers, whose mailing address is 1566 W. Pekin Rd. Lebanon, Ohio 45036 the following property.

Situated in Section 10, Town 3, Range 4 (Between the Miami Rivers Survey), Clearcreek Township Warren County, Ohio and being more particularly described as follows:

Commencing at a found railroad spike at the southwest corner of the northwest quarter of Section 10, Town 3, Range 4 (between the Miami Rivers Survey) and said spike also being in the centerline of Pekin Road;

Thence along the centerline of Pekin Road, South 73° 07' 30" East, 1843.32 feet to a set Mag nail in the southwest corner line of the 21.665 acre tract conveyed to James K. and Tara J. Luers in Official Record , Page and being the real place of beginning;

Thence along a new division line the following three courses:

- North 11° 43' 24" East , passing a set 5/8" iron pin with cap at 30 feet, for a total distance of 653.63 feet to a set 5/8" iron pin with cap;
- South 73° 07' 30" East, 585.74 feet to a set 5/8" iron pin with cap;
- North 11° 43' 24" East, 110.40 feet to a set 5/8" iron pin with cap;
- North 50° 34' 52" East, 213.09 feet to a set 5/8" iron pin with cap;
- North 11° 43' 24" East, 157.08 feet to a set 5/8" iron pin with cap;
- North 73° 07' 30" West, 537.90 feet to a set 5/8" iron pin with cap and

the common property line with Robert Todd Henderson and Angela J. Henderson in Official Record 2403, Page 151;

Thence along the west line of said tract with the common property line with Robert Todd Henderson and Angela J. Henderson in Official Record 2403, Page 151, North 11° 43' 24" East, 213.01 feet to a found 5/8" iron pin with cap;

Thence along the common line with Robert Todd Henderson and Angela J. Henderson in Official Record 2070, Page 462 South 73° 07' 30" East, 792.82 feet to a found 5/8" iron pin with cap in Bull Run Creek;

Thence along common line with Ruth I. Miller tract in Official Record 1846, Page 184, South 11° 43' 24" West, 874.74 feet to a found 5/8" iron pin with a cap in Bull Run Creek and being the northeast corner of a tract conveyed to Zane F. Nolen and Marketa B. Anderson in Official Record 1836, Page 125;

Thence continuing along the common property line with Nolan and Anderson tract, North 73° 07' 30" West, 300.00 feet to a point at the northwest corner of Nolan and Anderson tract and being referenced by a found 1" iron pipe bearing South 23° 19' 22" East 0.77 feet;

The above description was prepared by Steven J. Leesman Registered Land Surveyor P.L.S. # 8352 in the State of WARREN COUNTY January 11, 2013
Survey on file in Warren County Engineer Record of Land Division, OH
Survey Reference Volume 139 Page 45

PAGE 1 OF 3

BOOK 5771 PAGE 327

Thence along the following three courses with the common property line with James K. & Tara J. Luers in S.R. 127-16:

- North 11° 43' 24" East, 60.00 feet to a found 5/8" iron pin with cap;
- North 73° 07' 30" West, 115.20 feet to a found 5/8" iron pin with a cap;
- South 09° 59' 04" West, passing a set 5/8" iron pin with cap at 468.74 feet, for a total distance of 498.96 feet to a set Mag nail in the centerline of Pekin Road;

Thence along the centerline of Pekin Road, North 73° 07' 30" West, 337.60 feet to a set Mag nail;

Thence along the following three courses with the common property line with James K. & Tara J. Luers in S.R. 127-16:

- North 16° 52' 30" East, passing a set 5/8" iron pin with cap at 30.00 feet for a total distance of 302.90 feet to a set 5/8" iron pin with a cap;
- North 73° 07' 30" West, 159.68 feet to a set 5/8" iron pin with a cap;
- South 16° 52' 30" West, passing a set 5/8" iron pin with cap 272.90 feet, for a total distance of 302.90 feet to a set Mag nail in the centerline of Pekin Road

Thence a new property line along the centerline of Pekin Road, North 73° 07' 30" West, 77.62 feet to the place of beginning.

Containing 16.305 acres of land (0.285 acres within right-of-way) and being subject to all legal highways, easements and restrictions of record.

Prior instrument reference:

The above described tract being part of that 21.665 acres conveyed to James K & Tara J. Luers in OR ,Page of the Warren County Recorders Office.

Subject to and excepting from said General Warranty Covenants:

- (a) Easements, conditions, covenants, restrictions and limitations of record;
- (b) The installment of real estate taxes and assessments becoming due and payable in the month of June or December, next following the execution of this deed, whichever month first occurs, and thereafter.

Grantor hereby reserves as a permanent easement for the benefit of Warren County the following described property for public road and utility purposes: 35 feet measured from the centerline of Pekin road by a parallel line across the front of the lot.

OLD# 08-10-100-020 21.665 Ac.
 NEW# 08-10-100-021 16.305 Ac.
 REM# 08-10-100-022 5.360 Ac. R.

WARREN CO. MAP DEPT.

DATE 03-04-13

WARREN COUNTY

BY Robert N. Fox

PAGE 2 OF

BOOK 5771 PAGE 328

EXECUTED this 4 day of MARCH, 2013.

By James K. Luers
James K. Luers

By Tara J. Luers
Tara J. Luers

State of Ohio, County of WARREN ss.

Be it remembered, that on this 4 day of MARCH, 2013, before me the subscriber, a notary public in and for said State, personally appeared, **James K. Luers and Tara J. Luers**, the grantors in the foregoing deed, and acknowledged the signing thereof to be a voluntary act and deed on behalf of themselves.

In testimony thereof, I have hereunto subscribed my name and affixed my notary seal on the day of the year last aforesaid.

Joseph Kroger
Notary Public



JOSEPH KROGER
Notary Public, State of Ohio
My Commission Expires 12-11-17



JOSEPH KROGER
Notary Public, State of Ohio
My Commission Expires 12-11-17

This instrument was prepared by:

James K. Luers (Owner)
1566 W. Pekin Rd.
Lebanon, Ohio 45036