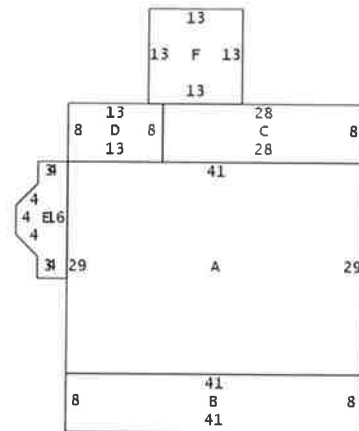


Parcel ID	935327002	Current Owner	SABELHAUS, PATRICK &	Account Number	0200913
Property Address	5381 N ROUTE 48 LEBANON 45036	Legal Description	2.8500 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$255,000	Bedrooms	3
Last Sale Date	07/09/2015	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	1972 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2000	Total Living Area	1,972sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$64,210	\$22,470
BUILDING	\$221,770	\$77,620
TOTAL	\$285,980	\$100,090
CAUV	\$0	-

Parcel ID

935327002

Current Owner

SABELHAUS, PATRICK &

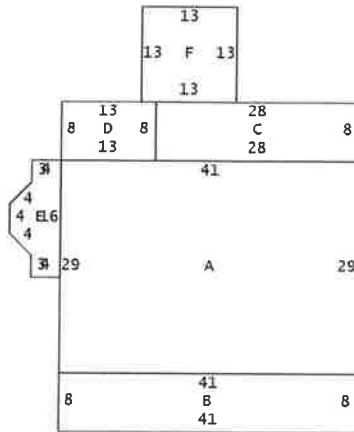
Account Number

0200913

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	1 1/2 STORY	1189
B	FRAME	OPEN PORCH	328
C	FRAME	OPEN PORCH	224
D	FRAME	1 ST. / BSM'T	104
E	FRAME	1 ST. / BSM'T	85
F	FRAME	DECK	169

Occupancy	1 FAMILY UNIT	Finished Basement	0 sq. ft.
Construction Year	2000	Unfinished Attic	0 sq. ft.
Remodel Year 1	0	Finished Attic/Living Area	0 sq. ft.
Remodel Year 2	0	Number of Bedrooms	3
Condition	AVERAGE	Family/Rec Room	NO
Construction Cost	\$0.00	Wood Fireplace	1
Remodel Cost	\$0.00	Gas Fireplace	0
Foundation	CONCRETE	Heating System	FORCED AIR
Exterior	WOOD SIDING	Heat Source	GAS
Basement	FULL	Central Air Conditioning	YES
		Full Baths	2
		Half Baths	0
		True Value	\$166,100.00

Special Features

No Special Features Found

SR B-33

KEMPER

N 25° 59' E 325.5'

TRACT # 1
1.78 ACRES

N 29° 48' E 245.40'

TRACT # 2
1.07 ACRES

STATE ROUTE 48

S 30° 15' W 234.00'

S 63° 55' E 200.00'

EASEMENT

EASEMENT

FENCE

FENCE

FENCE

N 80° 21' W 226.16'

N 60° 21' W 160.90'

N 80° 31' W 27.00'

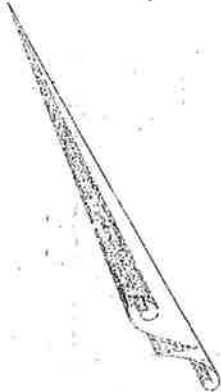
N 65° 10' W 179.00'

IRON ROD

IRON ROD

STAKE

IRON ROD



PLAT OF SURVEY

for

RUTH KEMPER

CLEARCREEK TWP WARREN COUNTY, O

SECTION 35 TOWN 4 RANGE 4

J. L. SMITH
REG. ENGINEER & SURVEYOR
HAMERSVILLE, OHIO
PH. 53FT1



Survivorship Deed*

09-35-327-001 RW

59105

Lowell R. Murphy and Jane A. Murphy, Husband and wife
of Warren County, OHIO

for valuable consideration paid, grant(s) with general warranty covenants, to
Theodore D. Ring and Averil Diann Ring HUSBAND AND WIFE,

for their joint lives, remainder to the survivor of them, whose tax-mailing addresses are
5385 State Route 48, Lebanon, Ohio 45036

the following REAL PROPERTY: Situated in the County of Warren in the State
of Ohio and in the Township of Clearcreek

Legal Description attached hereto as Exhibit "A" and made a part hereof.

Prior Instrument Reference: D.Book 411, p665. of the Deed Records of Warren
County, Ohio.

Grantor(s) releases all rights of dower therein. Witness THEIR hand(s) this 31st day
of August, 19 88

Signed and acknowledged in presence of:

Michael J. Jones
Karol K. Gammell

Lowell R. Murphy
Jane A. Murphy

State of Ohio

County of MONTGOMERY ss.

BE IT REMEMBERED, That on this 31st day of August, 19 88, before me,
the subscriber, a NOTARY PUBLIC in and for said state, personally came,
Lowell R. Murphy AND Jane A. Murphy

the Grantor(s) in the
foregoing deed, and acknowledged the signing thereof to be THEIR voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my OFFICIAL seal

on the day and year last aforesaid.

This instrument was prepared by JAMES L.P.A.

- (1) Name of Grantor(s) and marital status.
(2) See Sections 5302.05 and 5302.06 Ohio Revised Code.
(3) Name of Grantee(s) and marital status of each.
(4) Description of land or interest therein, and encumbrances, mortgages and exceptions, taxes and assessments.
(5) Delete whichever does not apply.
(6) Execution in accordance with Chapter 5301 Ohio Revised Code.



KAROL K. GAMMELL, Notary Public
In and for the State of Ohio
My Commission Expires October 1, 1991

Auditor's and Recorder's Stamps

OR 463 PAGE 645

EXHIBIT "A"

09-35-327-001

Situate in the County of Warren in the State of Ohio and in the Township of Clearcreek; and in Section 35, Town 4, Range 4 and bounded and described as follows: Beginning at the Southwest corner Section #35, and running thence with the West line of said Section North 0 degrees 45 minutes West 25.285 chains to the Southwest corner of a 122.043 acre tract as per Deed Book 240, Page 579, and running thence with the South line of said 122.043 acre tract (1) South 82 degrees 05 minutes East 1358.19 feet to a stone; (2) South 82 degrees 15 minutes East 372.33 feet to an iron rod and real point of beginning for this conveyance. From said real point of beginning, running thence (1) North 6 degrees 05 minutes East 707.18 feet to an iron rod; (2) South 61 degrees 39 minutes East 38.13 feet to an iron rod; (3) North 13 degrees 08 minutes East 51.85 feet to an iron rod; (4) South 61 degrees 37 minutes East 108.46 feet to an iron rod; (5) South 66 degrees 14 minutes East 269.25 feet to an iron rod; (6) South 65 degrees 33 minutes East 234.09 feet to an iron rod; (7) South 62 degrees 52 minutes East 309.45 feet to a point in the center of State Route #48; thence with the center of State Route #48, South 30 degrees 15 minutes West 234.00 feet to a point; thence North 65 degrees 41 minutes West 173.60 feet to an iron rod; thence North 81 degrees 02 minutes West 75.90 feet to an iron rod; thence North 80 degrees 52 minutes West 226.16 feet to an iron rod; thence South 2 degrees 22 minutes West 304.34 feet to an iron rod; thence North 82 degrees 15 minutes West 367.09 feet to the place of beginning containing 8.944 acres. The above described 8.944 acre tract is also subject to an easement over a fifty (50) ft. wide strip of ground lying along, adjacent to and South of the North lines of said 8.944 acre tract. Said easement begins at course #3 of the above description and runs Southeasterly to State Route #48. For plat showing location of said easement see Warren Co. Surveyor's Record, Volume 8, page 259. The above described easement is for the joint use of owners of lands to the North and West of said 8.944 acre tract as a means of ingress and egress from State Route #48. Said easement shall be kept free and unobstructed. SAVE AND EXCEPT from the above described 8.944 acres, the following two tracts described as follows:

Situate in Clearcreek Township, Warren County, Ohio, Section #35, Town 4, Range 4, and bounded and described as follows: Beginning at a stake 200 feet northwesterly from the center of State Route #48; thence running South 29 degrees 48 minutes West 245.40 feet to a stake; thence North 80 degrees 31 minutes West 48.90 feet to an iron rod; thence North 80 degrees 21 minutes West 226.16 feet to an iron rod in a fence corner; thence North 25 degrees 59 minutes East 325.5 feet to a stake; thence South 63 degrees 01 minutes East 170.47 feet to an iron rod; thence South 63 degrees 55 minutes East 109.45 feet to the point of beginning; the same containing 1.78 acres, subject to legal highways and a 50 ft. wide easement along and adjacent to and south of the north line.

PT 09-35-327-002
 ALSO situate in Clearcreek Township, Warren County, Ohio, Section 35, Town 4, Range 4 and bounded and described as follows: Beginning at a point in the center of State Route #48, running thence North 65 degrees 10 minutes West 173.00 feet to an iron rod; thence North 80 degrees 31 minutes West 27.0 feet to a stake; thence North 29 degrees 48 minutes East 245.40 feet to a stake; thence South 63 degrees 55 minutes East 200.00 feet to a point in the center of State Route #48; thence South 30 degrees 15 minutes West 234.00 feet along the centerline of said Road to the point of beginning; the same containing 1.07 acres, subject to legal highways and a 50 ft. wide easement along and adjacent to and South of the Northline.

In addition to the conveyance of the foregoing described real estate, grantor also hereby conveys to grantee, their heirs and assigns, as easement over the following described 50 feet right of way, to-wit; Beginning at the Northeast corner of the tract hereby conveyed, and extending Southeastwardly over a 50 ft. wide strip of ground lying along, adjacent to, and South of the North line of that part of said 8.944 acre tract being this day retained and excepted by grantor herein, for means of ingress and egress, together with all if the parties now entitled to the use of same, from that real estate this day conveyed to the grantees herein, to State Route #48, said easement to be kept free and unobstructed for the joint use of these grantees and any and all other parties legally entitled to the use of same. The total amount of acreage conveyed in this conveyance is 6.094 acres,

564/1

59105

Survivorship
Deed

SEP 22 2 24 PM '88

FROM

TRANSFERRED

194.32 cts
SEP 22 1988

SEC. 319.282 COMPLETED WITH
NICK NELSON, AUDITOR
WARREN COUNTY, OHIO

463-645

OR

463 PAGE 3 OF 3
647

RECEIVED AND RECORDED

SEP 22 1988

2:34 PM

O.R. VOL. 443 PAGE 145
FEE 13.00

BETH DECKARD
WARREN COUNTY RECORDER, LEBANON, OHIO

Re: *Channell Bank #10*

CERTIFICATE OF RESULT OF ELECTION ON QUESTION OR ISSUE

Revised Code, Section 3501.11

State of Ohio

County of WarrenThe Board of Elections of Warren County herebycertifies that at the election held in Clearcreek Township
(Subdivision)in said county on November 6, 1973 the
(Date of election)

vote cast on the following issue was as follows

Issue

(Tax lev

To provide a zoning code for the citizens of CLEARCREEK TOWNSHIP adequate light, pure air, and safety from fire and other dangers, to conserve the value of land and buildings, to lessen or avoid congestion of traffic in the public streets and to promote the public health, safety, morals, comforts, convenience and general welfare, all in accordance with the provision of Section 519 of the Ohio Revised Code.

To protect the character and the stability of the residential, business, and industrial areas within CLEARCREEK TOWNSHIP and to promote the orderly and beneficial development of such areas.

To establish restrictions in order to attain these objectives by adopting a zoning code which will revise the districts into which

Votes Seven hundred and twenty
(For, yes, etc.—as on ballot)Votes Three hundred and forty
(No, against, etc.—as on ballot)

Total vote cast on issue:

1073

(Number)

Witness our official signatures at Lebanon, Ohio insaid county, this 13th day of November, 19 73.*Carol L. Hous*

Chairman

Stephen Perry
*Henry E. P.*Attest: *Wm. H. H. H.*
Clerk

BOARD OF ELECTIONS

Warren County, Ohio

CHAPTER 5
GENERAL PROVISIONS

- SEC. 5.01 Except as hereinafter provided.
- SEC. 5.02 No building shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used which does not comply with all of the regulations established by this code for the zone in which the building or land is located.
- SEC. 5.03 In any residence zone placing a house trailer, travel trailer or boat trailer, shall be prohibited, except that one (1) trailer and one (1) boat on trailer may be parked or stored in a garage or other accessory building or rear yard, provided that no occupancy for human habitation be maintained or business conducted therein while such trailer is so parked or stored.
- SEC. 5.04 In any residence zone, the wheels or any similar transporting devices of any trailer shall not be removed nor shall such trailer be otherwise temporarily or permanently fixed to the ground or attached to something having a temporary or permanent location.
- SEC. 5.05 The minimum yards and other open space requirements and the density of population provisions contained in this code for each and every building existing on the effective date of this code or for any building hereafter erected or structurally altered, shall not be encroached upon or considered as yard or open space requirements or density of population requirements for any other building.
- SEC. 5.06 Every Building hereafter erected or structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one main residential building on a lot, except as specifically provided hereinafter. A plat of survey by a registered surveyor or registered engineer, showing stakes on lot corners and at building set-back shall accompany a request for permission to erect or add to any structure.
- SEC. 5.07 Outdoor advertising shall be classified as a business use and shall be permitted in all zones for industry, business, or on lands actively used for agriculture.
- SEC. 5.08 Nothing contained in this code shall prohibit the use of any land for agricultural purposes or the construction or use of any building or structure incidental to such agricultural use, and no zoning certificate shall be required for any such agricultural use, building or structure.
- SEC. 5.09 No plat for any subdivision of ground (see Section 3.43) in portions of Clearcreek Township covered by this code shall be accepted or recorded until approved by the Clearcreek Township Zoning Commission.
- SEC. 5.10 In every zone, any structure erected or structure altered, or any permitted use, shall be located on a lot or tract having the frontage required by this Code on a dedicated, improved street or road.
- SEC. 5.11 The required side and rear yard for accessory buildings shall be a minimum of Ten (10) feet unless otherwise provided in the regulations.

RECORD OF RESOLUTIONS

Warren County Board of Commissioners, Warren, Ohio

Form 6301

Resolution No. 5275

Passed December 14, , 2020

CLEARCREEK TOWNSHIP WARREN COUNTY, OHIO

^{Bef}
A RESOLUTION TO ~~APPROVE~~ ~~MODIFY~~ ~~DENY~~ EXHIBIT 2020-1, AN AMENDMENT THAT REFINES STANDARDS FOR AGRICULTURAL STRUCTURES ON PARCELS LESS THAN FIVE ACRES AND CLARIFIES NON-CONFORMING USE AUTHORITY AND ROLES IN CHAPTERS 5.5, 5.75, 6, 6.5, 7, 21 AND 27, IN THE CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, ZONING CODE, AND DISPENSE WITH THE SECOND READING

WHEREAS, all public hearings, public notices, and the recommendation of the Warren County Regional Planning Commission for the Zoning Resolution amendment have been conducted and made pursuant to the Clearcreek Township Zoning Resolution and Section 519.12 of the Ohio Revised Code; and

WHEREAS, On November 2, 2020, the Zoning Commission moved to APPROVE the Text Amendment as submitted with the grammatical change in 5.754(A) from "expaned" to "expanded"; and

NOW THEREFORE BE IT RESOLVED by the Board of Clearcreek Township Trustees that the said amendment that refines standards for agricultural structures on parcels less than five acres and clarifies non-conforming use authority and roles in Chapters 5.5, 5.75, 6, 6.5, 7, 21 and 27 as identified in the updated "Exhibit 2020-1" attached herewith and deemed a part of this Resolution as if fully rewritten herein and modified by the Clearcreek Township Zoning Commission is APPROVED/~~MODIFIED~~/~~DENIED~~.

BE IT FURTHER RESOLVED, by the Board of Clearcreek Township Trustees upon majority vote hereby dispenses with the requirement that this resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading at the earliest date allowable by law.


Mr. GABBARD moved to adopt the foregoing Resolution. Mr. MUTERSPAW seconded the motion and upon the call of the roll the following vote resulted:

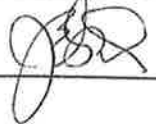
Mr. Wade - YEA
Mr. Gabbard - YEA
Mr. Muterspaw - YEA

Resolution adopted at a regular public meeting conducted December 14, 2020.

THE BOARD OF
CLEARCREEK TOWNSHIP TRUSTEES

Law Director Bryan Pacheco
Approved as to form







AMEND: CHAPTER 5, OPEN SPACE RURAL RESIDENCE "OSR-1" REGULATIONS, SEC. 5.52(I) A temporary or permanent building for protection from the weather elements, shall be required for animals other than for two (2) dogs, which reside on parcels less than five (5) acres. This building shall be established as an accessory, and located IN THE REAR YARD AND at least eighty-five (85) feet from every property line.

AMEND: CHAPTER 5.75, RESIDENCE ZONE "R-1" REGULATIONS, SEC. 5.752(I) A temporary or permanent building for protection from the weather elements, shall be required for animals other than for two (2) dogs, which reside on parcels less than five (5) acres. This building shall be established as an accessory, and located IN THE REAR YARD AND at least eighty-five (85) feet from every property line.

AMEND: CHAPTER 5.75, RESIDENCE ZONE "R-1" REGULATIONS, SEC. 5.754(A) PRINCIPAL STRUCTURE, REQUIRED YARDS FOR LOTS EXCEPT PANHANDLE LOTS:

There shall be front yard having a depth of not less than fifty (50) feet, provided, however, no front yard depth shall be required to exceed the average of the minimum depths of the existing front yards on the lots adjacent on each side, if each of such lots are within the same block and within one hundred (100) feet of a THE building UNDER CONSIDERATION. IF AN AVERAGE CAN NOT BE MATHEMATICALLY DETERMINED BASED UPON THE ABOVE PROCESS, THEN THE ZONING INSPECTOR SHALL EXPAND THE AREA UNDER REVIEW. THE EXPANDED AREA SHALL INCLUDE THE FRONT YARD SETBACKS OF THE BUILDING(S) ACROSS THE STREET AND WITHIN ONE HUNDRED (100) FEET OF THE BUILDING UNDER CONSIDERATION.

AMEND: CHAPTER 6, TOWNSHIP RESIDENCE ZONE "TR-1" REGULATIONS, SEC. 6.02(I) A temporary or permanent building for protection from the weather elements, shall be required for animals other than for two (2) dogs, which reside on parcels less than five (5) acres. This building shall be established as an accessory, and located IN THE REAR YARD AND at least eighty-five (85) feet from every property line.

6.52 **AMEND: CHAPTER 6.5, SUBURBAN RESIDENCE ZONE "SR-1" REGULATIONS, SEC. 6.02(G)** A temporary or permanent building for protection from the weather elements, shall be required for animals other than for two (2) dogs, which reside on parcels less than five (5) acres. This building shall be established as an accessory, and located IN THE REAR YARD AND at least eighty-five (85) feet from every property line.

AMEND: CHAPTER 7, RESIDENCE ZONE "R-1A" REGULATIONS, SEC. 7.02(E) A temporary or permanent building for protection from the weather elements, shall be required for animals other than for two (2) dogs, which reside on parcels less than five (5) acres. This building shall be established as an accessory, and located IN THE REAR YARD AND at least eighty-five (85) feet from every property line.

AMEND: CHAPTER 21, BOARD OF ZONING APPEALS, SEC 21.01(D) NON-CONFORMING USES:

The Board shall have the power to authorize the completion, restoration, reconstruction, in whole or in part, extension, or substitution of non-conforming uses, WHEN THE LOCATION OF A PROPOSED BUILDING ENCROACHES INTO A REQUIRED SETBACK; taking into consideration the nature of such uses in relationship to the character of adjacent uses, lot size, set back lines, traffic conditions, terrain and all other factors which, in the opinion of the Board, are pertinent to such completion, restoration, reconstruction, extension or substitution.

ADD: CHAPTER 27, ENFORCEMENT, SEC. 27.02 NON-CONFORMING USES:
THE ZONING INSPECTOR SHALL HAVE THE POWER TO AUTHORIZE THE COMPLETION, RESTORATION, RECONSTRUCTION, IN WHOLE OR IN PART, EXTENSION, OR SUBSTITUTION OF NON-CONFORMING USES, WHEN THE LOCATION OF A PROPOSED BUILDING DOES NOT ENCROACH ANY FURTHER INTO A REQUIRED SETBACK.



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

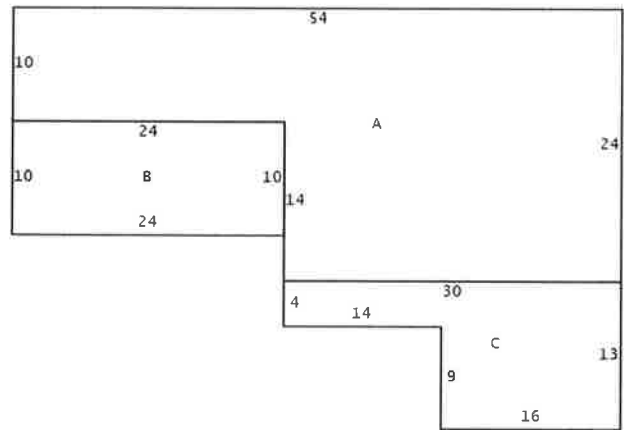
Linda Oda
Recorder

Parcel ID	935327003	Current Owner	HATCHER FAMILY TRUST	Account Number	0200174
Property Address	5305 N ROUTE 48 LEBANON 45036	Legal Description	0.9018 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	511 - SGL, FAMILY DWG, 0 TO 9.99 AC.	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$90,000	Bedrooms	3
Last Sale Date	12/29/2022	Exterior	MASONRY
Owner Occupied	N	Above Grade Living Area	1200 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1958	Total Living Area	1,200sq.ft.

Value Summary

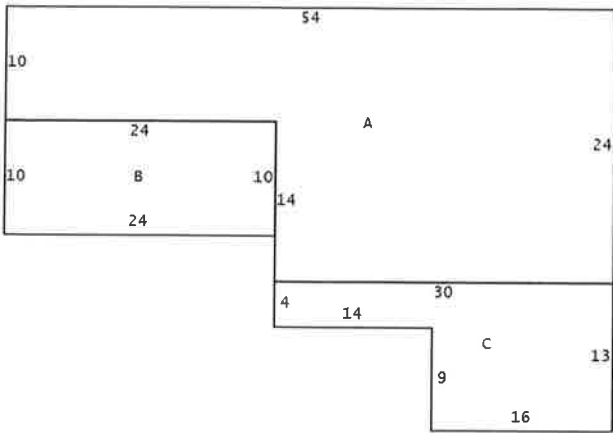
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$37,600	\$13,160
BUILDING	\$88,870	\$31,100
TOTAL	\$126,470	\$44,260
CAUV	\$0	-

Residential Building Details

Building 1 of 1

Building Sketch

Sketch Details



B	FRAME	1 STORY	240
C	FRAME	OPEN PORCH	264
A	BRICK	1 STORY	960

Occupancy	1 FAMILY UNIT	Finished Basement	0 sq. ft.
Construction Year	1958	Unfinished Attic	0 sq. ft.
Remodel Year 1	0	Finished Attic/Living Area	0 sq. ft.
Remodel Year 2	0	Number of Bedrooms	3
Condition	AVERAGE	Family/Rec Room	NO
Constuction Cost	\$0.00	Wood Fireplace	0
Remodel Cost	\$0.00	Gas Fireplace	0
Foundation	C. BLOCK	Heating System	FORCED AIR
Exterior	MASONRY	Heat Source	OIL
Basement	NONE	Central Air Conditioning	YES
		Full Baths	1
		Half Baths	0
		True Value	\$72,250.00

Special Features

No Special Features Found



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

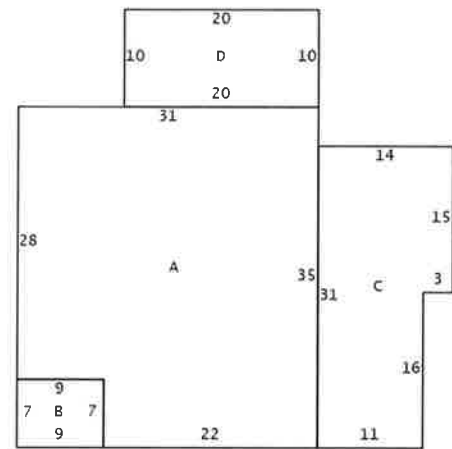
Linda Oda
Recorder

Parcel ID	935327004	Current Owner	HATCHER, CHRISTOPHER W.	Account Number	0200921
Property Address	5327 N ROUTE 48 LEBANON 45036	Legal Description	0.8510 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	4
Last Sale Date	08/01/2013	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	1919 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1953	Total Living Area	1,919sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$35,790	\$12,530
BUILDING	\$130,100	\$45,540
TOTAL	\$165,890	\$58,070
CAUV	\$0	-

Parcel ID 935327004

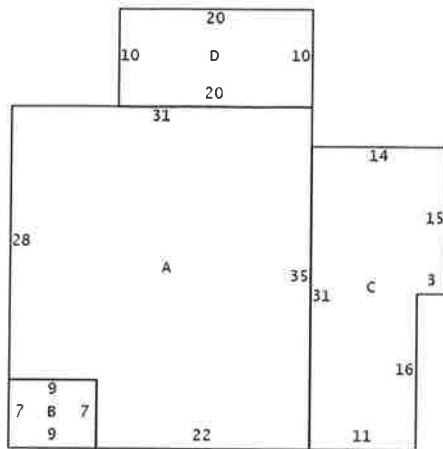
Current Owner HATCHER, CHRISTOPHER W.

Account Number 0200921

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	1 1/2 STORY	1022
B	FRAME	OPEN PORCH	63
C	FRAME	1 STORY	386
D	FRAME	OPEN PORCH	200

Occupancy	1 FAMILY UNIT
Construction Year	1953
Remodel Year 1	0
Remodel Year 2	0
Condition	AVERAGE
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	C. BLOCK
Exterior	WOOD SIDING
Basement	NONE

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	4
Family/Rec Room	NO
Wood Fireplace	1
Gas Fireplace	0
Heating System	RADIANT
Heat Source	ELECTRICAL
Central Air Conditioning	YES
Full Baths	2
Half Baths	0
True Value	\$96,470.00

Special Features

No Special Features Found



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

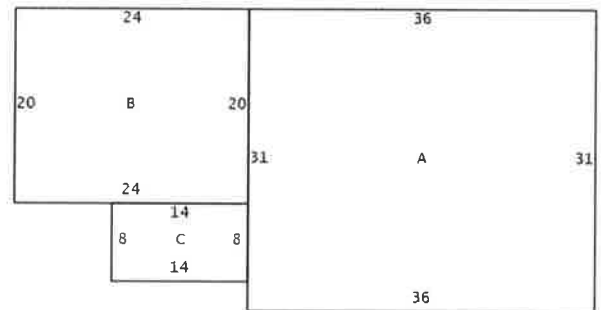
Linda Oda
Recorder

Parcel ID	935327005	Current Owner	FISHER, ROBERT B. & DANA	Account Number	0200905
Property Address	5309 N ROUTE 48 LEBANON 45036	Legal Description	0.9200 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$100,000	Bedrooms	4
Last Sale Date	08/04/1998	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	1674 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1952	Total Living Area	1,674sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$36,670	\$12,830
BUILDING	\$121,110	\$42,390
TOTAL	\$157,780	\$55,220
CAUV	\$0	-

Parcel ID 935327005

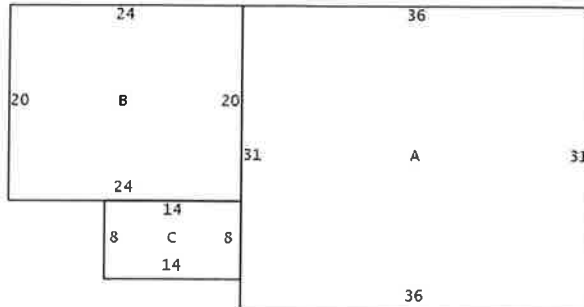
Current Owner FISHER, ROBERT B. & DANA

Account Number 0200905

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

C	FRAME	OPEN PORCH	112
A	BRICK	1 1/2 STORY	1116
B	BRICK	GARAGE	480

Occupancy	1 FAMILY UNIT
Construction Year	1952
Remodel Year 1	0
Remodel Year 2	0
Condition	AVERAGE
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	4
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	OIL
Central Air Conditioning	NO
Full Baths	1
Half Baths	2
True Value	\$98,460.00

Special Features

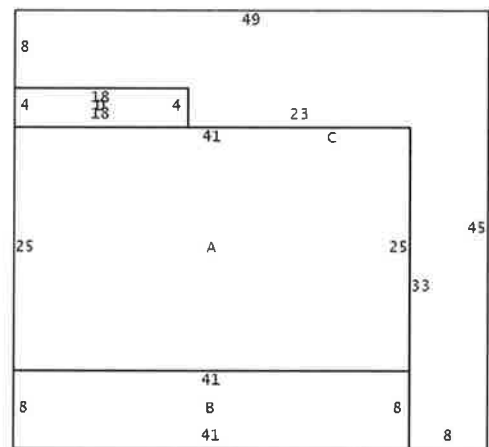
No Special Features Found

Parcel ID	935327006	Current Owner	HAYDEN, ANDREW DAVID	Account Number	0210137
Property Address	5267 N ROUTE 48 LEBANON 45036	Legal Description	5.0010 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$120,000	Bedrooms	2
Last Sale Date	07/11/2013	Exterior	LOG
Owner Occupied	Y	Above Grade Living Area	1793 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1981	Total Living Area	1,793sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$95,950	\$33,580
BUILDING	\$146,890	\$51,410
TOTAL	\$242,840	\$84,990
CAUV	\$0	-

Parcel ID 935327006

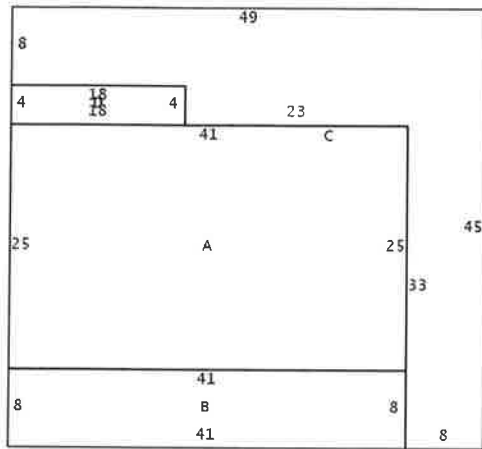
Current Owner HAYDEN, ANDREW DAVID

Account Number 0210137

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	1 3/4 STORY	1025
B	FRAME	OPEN PORCH	328
C	FRAME	DECK	780
D	FRAME	ENCLOSE PORCH	72

Occupancy	1 FAMILY UNIT
Construction Year	1981
Remodel Year 1	1985
Remodel Year 2	2013
Condition	AVERAGE
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	CONCRETE
Exterior	LOG
Basement	FULL

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	2
Family/Rec Room	NO
Wood Fireplace	2
Gas Fireplace	0
Heating System	BASEBOARD
Heat Source	ELECTRICAL
Central Air Conditioning	NO
Full Baths	1
Half Baths	1
True Value	\$112,820.00

Special Features

No Special Features Found



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

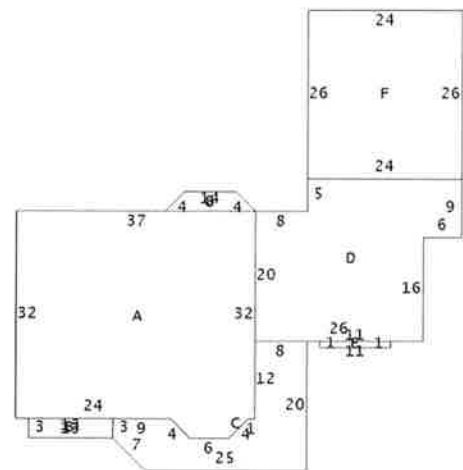
Linda Oda
Recorder

Parcel ID	935377006	Current Owner	DENMAN, JEFFREY L. & KELL	Account Number	0215099
Property Address	5257 N ROUTE 48 LEBANON 45036	Legal Description	3.4758 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	4
Last Sale Date	12/09/2003	Exterior	VINYL / ALUM
Owner Occupied	Y	Above Grade Living Area	3869 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2005	Total Living Area	3,869sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$73,440	\$25,700
BUILDING	\$337,090	\$117,980
TOTAL	\$410,530	\$143,680
CAUV	\$0	-

Parcel ID 935377006

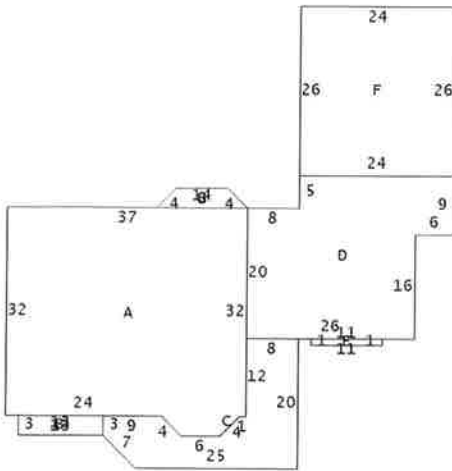
Current Owner DENMAN, JEFFREY L. & KELL

Account Number 0215099

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	2 STORY	1210
B	FRAME	2 ST OVERHANG	39
C	FRAME	OPEN PORCH	297
D	FRAME	2 STORY	664
E	FRAME	1 ST OVERHANG	11
F	FRAME	GARAGE	624
G	FRAME	1 ST OVERHANG	32

Occupancy	1 FAMILY UNIT
Construction Year	2005
Remodel Year 1	0
Remodel Year 2	0
Condition	GOOD
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	CONCRETE
Exterior	VINYL / ALUM
Basement	FULL

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	4
Family/Rec Room	NO
Wood Fireplace	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	2
Half Baths	1
True Value	\$263,960.00

Special Features

No Special Features Found



WARREN COUNTY

Property Taxes

Matt Nolan
Auditor

Barney Wright
Treasurer

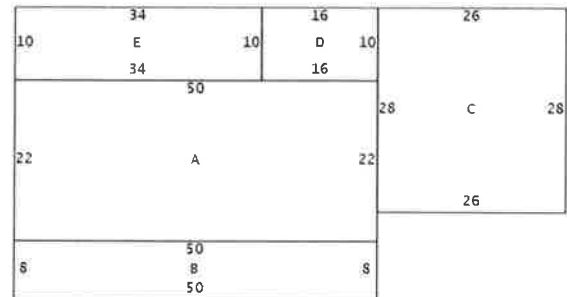
Linda Oda
Recorder

Parcel ID	935377007	Current Owner	MORSIE, KATHERINE M.	Account Number	0211443
Property Address	5253 N ROUTE 48 LEBANON 45036	Legal Description	1.5253 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$310,000	Bedrooms	3
Last Sale Date	05/29/2018	Exterior	VINYL / ALUM
Owner Occupied	Y	Above Grade Living Area	2360 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2003	Total Living Area	2,360sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$44,650	\$15,630
BUILDING	\$212,900	\$74,520
TOTAL	\$257,550	\$90,150
CAUV	\$0	-

Parcel ID 935377007

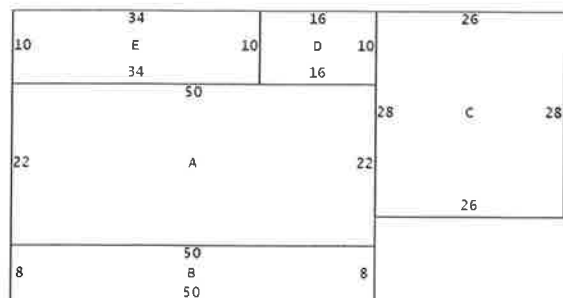
Current Owner MORSE, KATHERINE M.

Account Number 0211443

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	2 STORY	1100
B	FRAME	OPEN PORCH	400
C	FRAME	GARAGE	728
D	FRAME	1 STORY	160
E	FRAME	OPEN PORCH	340

Occupancy	1 FAMILY UNIT
Construction Year	2003
Remodel Year 1	0
Remodel Year 2	0
Condition	AVERAGE
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	CONCRETE
Exterior	VINYL / ALUM
Basement	FULL

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	3
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	2
Half Baths	1
True Value	\$172,090.00

Special Features

No Special Features Found



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

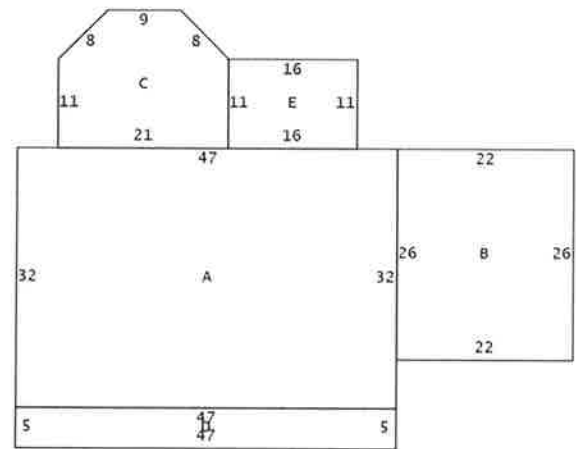
Linda Oda
Recorder

Parcel ID	935377001	Current Owner	KOBER, SCOTT M & SHANNON	Account Number	0210404
Property Address	5223 N ROUTE 48 LEBANON 45036	Legal Description	5.0010 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$670,000	Bedrooms	3
Last Sale Date	12/05/2023	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	2898 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	200 sq. ft.
Year Built	1984	Total Living Area	3,098sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$95,950	\$33,580
BUILDING	\$358,940	\$125,630
TOTAL	\$454,890	\$159,210
CAUV	\$0	-

Parcel ID 935377001

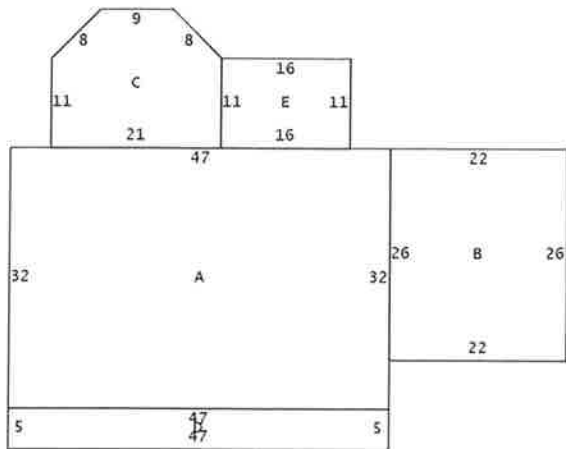
Current Owner KOBER, SCOTT M & SHANNON

Account Number 0210404

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

C	FRAME	2 STORY	321
D	FRAME	OPEN PORCH	235
E	FRAME	SCREEN PORCH	176
A	BRICK	1 1/2 STORY	1504
B	BRICK	GARAGE	572

Occupancy	1 FAMILY UNIT
Construction Year	1984
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	200.2 sq. ft.
Number of Bedrooms	3
Family/Rec Room	YES
Wood Fireplace	1
Gas Fireplace	0
Heating System	HEAT PUMP
Heat Source	ELECTRICAL
Central Air Conditioning	YES
Full Baths	2
Half Baths	1
True Value	\$278,920.00

Special Features

No Special Features Found



WARREN COUNTY

Property Book

Matt Nolan
Auditor

Barney Wright
Treasurer

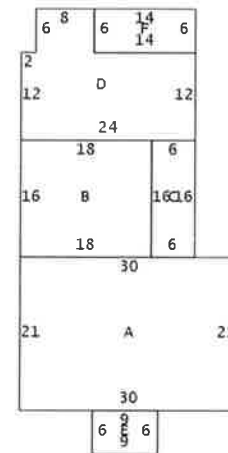
Linda Oda
Recorder

Parcel ID	935376006	Current Owner	WOOD, SHANNON K.	Account Number	0215159
Property Address	5162 N ROUTE 48 LEBANON 45036	Legal Description	2.8170 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	101 - GRAIN OR GENERAL FARM	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$153,500	Bedrooms	2
Last Sale Date	05/11/2018	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	1884 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1900	Total Living Area	1,884sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$63,710	\$22,300
BUILDING	\$110,110	\$38,540
TOTAL	\$173,820	\$60,840
CAUV	\$0	-

Parcel ID 935376006

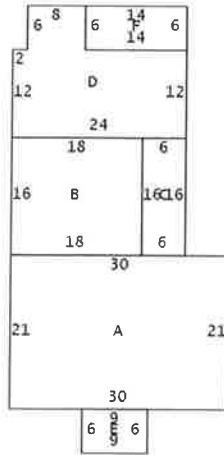
Current Owner WOOD, SHANNON K.

Account Number 0215159

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

C	FRAME	ENCLOSE PORCH	96
D	FRAME	1 STORY	336
E	FRAME	OPEN PORCH	54
F	FRAME	ENCLOSE PORCH	84
A	BRICK	2 STORY	630
B	BRICK	1 STORY	288

Occupancy	1 FAMILY UNIT
Construction Year	1900
Remodel Year 1	0
Remodel Year 2	0
Condition	AVERAGE
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	STONE
Exterior	WOOD SIDING
Basement	HALF

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	2
Family/Rec Room	NO
Wood Fireplace	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	1
Half Baths	0
True Value	\$87,520.00

Special Features

No Special Features Found



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	935376007	Current Owner	MOUL, CHARLES C.	Account Number	0202819
Property Address	5162 N ROUTE 48 LEBANON 45036	Legal Description	43.5370 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	111 - C.A.U.V. GENERAL FARM	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	
Last Sale Date	07/25/2019	Exterior	
Owner Occupied	N	Above Grade Living Area	
Homestead Exemption	N	Finished Basement/Attic	
Year Built		Total Living Area	

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$374,860	\$20,310
BUILDING	\$0	\$0
TOTAL	\$374,860	\$20,310
CAUV	\$58,040	-



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	935376001	Current Owner	WARREN CO. COMMISSIONERS	Account Number	0210099
Property Address	0 N ROUTE 48 LEBANON 45036	Legal Description	1.0000 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	620 - EXEMPT OWNED BY COUNTY	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount		Bedrooms	
Last Sale Date		Exterior	
Owner Occupied	N	Above Grade Living Area	
Homestead Exemption	N	Finished Basement/Attic	
Year Built		Total Living Area	

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$30,000	\$10,500
BUILDING	\$0	\$0
TOTAL	\$30,000	\$10,500
CAUV	\$0	-



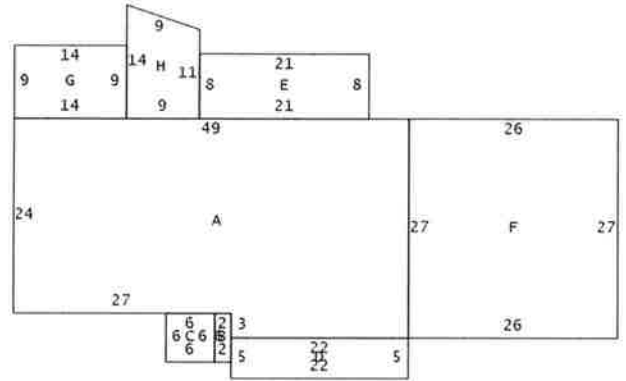
Linda Oda
Recorder

Parcel ID	935400023	Current Owner	LANE5 LLC	Account Number	0215161
Property Address	5460 N ROUTE 48 LEBANON 45036	Legal Description	30.6058 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	115 - C.A.U.V. FRUIT & NUT FARM	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$800,000	Bedrooms	3
Last Sale Date	10/30/2018	Exterior	MASONRY
Owner Occupied	N	Above Grade Living Area	1490 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	762 sq. ft.
Year Built	1970	Total Living Area	2,252sq.ft.

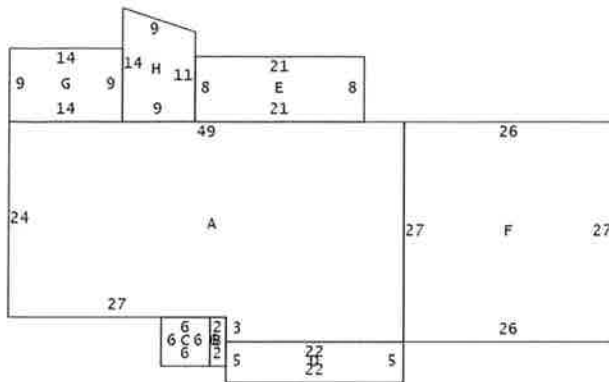
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$255,390	\$26,810
BUILDING	\$179,990	\$63,000
TOTAL	\$435,380	\$89,810
CAUV	\$76,600	-

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

B	FRAME	1 ST. / O PORCH	12
C	FRAME	OPEN PORCH	36
E	FRAME	SCREEN PORCH	168
H	FRAME	DECK	112
F	BRICK	GARAGE	702
D	STONE	1 STORY	110
G	STONE	1 STORY	126
A	FR. & MASONRY	SPLIT LEVEL	1242

Occupancy	1 FAMILY UNIT
Construction Year	1970
Remodel Year 1	2019
Remodel Year 2	0
Condition	GOOD
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	C. BLOCK
Exterior	MASONRY
Basement	HALF

Finished Basement	762 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	3
Family/Rec Room	YES
Wood Fireplace	2
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	OIL
Central Air Conditioning	YES
Full Baths	1
Half Baths	1
True Value	\$113,230.00

Special Features

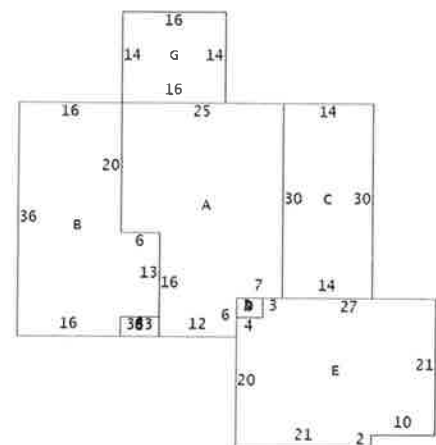
No Special Features Found



Linda Oda
Recorder

Parcel ID	935326007	Current Owner	MOORE, DONALD E. & KAREN	Account Number	0215138
Property Address	5477 SPRING BLOSSOM DR LEBANON 45036	Legal Description	20 ORCHARD MEADOWS 1.5887 ACRES	Neighborhood ID	93005
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$50,000	Bedrooms	3
Last Sale Date	10/15/2008	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2610 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2006	Total Living Area	2,610sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$67,650	\$23,680
BUILDING	\$317,910	\$111,270
TOTAL	\$385,560	\$134,950
CAUV	\$0	-

Parcel ID 935326007

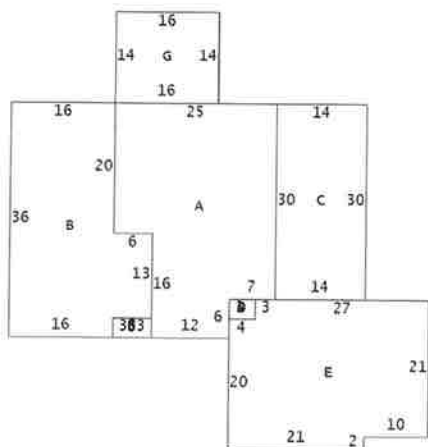
Current Owner MOORE, DONALD E. & KAREN

Account Number 0215138

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

F	FRAME	OPEN PORCH	18
G	FRAME	OPEN PORCH	224
B	BRICK	1 ST. / BSM'T	654
C	BRICK	1 ST. / BSM'T	420
E	BRICK	GARAGE	681
A	FR. & MASONRY	2 STORY	762
D	FR. & MASONRY	1 ST. / GAR.	12

Occupancy	1 FAMILY UNIT
Construction Year	2006
Remodel Year 1	0
Remodel Year 2	0
Condition	GOOD
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	CONCRETE
Exterior	COMBINATION
Basement	FULL

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	3
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	1
Heating System	HEAT PUMP
Heat Source	ELECTRICAL
Central Air Conditioning	YES
Full Baths	2
Half Baths	1
True Value	\$258,460.00

Special Features

No Special Features Found

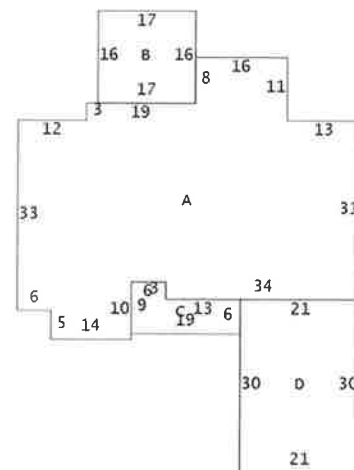
Account Number 0215137

Parcel ID	935326005	Current Owner	THACKER, JAMES & GEORGIA	Account Number	0215136
Property Address	5505 SPRING BLOSSOM DR LEBANON 45036	Legal Description	18 ORCHARD MEADOWS 1.0718 ACRES	Neighborhood ID	93005
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	3
Last Sale Date	04/27/2022	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	2185 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2018	Total Living Area	2,185sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$67,650	\$23,680
BUILDING	\$317,800	\$111,230
TOTAL	\$385,450	\$134,910
CAUV	\$0	-

Parcel ID 935326005

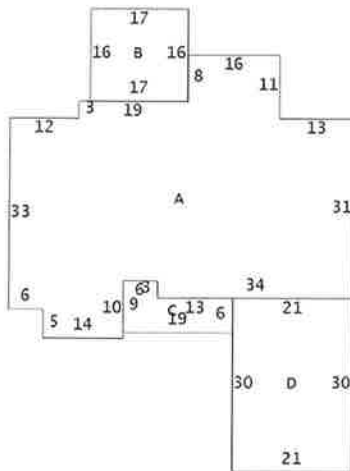
Current Owner THACKER, JAMES & GEORGIA

Account Number 0215136

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

B	FRAME	DECK	272
C	FRAME	OPEN PORCH	132
A	BRICK	1 STORY	2185
D	BRICK	GARAGE	630

Occupancy	1 FAMILY UNIT	Finished Basement	0 sq. ft.
Construction Year	2018	Unfinished Attic	0 sq. ft.
Remodel Year 1	0	Finished Attic/Living Area	0 sq. ft.
Remodel Year 2	0	Number of Bedrooms	3
Condition	GOOD	Family/Rec Room	NO
Construction Cost	\$0.00	Wood Fireplace	0
Remodel Cost	\$0.00	Gas Fireplace	0
Foundation	CONCRETE	Heating System	HEAT PUMP
Exterior	MASONRY	Heat Source	ELECTRICAL
Basement	FULL	Central Air Conditioning	YES
		Full Baths	2
		Half Baths	0
		True Value	\$258,370.00

Special Features

No Special Features Found



WARREN COUNTY

Property Record

Matt Nolan
Auditor

Barney Wright
Treasurer

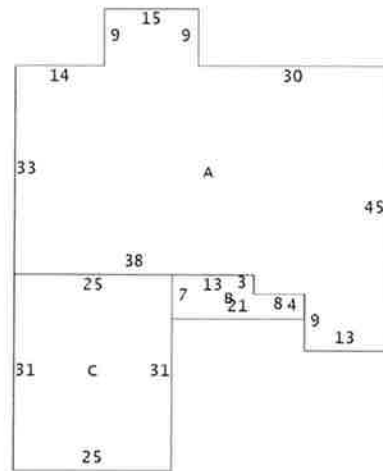
Linda Oda
Recorder

Parcel ID	935326004	Current Owner	VOLLEMANS, PETER J. &	Account Number	0215135
Property Address	5525 SPRING BLOSSOM DR LEBANON 45036	Legal Description	17 ORCHARD MEADOWS 1.0722 ACRES	Neighborhood ID	93005
Tax District	2 CLEARCREEK TWP LEBANON CSD.	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$368,390	Bedrooms	3
Last Sale Date	08/21/2018	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	2262 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2017	Total Living Area	2,262sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$67,650	\$23,680
BUILDING	\$330,230	\$115,580
TOTAL	\$397,880	\$139,260
CAUV	\$0	-

Parcel ID 935326004

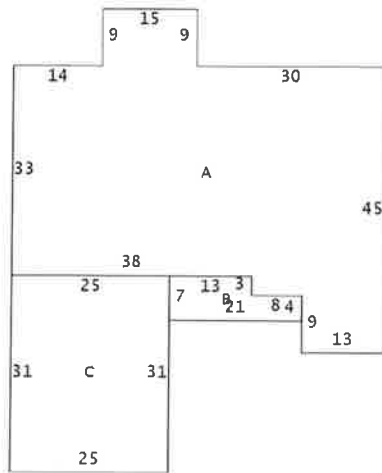
Current Owner VOLLEMANS, PETER J. &

Account Number 0215135

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

B FRAME
A BRICK
C BRICK

OPEN PORCH 123
1 STORY 2262
GARAGE 775

Occupancy	1 FAMILY UNIT
Construction Year	2017
Remodel Year 1	0
Remodel Year 2	0
Condition	AVERAGE
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	3
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	1
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	2
Half Baths	0
True Value	\$268,480.00

Special Features	
1 EXTRA FIXTURE	\$0.00



WARREN COUNTY

Property Records

Matt Nolan
Auditor

Barney Wright
Treasurer

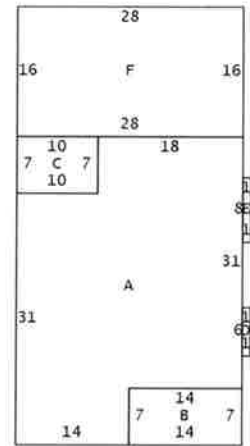
Linda Oda
Recorder

Parcel ID	935326002	Current Owner	KILBURN, DAWN L.	Account Number	0202096
Property Address	5383 N ROUTE 48 LEBANON 45036	Legal Description	0.8300 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$199,900	Bedrooms	2
Last Sale Date	09/13/2019	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	980 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	314 sq. ft.
Year Built	1930	Total Living Area	1,294sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$34,610	\$12,110
BUILDING	\$133,550	\$46,740
TOTAL	\$168,160	\$58,850
CAUV	\$0	-

Parcel ID 935326002

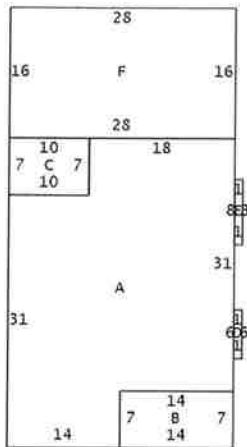
Current Owner KILBURN, DAWN L.

Account Number 0202096

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	1 STORY	896
B	FRAME	OPEN PORCH	98
C	FRAME	1 STORY	70
D	FRAME	1 ST OVERHANG	6
E	FRAME	1 ST OVERHANG	8
F	FRAME	DECK	448

Occupancy	1 FAMILY UNIT	Finished Basement	0 sq. ft.
Construction Year	1930	Unfinished Attic	0 sq. ft.
Remodel Year 1	0	Finished Attic/Living Area	313.6 sq. ft.
Remodel Year 2	0	Number of Bedrooms	2
Condition	AVERAGE	Family/Rec Room	NO
Construction Cost	\$0.00	Wood Fireplace	0
Remodel Cost	\$0.00	Gas Fireplace	0
Foundation	C. BLOCK	Heating System	FORCED AIR
Exterior	WOOD SIDING	Heat Source	GAS
Basement	QUARTER	Central Air Conditioning	YES
		Full Baths	1
		Half Baths	0
		True Value	\$90,080.00

Special Features

No Special Features Found

BEFORE THE CLEARCREEK TOWNSHIP BOARD OF ZONING APPEALS
WARREN COUNTY, OHIO

IN RE: Application of
Bruce Schieman

*
*

Application No.: 07-BZA-005
DECISION

On the 18th day of October 2007, Mr. Bruce Schieman submitted an application requesting a Non-Conformance Hearing, Section 21.01 (D) of the Clearcreek Township Zoning Resolution. The request is to allow the establishment of an accessory structure on an existing lot of record that has no road frontage, Section 5.02 and 5.10. The .830 acre parcel is zoned Residence Zone "R-1". The location of the property is 5383 N. State Route 48 in Section 35, Town 4, and Range 4. The Parcel ID is 09353260020 and the Account number is 0202096.

Notice of the public hearing was made as provided by law and this matter was heard by the Board on November 13, 2007. A quorum was present. The Board, after hearing testimony, moved to APPROVE the application.

On December 11, 2007, the Board moved to approve its minutes of the meeting held on November 13, 2007 and hereby submits its Decision upon said application for a Non-Conformance Hearing.

Applicant's application shall be treated as an expansion of a Non-Conforming Use and governed by Completeness of the Standards for Non-Conformance Hearing Items:

By a vote of 4 to 0, it is the Decision of the Board that the applicant's request for the establishment of an accessory structure by a Non-Conformance Hearing be APPROVED for the following reasons:

1. Response to standard: "Nature of such use in relationship to the character of adjacent uses" – Yes, nature is substantially same as adjacent residential uses, which also have accessory structures.
2. Response to standard: "Lot size" – No, not a factor.
3. Response to standard: "Set Back Lines" – Yes, proposed location of accessory structure is in conformance with relevant setbacks.
4. Response to standard: "Traffic Conditions" – No, not a factor.
5. Response to standard: "Terrain" – No, not a factor, relatively flat.
6. Response to standard: "Other factors that you consider important to the judgment of your case" – Yes, three (3) additional factors carry weight in this decision:
 1. Accessory structure fits well with area.

FILED

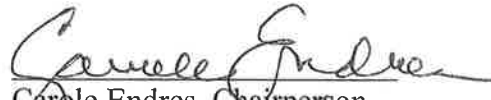
DEC 11 2007

CLEARCREEK TOWNSHIP
ZONING DEPT.

2. Establishment of accessory structure doesn't increase the level non-conformance since the reason for the classification is due to the parcel not having road frontage on a public road right-of-way.
3. Approval is conditioned that the existing accessory structures identified on Exhibit 16 to be removed, will be removed within three (3) months of completion of requested accessory structure.

As defined in Section 2506.01 of the Ohio Revised Code, this Decision constitutes a final order of the Board for appeal purposes. The applicant has the right to file a Notice of Appeal with the Warren County Common Pleas Court within thirty days of the date of filing of the Decision as stamped hereon. The Secretary shall send a copy of this Decision to the Applicant and/or Applicant's legal counsel by certified mail, return receipt requested.

APPROVED:


Carole Endres, Chairperson
Board of Zoning Appeals

FILED

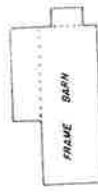
DEC 11 2007

CLEARCREEK TOWNSHIP
ZONING DEPT.

VOLUME 22 PLAT NO. 53
WARREN COUNTY ENGINEERS
RECORD OF LAND DIVISION
DEED REFERENCE:
DEED BOOK PAGE



F.M. & T. JONES
6.831 AC.
D.B. 245, PG. 215



0.601 AC.

S 86°10'10"E
144.11'

192.20'



0.830 AC.

S 0°49'15"E

N 63°24'30"W
188.92'

BEGINNING POINT
S.E. COR. OF A 8.881 AC. TR.
D.B. 245, PG. 215

STATE ROUTE NO. 48

DEWOTES IRON PIN



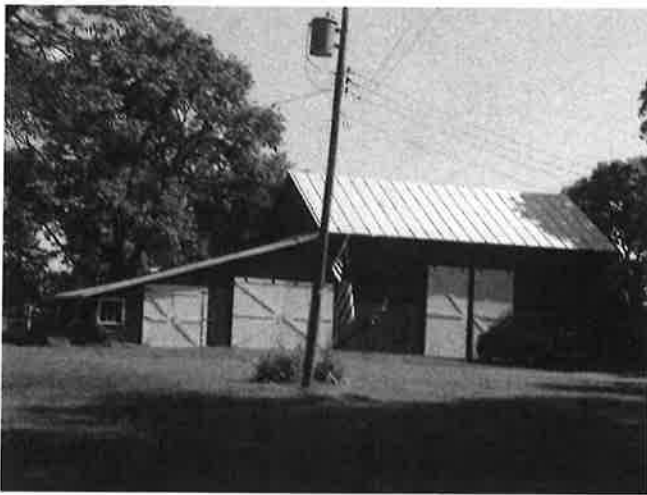
SURVEY PLAT OF
PART OF FRED M. JONES LANDS
SITUATED IN
SEC. 35, T-4, R-4 CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO

HASSELBRING, DUANE & THOMPSON ENGINEERS - SURVEYORS 212 N. BROADWAY LEBANON, OHIO	
SCALE: 1" = 40'	DRAWN BY: HHH
DATE: 2-21-75	CHECKED BY: HHH
ORNO. C- 5094	



Parcel ID	935326003	Current Owner	MORGAN TRUST DATED MAY 8	Account Number	0202118
Property Address	5387 N ROUTE 48 LEBANON 45036	Legal Description	5.3870 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	501 - RES. VAC. LAND- 0 TO 9.99 AC.	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	
Last Sale Date	05/22/2023	Exterior	
Owner Occupied	Y	Above Grade Living Area	
Homestead Exemption	N	Finished Basement/Attic	
Year Built		Total Living Area	

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$82,210	\$28,770
BUILDING	\$2,090	\$730
TOTAL	\$84,300	\$29,500
CAUV	\$0	-

BEFORE THE CLEARCREEK TOWNSHIP BOARD OF ZONING APPEALS
WARREN COUNTY, OHIO

IN RE: Faye & Ellis Lakes

*

Application No.: 09-BZA-004

*

DECISION

On the 1st day of September, Ellis & Faye Lakes submitted an application requesting a Non-Conformance Hearing, Section 21.01 (D) of the Clearcreek Township Zoning Resolution. The request is for approval from the Board of Zoning Appeals to designate the road frontage along Spring Blossom Drive as meeting the definition of lot frontage (Section 3.48) and intensity of use provisions (Section 5.55 & 5.755).

The address of the properties is 5387 N State Route 48 and have a combined total of 5.988 acres. The .601 acre tract, is identified by Parcel Id 09-35-326-0031. The 5.387 acre tract, is identified by Parcel Id 09-35-326-0032. Both parcels are located in Section 35, Town 4 and Range 4 in Clearcreek Township.

Notice of the public hearing was made as provided by law and this matter was heard by the Board on October 13, 2009. A quorum was present. The Board, after hearing testimony, moved to DENY the application.

On November 10, 2009, the Board moved to approve its minutes of the meeting held on October 13, 2009 and hereby submits its Decision upon said application for a Non-Conformance Hearing.

Applicant's application shall be treated as an expansion of a Non-Conforming Use and governed by Completeness of the Standards for Non-Conformance Hearing Items.

By a vote of 4 to 0, it is the Decision of the Board that the applicant's request for approval from the Board of Zoning Appeals to designate the road frontage along Spring Blossom Drive as meeting the definition of lot frontage (Section 3.48) and intensity of use provision (Section 5.55 & 5.755) required for both properties be DENIED for the following reasons:


1. Response to standard "Nature of such use in relationship to the character of the adjacent uses." --- Not applicable.
2. Response to standard "Lot Size." --- Not applicable.
3. Response to standard "Set Back Lines." --- Not applicable.
4. Response to standard "Traffic Conditions." --- Not applicable.
5. Response to standard "Terrain." --- Not applicable.
6. Response to standard "Other factors that you consider important to your case." -
-- The request is too excessive a variance from the standard. OSR-1 standard is 140 feet (Section 5.55), R-1 standard is 100 feet (Section 5.755). There is only a

FILED
NOV 10 2009

point on Spring Blossom that lacks a measureable width at the road right-of-way.

As defined in Section 2506.01 of the Ohio Revised Code, this Decision constitutes a final order of the Board for appeal purposes. The applicant has the right to file a Notice of Appeal with the Warren County Common Pleas Court within thirty days of the date of filing of the Decision as stamped hereon. The Secretary shall send a copy of this Decision to the Applicant and/or Applicant's legal counsel by certified mail, return receipt requested.

APPROVED:


Carole Endres, Chairperson
Board of Zoning Appeals

FILED
NOV 10 2009



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

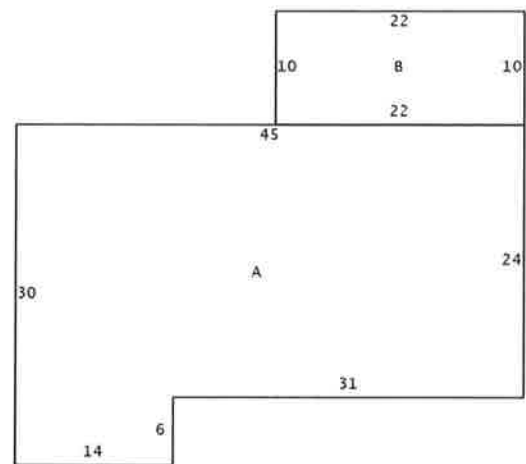
Linda Oda
Recorder

Parcel ID	935326003	Current Owner	MORGAN TRUST DATED MAY 8	Account Number	0202088
Property Address	5387 N ROUTE 48 LEBANON 45036	Legal Description	0.6010 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	2
Last Sale Date	05/22/2023	Exterior	VINYL / ALUM
Owner Occupied	Y	Above Grade Living Area	1164 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1956	Total Living Area	1,164sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$22,180	\$7,760
BUILDING	\$95,530	\$33,440
TOTAL	\$117,710	\$41,200
CAUV	\$0	-

Parcel ID 935326003

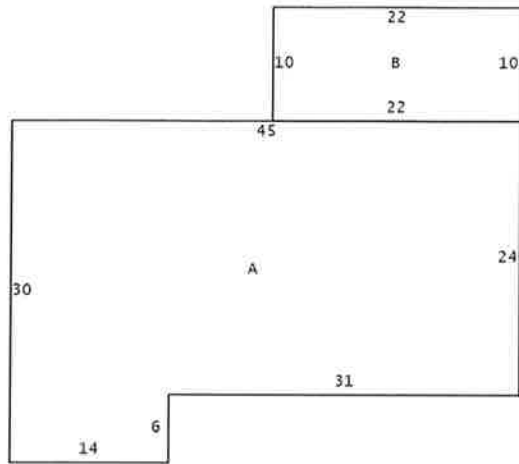
Current Owner MORGAN TRUST DATED MAY 8

Account Number 0202088

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

A FRAME
B FRAME

1 STORY
ENCLOSE PORCH

1164
220

Occupancy	1 FAMILY UNIT
Construction Year	1956
Remodel Year 1	0
Remodel Year 2	0
Condition	AVERAGE
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	C. BLOCK
Exterior	VINYL / ALUM
Basement	FULL

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	2
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	OIL
Central Air Conditioning	YES
Full Baths	2
Half Baths	0
True Value	\$77,670.00

Special Features

No Special Features Found

BEFORE THE CLEARCREEK TOWNSHIP BOARD OF ZONING APPEALS
WARREN COUNTY, OHIO

IN RE: Joshua Graham Morgan

*
*

Application No.: 22-BZA-008
DECISION

On the 10th day of August 2022, an application was submitted for a Non-Conformance Hearing per Sections 5.02, 5.10 and 21.01(D) of the Clearcreek Township Zoning Resolution.

The request is to allow a 24'x24' addition to the existing single-family dwelling that is located on a parcel that doesn't have lot frontage on public road right-of-way. The parcel is accessed via an access easement. The existing structure and parcel are classified as legal non-conforming uses.

The address of the property is 5387 N SR 48. The property is .601 acres in size. The property is identified by parcel id 09-35-326-0031 and account number 0202088. The parcel is located in Section 35, Town 4 and Range 4 in Clearcreek Township. The property is zoned Residence Zone "R-1".

Notice of the public hearing was made as provided by law and this matter was advertised to be heard by the Board on September 13, 2022. A quorum was present at the hearing.

On October 11, 2022, the Board moved to approve its minutes of the meeting held on September 13, 2022, and hereby submits its Decision upon said application.

Applicant's application shall be treated as a Non-Conformance Hearing and governed by Non-Conformance Standards.

By a vote of 5 to 0, it is the Decision of the Board moved to APPROVE the request for a 24'x24' addition to the legal non-conforming structure.

Response to Non-Conformance Standards:

1. *"Nature of such use in relationship to the character of the adjacent uses"* — The Board finds that the building fits into the existing character of the area. The addition to the house would have a positive impact on the area.
2. *"Lot Size"* — The Board finds that the lot size allows for a reasonable building of this size without making it look out of line.
3. *"Setback Lines"* — The Board finds that the addition doesn't encroach further toward the access easement. The remaining setbacks meet or exceed the requirements for the zoning classification.
4. *"Traffic Conditions"* — The Board finds this standard is not applicable.

FILED

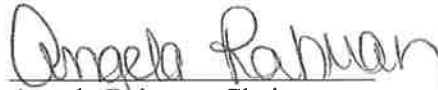
OCT 11 2022

CLEARCREEK TOWNSHIP
ZONING DEPT.

5. "Terrain" — The Board finds this standard is not applicable.
6. "Other factors that you consider important to the judgement of your case" — The Board finds that the applicant has already demonstrated a commitment to spend time and money to improve the condition of the home. The previous owner of the property was denied a variance request to use the coincident boundary with Spring Blossom Drive for the 5.387 adjacent parcel as alternative road frontage, this was an attempt to remove the legal non-conforming use designation from the properties.

As defined in Section 2506.01 of the Ohio Revised Code, this Decision constitutes a final order of the Board for appeal purposes. The applicant and other interested parties with standing to challenge this final order have the right to file a Notice of Appeal with the Warren County Common Pleas Court within thirty days of the date of filing of the Decision as stamped hereon. The Secretary shall send a copy of this Decision to the Applicant and/or Applicant's legal counsel by certified mail, return receipt requested.

APPROVED:



Angela Rahman, Chairperson
Board of Zoning Appeals

FILED

OCT 11 2022

CLEARCREEK TOWNSHIP
ZONING DEPT.



Res - Addition

CLEARCREEK TOWNSHIP

Warren County, Ohio
Planning and Zoning Department
7593 Bunnell Hill Rd
Springboro, Ohio 45066
937-748-1267

Certificate Number: 11237

ADDRESS: 5387 ROUTE 48 N

PARCEL NO.: 09353260031

ZONING: "R-1"

LEGAL

ISSUED TO Joshua Morgan

5387 N SR 48

Lebanon, OH 45036

EXPIRE DATE: 09/14/2023

Permit Date: 09/14/2022

FEE: 110.00

DETAILS: 24'x24'

It is hereby certified that the above use as shown on the plats and plans submitted, conforms with all applicable provisions of the Clearcreek Township Zoning Resolution. The issuance of this Permit does not allow the violation of Clearcreek Township Zoning Resolutions or other governing Regulations.

The applicant is responsible for obtaining a building permit (if required) prior to commencing work. A zoning compliance letter will be sent to the above address, after compliance has been documented.

DATE:

09/14/2022

Director of Planning & Zoning/ Code Enforcement Officer

Warren County Building Department's Copy
Applicant's Copy/Office Copy



WARREN COUNTY

Property: 2017-6

Matt Nolan
Auditor

Barney Wright
Treasurer

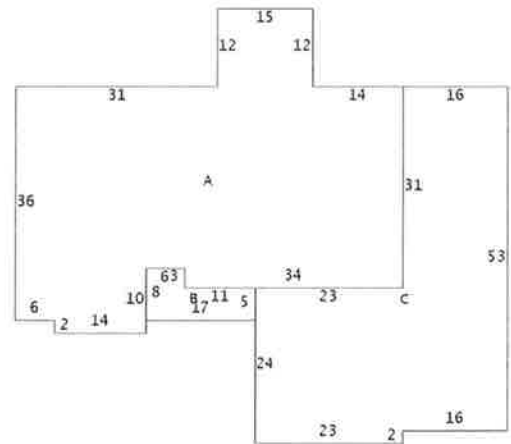
Linda Oda
Recorder

Parcel ID	935176012	Current Owner	KRAUS, JAMES T. &	Account Number	0215134
Property Address	5547 SPRING BLOSSOM DR LEBANON 45036	Legal Description	16 ORCHARD MEADOWS 1.3645 ACRES	Neighborhood ID	93005
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$343,170	Bedrooms	3
Last Sale Date	10/04/2016	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	2150 sq. ft.
Homestead Exemption	Y	Finished Basement/Attic	0 sq. ft.
Year Built	2016	Total Living Area	2,150sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$67,650	\$23,680
BUILDING	\$342,810	\$119,980
TOTAL	\$410,460	\$143,660
CAUV	\$0	-

Parcel ID 935176012

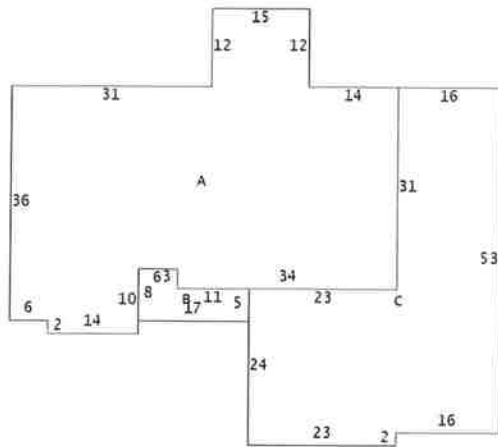
Current Owner KRAUS, JAMES T. &

Account Number 0215134

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

B	FRAME	OPEN PORCH	103
A	BRICK	1 STORY	2150
C	BRICK	GARAGE	1400

Occupancy	1 FAMILY UNIT
Construction Year	2016
Remodel Year 1	0
Remodel Year 2	0
Condition	GOOD
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	3
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	0
Heating System	HEAT PUMP
Heat Source	ELECTRICAL
Central Air Conditioning	YES
Full Baths	2
Half Baths	1
True Value	\$278,710.00

Special Features

No Special Features Found



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

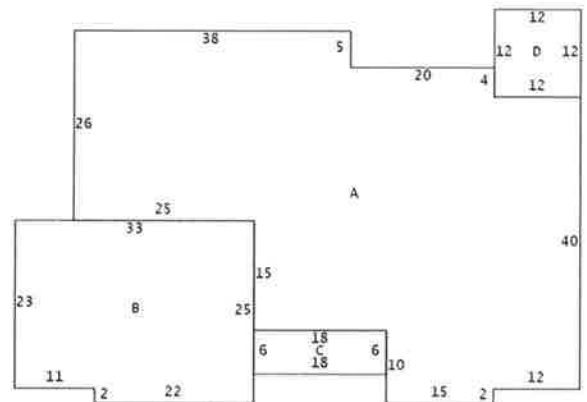
Linda Oda
Recorder

Parcel ID	935176011	Current Owner	FIELDS, VIRGAL M. &	Account Number	0215133
Property Address	5561 SPRING BLOSSOM DR LEBANON 45036	Legal Description	15 ORCHARD MEADOWS 1.0842 ACRES	Neighborhood ID	93005
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$290,000	Bedrooms	3
Last Sale Date	12/11/2013	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	2533 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2014	Total Living Area	2,533sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$67,650	\$23,680
BUILDING	\$309,890	\$108,460
TOTAL	\$377,540	\$132,140
CAUV	\$0	-

Parcel ID 935176011

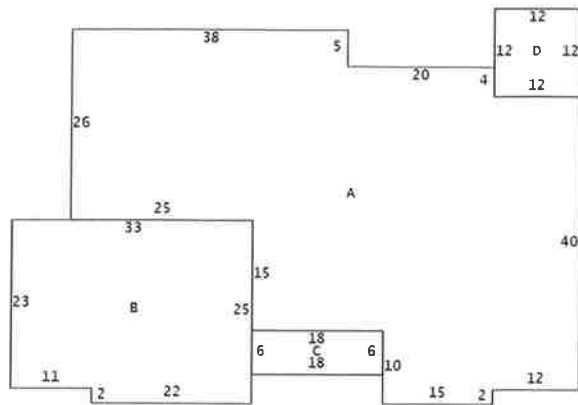
Current Owner FIELDS, VIRGAL M. &

Account Number 0215133

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

C FRAME
D FRAME
A BRICK
B BRICK

OPEN PORCH 108
SCREEN PORCH 144
1 STORY 2533
GARAGE 803

Occupancy	1 FAMILY UNIT
Construction Year	2014
Remodel Year 1	0
Remodel Year 2	0
Condition	AVERAGE
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	3
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	1
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	2
Half Baths	0
True Value	\$251,940.00

Special Features	
2 EXTRA FIXTURES	\$0.00



WARREN COUNTY

Property Taxes

Matt Nolan
Auditor

Barney Wright
Treasurer

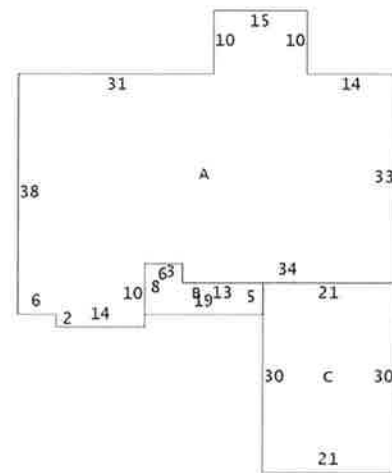
Linda Oda
Recorder

Parcel ID	935176010	Current Owner	LYNN, PATIRCK J.,JR. &	Account Number	0215132
Property Address	5579 SPRING BLOSSOM DR LEBANON 45036	Legal Description	14 ORCHARD MEADOWS 1.3292 ACRES	Neighborhood ID	93005
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$325,835	Bedrooms	3
Last Sale Date	03/02/2017	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	2240 sq. ft.
Homestead Exemption	Y	Finished Basement/Attic	0 sq. ft.
Year Built	2016	Total Living Area	2,240sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$67,650	\$23,680
BUILDING	\$323,120	\$113,090
TOTAL	\$390,770	\$136,770
CAUV	\$0	-

Parcel ID 935176010

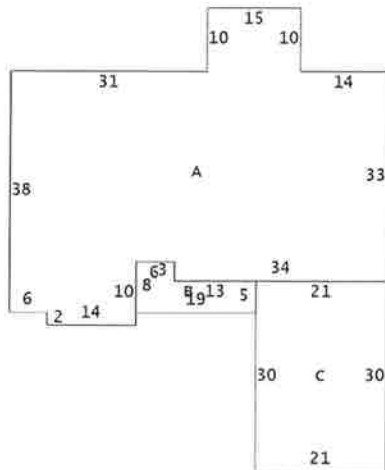
Current Owner LYNN, PATIRCK J.,JR. &

Account Number 0215132

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

B	FRAME	OPEN PORCH	113
A	BRICK	1 STORY	2240
C	BRICK	GARAGE	630

Occupancy	1 FAMILY UNIT
Construction Year	2016
Remodel Year 1	0
Remodel Year 2	0
Condition	GOOD
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	3
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	1
Heating System	HEAT PUMP
Heat Source	ELECTRICAL
Central Air Conditioning	YES
Full Baths	2
Half Baths	0
True Value	\$262,700.00

Special Features	
2 EXTRA FIXTURES	\$0.00



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

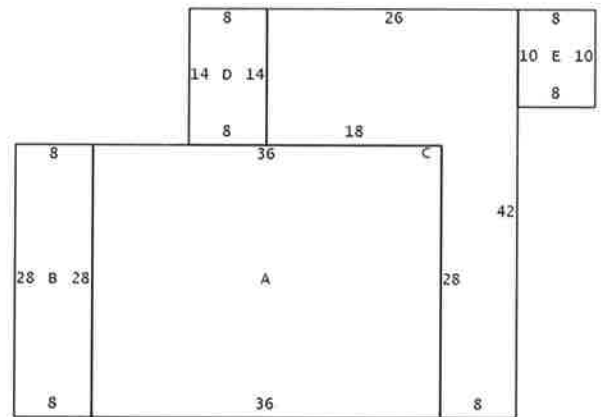
Linda Oda
Recorder

Parcel ID	935152001	Current Owner	HAMMOCK, LYNN RAE ET AL:	Account Number	0201618
Property Address	5389 N ROUTE 48 LEBANON 45036	Legal Description	35.2330 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	111 - C.A.U.V. GENERAL FARM	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	2
Last Sale Date	05/02/2011	Exterior	WOOD SIDING
Owner Occupied	N	Above Grade Living Area	2100 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1927	Total Living Area	2,100sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$331,650	\$23,230
BUILDING	\$69,960	\$24,490
TOTAL	\$401,610	\$47,720
CAUV	\$66,370	

Parcel ID

935152001

Current Owner

HAMMOCK, LYNN RAE ET AL:

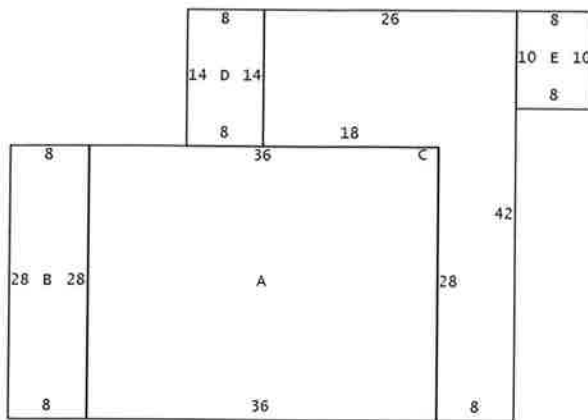
Account Number

0201618

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

A FRAME
B FRAME
C FRAME
D FRAME
E FRAME

1 1/2 STORY
OPEN PORCH
1 STORY
ENCLOSE PORCH
OPEN PORCH

1008
224
588
112
80

Occupancy	1 FAMILY UNIT
Construction Year	1927
Remodel Year 1	0
Remodel Year 2	0
Condition	FAIR
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	CONCRETE
Exterior	WOOD SIDING
Basement	QUARTER

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	2
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	0
Heating System	HOT WATER
Heat Source	OIL
Central Air Conditioning	YES
Full Baths	1
Half Baths	0
True Value	\$49,580.00

Special Features

No Special Features Found



WARREN COUNTY

Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	935302001	Current Owner	SMITH, EARL W., II	Account Number	0204188
Property Address	0 BUNNELL HILL RD LEBANON 45036	Legal Description	20.5480 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	110 - C.A.U.V. VACANT LAND	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	
Last Sale Date	09/28/2010	Exterior	
Owner Occupied	N	Above Grade Living Area	
Homestead Exemption	N	Finished Basement/Attic	
Year Built		Total Living Area	

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$202,190	\$3,120
BUILDING	\$30,750	\$10,760
TOTAL	\$232,940	\$13,880
CAUV	\$8,910	-