

Date: 7/22/2024

Cadastral Lines	Corporate Line	Parcel Line	Highway
--- (thin white)	--- (thick black)	--- (thin grey)	--- (thick black)
Line Type	Farm Lot Line	Road ROW	Township and Range Line
--- (dashed white)	--- (dashed black)	--- (dashed grey)	--- (dashed black)
--- (dotted white)	Subdivision Lot Line	Section Line	Watered Road Line
--- (dotted black)	--- (dotted grey)	--- (dotted black)	--- (dotted black)

Properties with Frontage on Springboro Rd Map 1

The provider makes no warranty or representation with respect to the information or its quality or suitability for a particular purpose. This information is provided "AS IS", and the requester assumes the entire risk as to the quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, programs or databases or their combination with the requested information.

1 inch = 376 feet

24-BZA-005 Exhibit 26A



Date: 7/22/2024

<ul style="list-style-type: none"> County Line City Line Water Line Subdivision Line Other 	<ul style="list-style-type: none"> County Line City Line Water Line Subdivision Line Other 	<ul style="list-style-type: none"> Planar Line RTW Unknown Width Line Road ROW School Line Section Line 	<ul style="list-style-type: none"> Marked Subdivision Line Survey and Range Line Survey Line MSL Line Marked Road Line
---	---	--	--

Properties with Frontage on Springboro Rd Map 2

1 inch = 376 feet

The provider makes no warranty or representation with respect to information, its quality or suitability for a particular purpose. The information is provided "AS IS" and the provider disclaims all liability for its quality and suitability. The provider will not be liable for direct, indirect, incidental or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, programs or data used with or combined with the requested information.

24-BZA-005 Exhibit 26B

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN-HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS, THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OF SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING, OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES, (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES, (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO CINCINNATI GAS AND ELECTRIC CO., UNITED TELEPHONE CO., WARREN COUNTY WATER DEPT. AND COAXIAL COMMUNICATIONS.

WITNESSES

Paul E. Hasselbring, Notary Public, State of Ohio
Herbert Repp, Notary Public, State of Ohio
Mabel Repp, Notary Public, State of Ohio
Herbert Repp, Notary Public, State of Ohio
Mabel Repp, Notary Public, State of Ohio
Herbert Repp, Notary Public, State of Ohio
Mabel Repp, Notary Public, State of Ohio

ACKNOWLEDGMENT

STATE OF OHIO, S. S.

BE IT REMEMBERED THAT ON THIS 23rd DAY OF October, 1995, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY CAME HERBERT REPP AND MABEL REPP, HIS WIFE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

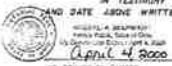
Notary Public, State of Ohio

ACKNOWLEDGMENT

STATE OF OHIO, S. S.

BE IT REMEMBERED THAT ON THIS 23rd DAY OF October, 1995, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY CAME HERBERT REPP AND MABEL REPP, HIS WIFE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.



DEED REFERENCE

SITUATED IN SECTION 4, T-3, R-4, CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, CONTAINING 4.499 ACRES AND BEING THE SAME TRACT AS CONVEYED TO HERBERT REPP AND MABEL REPP, HIS WIFE, AND DESCRIBED IN OFFICIAL RECORDS BOOK 534, PAGE 996, WARREN COUNTY, OHIO.

ACREAGE TABLE	
LOTS	3.9428 AC.
ROAD	0.5575 AC.
TOTAL	4.5003 AC.

OWNER & DEVELOPER

HERBERT & MABEL REPP
4480 SPRINGBORO RD.
LEBANON, OHIO 45036

MEMORY ACRES

SITUATED IN

SECTION 4, T-3, R-4,

CLEARCREEK TOWNSHIP

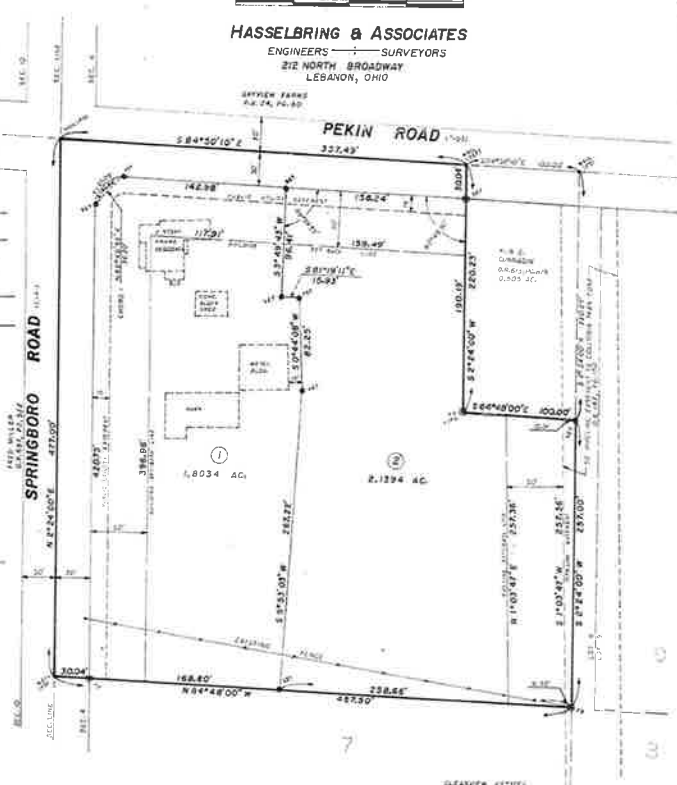
WARREN COUNTY, OHIO

SCALE: 1" = 50'

OCTOBER 1995

HASSELBRING & ASSOCIATES

ENGINEERS - SURVEYORS
212 NORTH BROADWAY
LEBANON, OHIO



Old 08-04-300-002 4.499 AC.
New 08-04-300-036 lot 1
New 08-04-300-037 lot 2
No Reel
11/2/15 SC

COUNTY SANITARY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 23rd DAY OF October, 1995

Robert Romble
COUNTY SANITARY ENGINEER

WARREN COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE WARREN COUNTY REGIONAL PLANNING COMMISSION ON THIS 2nd DAY OF November, 1995

Robert D. P...
PLANNING COMMISSIONER

CLEARCREEK TOWNSHIP ZONING INSPECTOR

I HEREBY APPROVE THIS PLAT ON THIS 23rd DAY OF October, 1995

Demetrius D. P...
ZONING INSPECTOR

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 23rd DAY OF October, 1995

Charles H. Huxley
COUNTY ENGINEER

COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT ON THIS 2nd DAY OF November, 1995

Commissioners: Pat Arnold Smith, Larry J. G...
COUNTY COMMISSIONERS

COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 23rd DAY OF October, 1995

Joseph T. Red...
COUNTY HEALTH DISTRICT

COUNTY AUDITOR

TRANSFERRED ON THIS 3rd DAY OF November, 1995

Nancy A. Horn, Nick Nelson
COUNTY AUDITOR

COUNTY RECORDER

FILE NO. 82094
RECEIVED ON THIS 5 DAY OF November, 1995 AT 1:14 P.M.
RECORDED ON THIS 5 DAY OF November, 1995 AT 1:12 P.M.
RECORDED IN PLAT BOOK NO. 52 PAGE 42
FEE \$43.20

By Jason Hill, Beth...
COUNTY RECORDER

SURVEYOR'S NOTES

- (1) BEARING SYSTEM FROM PB 31, PG 687.
- (2) DEED RECORDS AS SHOWN ON PLAT ARE SOURCE DOCUMENT.
- (3) OCCUPATION IN GENERAL FITS SURVEY. (EXCEPT AS SHOWN)
- (4) ALL MONUMENTS IN GOOD CONDITION.
- (5) ● DENOTES 1" IRON PIN
- (6) • DENOTES 1/2" IRON PIN
- (7) * DENOTES NAIL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN SEPTEMBER, 1995 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.

Charles H. Huxley
SURVEYOR

PB 52-48

CLEARVIEW ESTATES

SITUATED IN

SECTION 4, T-3, R-4

CLEARCREEK TOWNSHIP

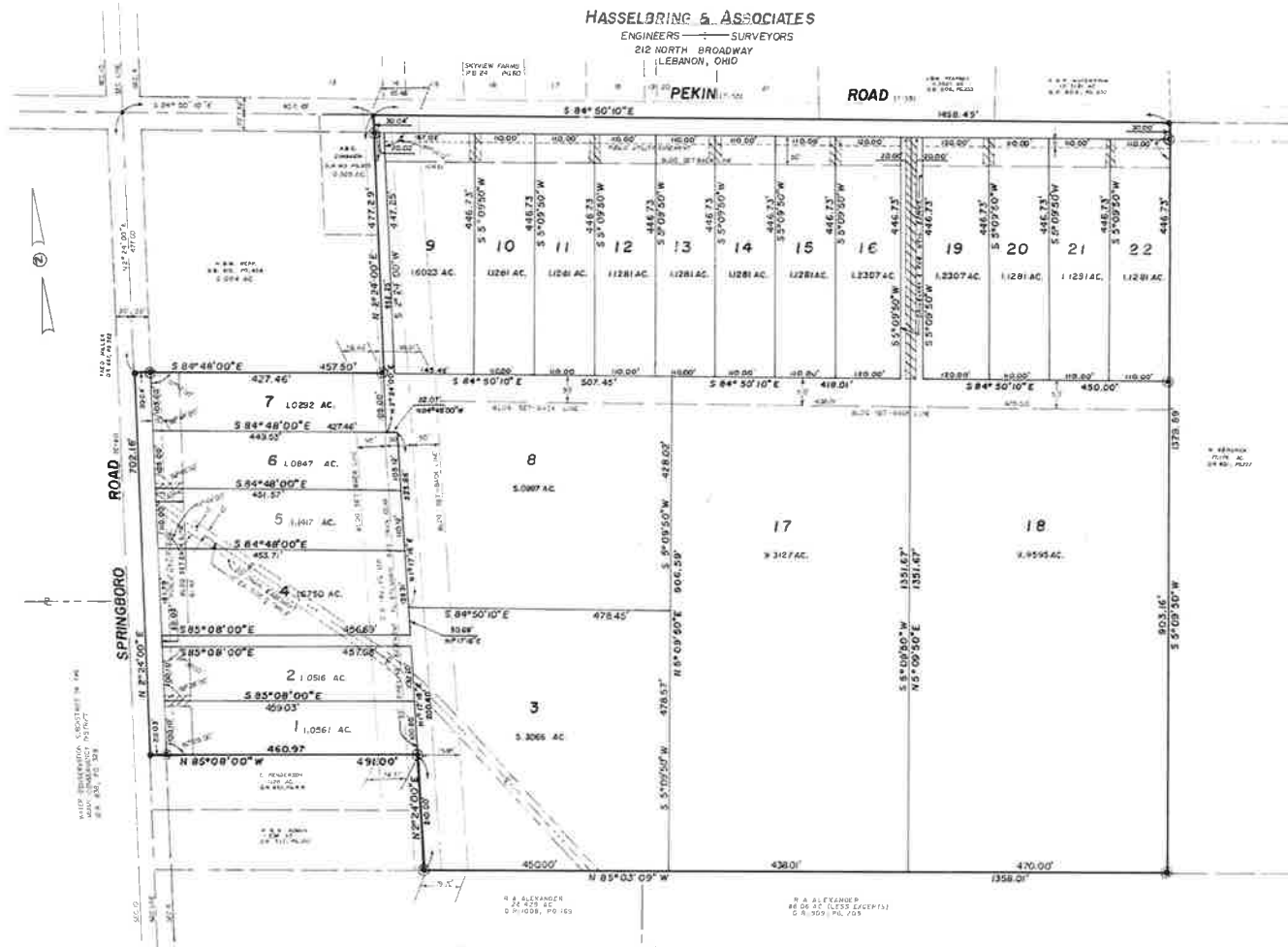
WARREN COUNTY, OHIO

SCALE: 1" = 100'

MARCH 1995



HASSELBRING & ASSOCIATES
ENGINEERS - SURVEYORS
212 NORTH BROADWAY
LEBANON, OHIO



- Old 08-04-300-012-52.421 ac
- New 08-04-300-014 - lot 1
- New 08-04-300-015 - lot 2
- New 08-04-300-016 - lot 3
- New 08-04-300-017 - lot 4
- New 08-04-300-018 - lot 5
- New 08-04-300-019 - lot 6
- New 08-04-300-020 - lot 7
- New 08-04-300-021 - lot 8
- New 08-04-300-022 - lot 9
- New 08-04-300-023 - lot 10
- New 08-04-300-024 - lot 11
- New 08-04-300-025 - lot 12
- New 08-04-300-026 - lot 13
- New 08-04-300-027 - lot 14
- New 08-04-300-028 - lot 15
- New 08-04-300-029 - lot 16
- New 08-04-300-030 - lot 17
- New 08-04-300-031 - lot 18

No Rem. kw

ACREAGE TABLE	
LOTS	50.9336 AC
STREETS	1.4875 AC
TOTAL	52.4211 AC

- New 08-04-300-032 lot 19
- New 08-04-300-033 lot 20
- New 08-04-300-034 lot 21
- New 08-04-300-035 lot 22



LEGEND:

-
-
-
-
-
-

OCCUPATION IN GENERAL FITS THE SURVEYED LINES EXCEPT AS SHOWN

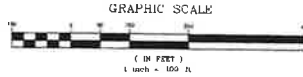
IN ADDITION TO THE REFERENCES SHOWN ON THE FACE OF THIS PLAT THE FOLLOWING DOCUMENTS WERE USED:

NONE

ALL MONUMENTATION FOUND OR SET IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN

MARK LONG SUBDIVISION SECTION TWO

BEING LOT 1 OF THE MARK LONG SUBDIVISION AS RECORDED IN PLAT BOOK 67, PAGE 87 AND 4.5615 ACRES OF UNPLATTED LAND SECTION 3, TOWN 3, RANGE 4N CLEARCREEK TOWNSHIP WARREN COUNTY, OHIO CONTAINS: 6.0615 ACRES



AREA TABLE

area in lot	6.0010 acres
area in R/W	0.0605 acres
Total	6.0615 acres



Old 08-03-100-006 20.4337 ac.
 Old 08-03-103-001 lot 1
 New 08-03-100-007 lot 2
 Rem 08-03-100-008 15.8722 ac.
 4/6/09

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS SHOWN HEREIN PLATED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, DEDICATE THE STREET AND RESERVE THE EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND/OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR ANY OTHER UTILITY LINES OR SERVICES, STORM WATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENTS OR IMMEDIATELY ADJACENT THEREIN, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT EASEMENTS AND FOR PROVIDING INGRESS AND EGRESS TO AND FROM THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD. THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO, THE CITY OF CLEVELAND, OHIO, CLEVELAND GAS AND ELECTRIC COMPANY, CINDERY, AMERITECH, SEC. AT&T, CABLE TV AND ANY OTHER UTILITY COMPANY. DRAINAGE EASEMENTS ARE FOR THE EXPRESS PURPOSE OF CONVEYING STORM WATER PLATES, SETTING ADJACENT GROUND OR THROUGH STORM DRAINAGE APERTURES. DRAINAGE EASEMENTS ARE SUBJECT TO ALL OF THE RESTRICTIONS AND REQUIREMENTS ABOVE FOR UTILITY EASEMENTS, WITH THE ADDITIONAL REQUIREMENT OF NO BUILDING, FILL OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS.

OWNERS:

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
 Vincent J. Long
 Patricia Ann Long
 Mark V. Long
 Paula M. Long
 Witness (as to both):
 Debra M. Scobey
 Witness (as to both):
 Terence M. Sullivan

STATE OF OHIO, BE IT REMEMBERED THAT ON THIS 12th DAY OF MARCH, 2009, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME MARK V. LONG, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC STATE OF OHIO

WILLIAM C. PIETREWICZ, Notary Public
 16400 W. Center Rd.
 My Commission Expires April 30, 2010



DESCRIPTION

SITUATED IN SECTION 3, TOWN 3, RANGE 4 NORTH, CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO BEING LOT 1 OF THE MARK LONG SUBDIVISION AS RECORDED IN PLAT BOOK 67, PAGE 87 AND 2.5615 ACRES OUT OF THE ORIGINAL 22.560 ACRE TRACT CONVEYED TO VINCENT AND PATRICIA LONG BY O.R. VOL. 297, PAGE 712 OF THE RECORDS OF WARREN COUNTY, OHIO.



CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION IN NOVEMBER 2007 AND THAT ALL MONUMENTS WILL BE SET AS SHOWN. I ALSO CERTIFY THAT ALL LOT DIMENSIONS AND AREAS CONFORM TO THE REQUIREMENTS OF THE ZONING DISTRICT IN WHICH THIS PLAT IS LOCATED.

William C. Pietrewicz, Surveyor
 DATE: 3-12-09
 OHIO LICENSE NO. S-45749

WARREN COUNTY COMMISSIONERS

WE THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO DO HEREBY APPROVE THIS PLAT ON THIS 15th DAY OF January, 2009.

COMMISSIONERS: [Signatures]

WARREN COUNTY AGENT: [Signature]

TRANSFERRED ON THIS 12th DAY OF March, 2009.

WARREN COUNTY RECORDER: [Signature]

FILE NO. 72696
 RECEIVED ON THIS 12 DAY OF MARCH 2009
 RECORDED ON THIS 12 DAY OF MARCH 2009
 RECORDED IN PLAT BOOK NO. 67, PAGE 96

APPROVALS:

WARREN COUNTY REGIONAL PLANNING COMMISSION: [Signature]

THIS PLAT WAS APPROVED BY THE WARREN COUNTY REGIONAL PLANNING COMMISSION ON THIS 15th DAY OF January, 2009.

CLEARCREEK TWP: [Signature]

I HEREBY APPROVE THIS PLAT ON THIS 13th DAY OF November, 2008.

COUNTY ENGINEER: [Signature]

I HEREBY APPROVE THIS PLAT ON THIS 19th DAY OF November, 2008.

WARREN COUNTY SANITARY ENGINEER: [Signature]

I HEREBY APPROVE THIS PLAT ON THIS 20th DAY OF November, 2008.

COUNTY HEALTH DISTRICT: [Signature]

I HEREBY APPROVE THIS PLAT ON THIS 15th DAY OF January, 2009.

DRAINAGE STATEMENT:

UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON NEAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES, THE COMMON LINE BEING THE CENTERLINE OF SAID EASEMENT. UNTIL THE EXECUTION OF THE PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, AS APPLICABLE, THE DEVELOPER (OR THEIR AGENT) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS, FOR THE PURPOSES OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES ON DRAINAGE CHANNELS.

THE WARREN COUNTY COMMISSIONERS ASSUME NO LIABILITY FOR LIAISON TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS PLAT, EXCEPT AS STIPULATED ABOVE, WITH RESPECT TO DEVELOPER MAINTENANCE. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

SURVEYOR NOTES:

- OCCUPATION FITS SURVEY AS SHOWN.
- MONUMENTATION IN GOOD CONDITION.
- SOURCE DOCUMENTS AS NOTED.
- BEARINGS BASED ON THE CENTERLINE OF SPRINGBORO ROAD (N 06°24'14" E) AS RECORDED ON MARK LONG SUBDIVISION PLAT BOOK 67, PAGE 87.
- DE-1-D REFERENCE: O.R. 2978, PAGE 712.

MINIMUM OPENING ELEVATION: 962.5

MINIMUM BUILDING ELEVATION: 962.5

MINIMUM BUILDING ELEVATION NOTED ABOVE IS BASED ON ELEVATION FROM THE WARREN COUNTY GIS DATA BASE.

SUBMITTED FOR APPROVAL: [Signature]
 JUNE 12, 2008

SUBDIVIDERS: Mark & Paula Long
 3658 N. Springboro Road
 Lebanon, Ohio 43036
 (637) 800-8584

OWNERS/DEVELOPERS: Vincent & Patricia Long
 3658 N. Springboro Road
 Lebanon, Ohio 43036
 (637) 800-8584

NOBLETT, BROWN & PIETREWICZ INC.
 Civil Engineers & Surveyors
 122 Ryer Road, Suite 204
 Mansfield, Ohio 44842
 PH: (330) 347-2511 FAX: (330) 347-2503

SCALE: 1"=100' DRAWN: KRS
 DATE: December 17, 2007 JOB NO.: 07-6410



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

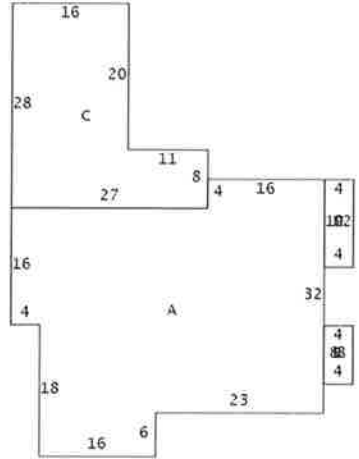
Linda Oda
Recorder

Parcel ID	804300036	Current Owner	VAUGHN, DALE A. & BRENDA	Account Number	0414663
Property Address	4480 SPRINGBORO RD LEBANON 45036	Legal Description	1 MEMORY ACRES 1.8034 ACRES	Neighborhood ID	89001
Tax District	4 CLEARCREEK TWP LCSD	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	\$95,000	Bedrooms	4
Last Sale Date	10/08/2019	Exterior	VINYL / ALUM
Owner Occupied	N	Above Grade Living Area	3200 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1900	Total Living Area	3,200sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$48,760	\$17,070
BUILDING	\$74,030	\$25,910
TOTAL	\$122,790	\$42,980
CAUV	\$0	

Parcel ID 804300036

Current Owner VAUGHN, DALE A. & BRENDA

Account Number 0414663

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	CANOPY/LEAN-TO (R)	METAL	1987	FAIR	0	14	40	0	1.28	15	0	\$600.00
0	POLE BUILDING	METAL	1987	FAIR	0	30	40	0	4.91	15	0	\$5,000.00
0	GARAGE	BRICK	1901	POOR	0	20	30	0	0.00	0	0	\$300.00

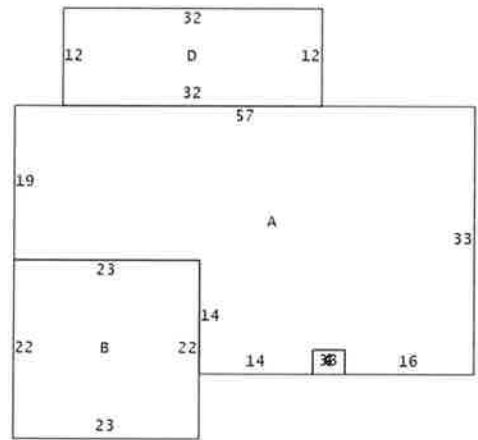


Parcel ID	804300020	Current Owner	LOVEJOY, DAVID R. & ELLEN	Account Number	0414477
Property Address	4408 SPRINGBORO RD LEBANON 45036	Legal Description	7 CLEARVIEW ESTATES 1.0292 ACRES	Neighborhood ID	88001
Tax District	4 CLEARCREEK TWP LCSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$142,500	Bedrooms	3
Last Sale Date	03/11/2002	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	1547 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1995	Total Living Area	1,547sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$37,260	\$13,040
BUILDING	\$188,020	\$65,810
TOTAL	\$225,280	\$78,850
CAUV	\$0	-

Parcel ID

804300020

Current Owner

LOVEJOY, DAVID R. & ELLEN

Account Number

0414477

Outbuildings

There Are No Outbuildings Associated With This Property



WARREN COUNTY

Matt Nolan
Auditor

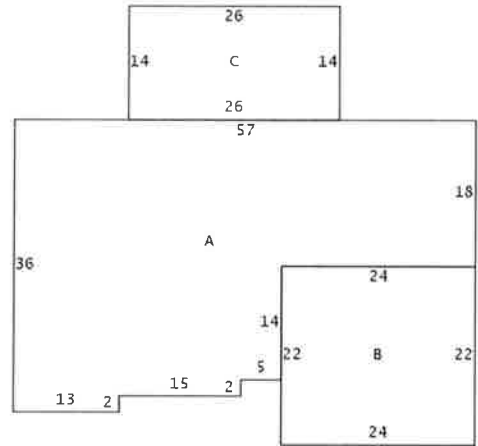
Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	804300019	Current Owner	MILLER, JAMES W. & JUDY K	Account Number	0414469
Property Address	4376 SPRINGBORO RD LEBANON 45036	Legal Description	6 CLEARVIEW ESTATES 1.0847 ACRES	Neighborhood ID	88001
Tax District	4 CLEARCREEK TWP LCSD	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	\$200,000	Bedrooms	3
Last Sale Date	06/15/2017	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	1570 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1998	Total Living Area	1,570sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$38,160	\$13,360
BUILDING	\$208,920	\$73,120
TOTAL	\$247,080	\$86,480
CAUV	\$0	

Parcel ID 804300019

Current Owner MILLER, JAMES W. & JUDY K

Account Number 0414469

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	POLE BUILDING	METAL	2017	AVERAGE	0	36	40	0	0.00	10	0	\$18,700.00



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

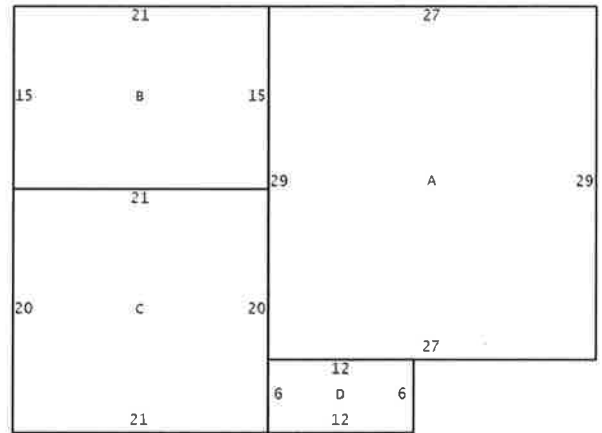
Linda Oda
Recorder

Parcel ID	804300018	Current Owner	ROBERT, MONICA R &	Account Number	0414450
Property Address	4374 SPRINGBORO RD LEBANON 45036	Legal Description	5 CLEARVIEW ESTATES 1.1417 ACRES	Neighborhood ID	88001
Tax District	4 CLEARCREEK TWP LCSD	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	\$360,000	Bedrooms	3
Last Sale Date	02/01/2022	Exterior	VINYL / ALUM
Owner Occupied	Y	Above Grade Living Area	1881 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2002	Total Living Area	1,881sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$38,990	\$13,650
BUILDING	\$191,080	\$66,880
TOTAL	\$230,070	\$80,530
CAUV	\$0	

Parcel ID 804300018

Current Owner ROBERT, MONICA R &

Account Number 0414450

Outbuildings

There Are No Outbuildings Associated With This Property



WARREN COUNTY

Matt Nolan
Auditor

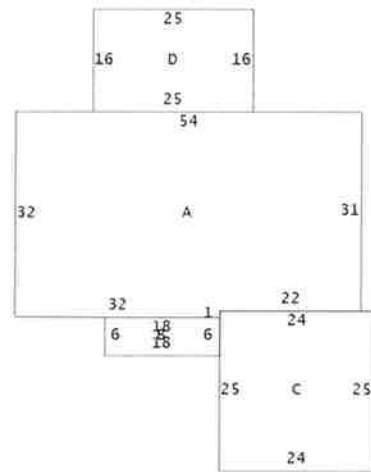
Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	804300017	Current Owner	MATTHEW D SMITH	Account Number	0414442
Property Address	4334 SPRINGBORO RD LEBANON 45036	Legal Description	4 CLEARVIEW ESTATES 1.6750 ACRES	Neighborhood ID	88001
Tax District	4 CLEARCREEK TWP LCSD	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	\$525,000	Bedrooms	3
Last Sale Date	06/25/2024	Exterior	VINYL / ALUM
Owner Occupied	Y	Above Grade Living Area	1706 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2004	Total Living Area	1,706sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$46,860	\$16,400
BUILDING	\$229,780	\$80,420
TOTAL	\$276,640	\$96,820
CAUV	\$0	-

Parcel ID 804300017

Current Owner MATTHEW D SMITH

Account Number 0414442

Outbuildings

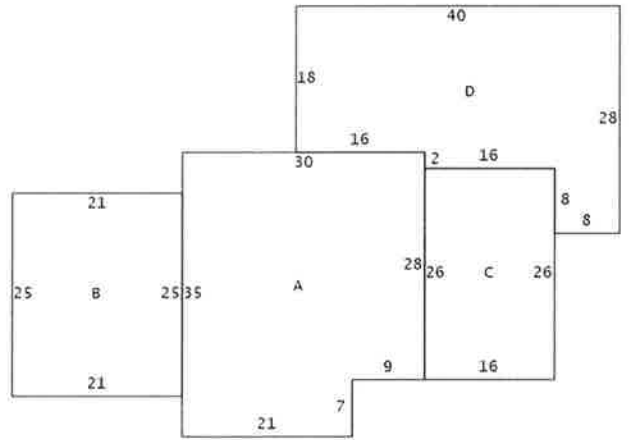
There Are No Outbuildings Associated With This Property



Parcel ID	804300016	Current Owner	BISHOP, WILLIAM P. & TINA	Account Number	0414434
Property Address	4324 SPRINGBORO RD LEBANON 45036	Legal Description	3 CLEARVIEW ESTATES 5.3066 ACRES	Neighborhood ID	88001
Tax District	4 CLEARCREEK TWP LCSD	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	\$239,500	Bedrooms	3
Last Sale Date	09/04/2002	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	1896 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1996	Total Living Area	1,896sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$100,450	\$35,160
BUILDING	\$232,420	\$81,350
TOTAL	\$332,870	\$116,510
CAUV	\$0	-

Parcel ID 804300016

Current Owner BISHOP, WILLIAM P. & TINA

Account Number 0414434

Outbuildings

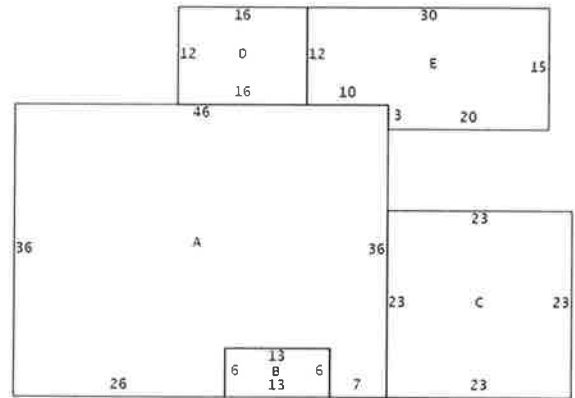
Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
1	POLE BUILDING	METAL	2005	GOOD	10	30	40	0	0.00	10	0	\$12,900.00



Parcel ID	804300015	Current Owner	KELLER, KAREN & NEAL E.	Account Number	0414426
Property Address	4306 SPRINGBORO RD LEBANON 45036	Legal Description	2 CLEARVIEW ESTATES 1.0516 ACRES	Neighborhood ID	88001
Tax District	4 CLEARCREEK TWP LCSD	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	06/24/2021	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1578 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1996	Total Living Area	1,578sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$37,660	\$13,180
BUILDING	\$203,160	\$71,110
TOTAL	\$240,820	\$84,290
CAUV	\$0	

Parcel ID 804300015

Current Owner KELLER, KAREN & NEAL E.

Account Number 0414426

Outbuildings

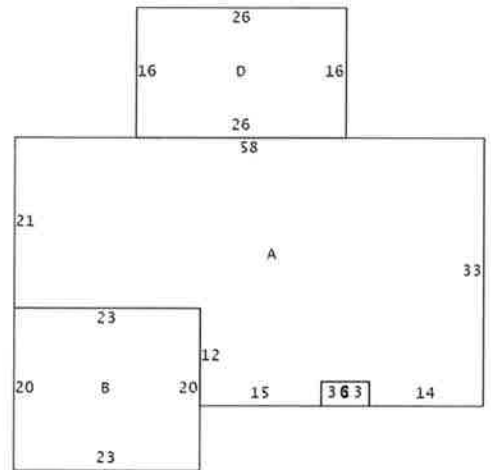
Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	POLE BUILDING	METAL	2004	AVERAGE	10	30	40	0	0.00	10	0	\$16,100.00



Parcel ID	804300014	Current Owner	REFFITT, WILLIAM CLINT &	Account Number	0414418
Property Address	4304 SPRINGBORO RD LEBANON 45036	Legal Description	1 CLEARVIEW ESTATES 1.0561 ACRES	Neighborhood ID	88001
Tax District	4 CLEARCREEK TWP LCSD	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	\$146,000	Bedrooms	3
Last Sale Date	03/29/2011	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	1620 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1996	Total Living Area	1,620sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$37,720	\$13,200
BUILDING	\$193,150	\$67,600
TOTAL	\$230,870	\$80,800
CAUV	\$0	-

Parcel ID 804300014

Current Owner REFFITT, WILLIAM CLINT &

Account Number 0414418

Outbuildings

There Are No Outbuildings Associated With This Property



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

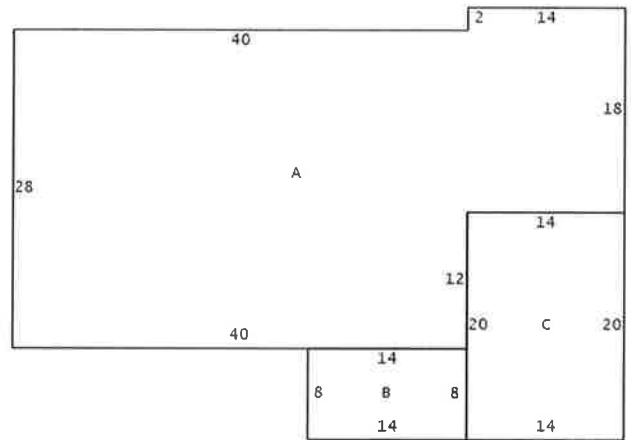
Linda Oda
Recorder

Parcel ID	804300009	Current Owner	HENDERSON, MARTY &	Account Number	0403939
Property Address	4278 SPRINGBORO RD LEBANON 45036	Legal Description	1.1260 ACRES	Neighborhood ID	89001
Tax District	4 CLEARCREEK TWP LCSD	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	3
Last Sale Date	06/09/2017	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	1372 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1977	Total Living Area	1,372sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$38,760	\$13,570
BUILDING	\$125,130	\$43,800
TOTAL	\$163,890	\$57,370
CAUV	\$0	-

Parcel ID 804300009

Current Owner HENDERSON, MARTY &

Account Number 0403939

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	GARAGE	BRICK	1980	FAIR	0	20	26	0	0.00	25	0	\$7,500.00



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

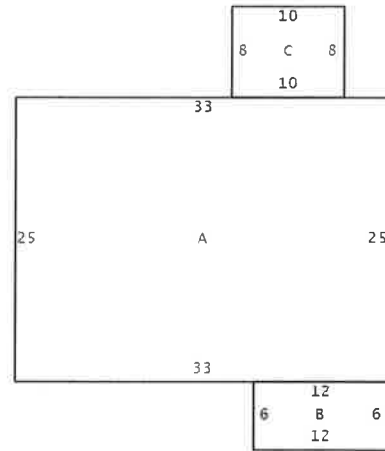
Linda Oda
Recorder

Parcel ID	804300008	Current Owner	REARDON, JAMES, JR, & DEB	Account Number	0403947
Property Address	4256 SPRINGBORO RD LEBANON 45036	Legal Description	1.2360 ACRES	Neighborhood ID	89001
Tax District	4 CLEARCREEK TWP LCSD	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	\$132,500	Bedrooms	2
Last Sale Date	10/23/2008	Exterior	VINYL / ALUM
Owner Occupied	Y	Above Grade Living Area	825 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	289 sq. ft.
Year Built	1954	Total Living Area	1,114sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$40,380	\$14,130
BUILDING	\$64,740	\$22,660
TOTAL	\$105,120	\$36,790
CAUV	\$0	

Parcel ID 804300008

Current Owner REARDON, JAMES, JR. & DEB

Account Number 0403947

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	MISC. BLDG.	METAL	1901	POOR	0	0	0	0	0.00	0	0	\$0.00
0	GARAGE	CONCRETE BLOCK	1966	FAIR	0	22	22	0	0.00	50	0	\$4,500.00

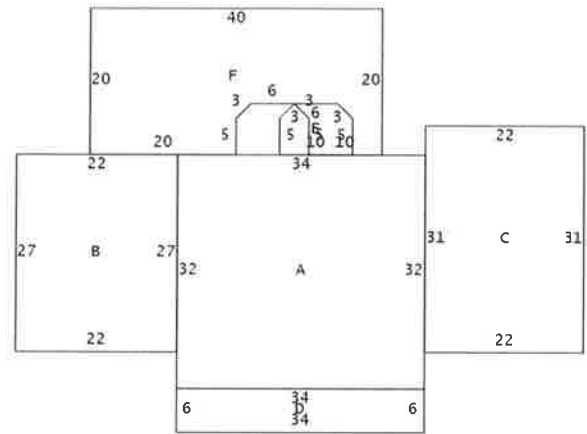


Parcel ID	804300040	Current Owner	REES, ERIC W	Account Number	0641385
Property Address	4200 SPRINGBORO RD LEBANON 45036	Legal Description	1.5000 ACRES	Neighborhood ID	89001
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	4
Last Sale Date	08/24/2020	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	2292 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2001	Total Living Area	2,292sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$44,280	\$15,500
BUILDING	\$353,130	\$123,600
TOTAL	\$397,410	\$139,100
CAUV	\$0	

Parcel ID 804300040

Current Owner REES, ERIC W

Account Number 0641385

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	POLE BUILDING	WOOD FRAME	2013	AVERAGE	16	30	50	0	0.00	10	0	\$21,100.00



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

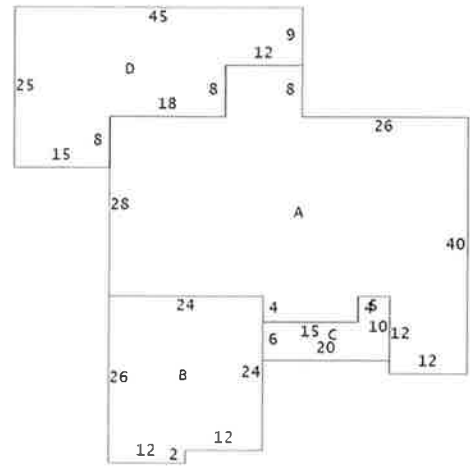
Linda Oda
Recorder

Parcel ID	803105002	Current Owner	NELSON, MICHAEL W. &	Account Number	0641890
Property Address	3968 N SPRINGBORO RD LEBANON 45036	Legal Description	2 DOVER'S RUN 1 1.4518 ACRES	Neighborhood ID	86004
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$244,000	Bedrooms	3
Last Sale Date	10/05/2010	Exterior	VINYL / ALUM
Owner Occupied	Y	Above Grade Living Area	1868 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2005	Total Living Area	1,868sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$49,200	\$17,220
BUILDING	\$303,680	\$106,290
TOTAL	\$352,880	\$123,510
CAUV	\$0	

Parcel ID 803105002

Current Owner NELSON, MICHAEL W. &

Account Number 0641890

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	POLE GARAGE	METAL	2022	AVERAGE	0	30	50	0	0.00	10	0	\$17,400.00



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

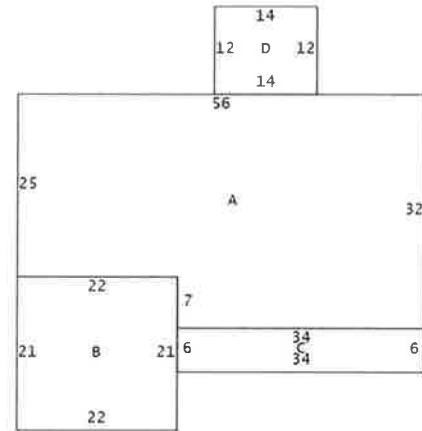
Linda Oda
Recorder

Parcel ID	803105003	Current Owner	CLIFTON, CARL R. & SANDY	Account Number	0641891
Property Address	3944 N SPRINGBORO RD LEBANON 45036	Legal Description	3 DOVER'S RUN 1 1.4344 ACRES	Neighborhood ID	86004
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$260,000	Bedrooms	3
Last Sale Date	02/06/2018	Exterior	VINYL / ALUM
Owner Occupied	Y	Above Grade Living Area	1638 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2005	Total Living Area	1,638sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$49,200	\$17,220
BUILDING	\$259,470	\$90,810
TOTAL	\$308,670	\$108,030
CAUV	\$0	-

Parcel ID 803105003

Current Owner CLIFTON, CARL R. & SANDY

Account Number 0641891

Outbuildings

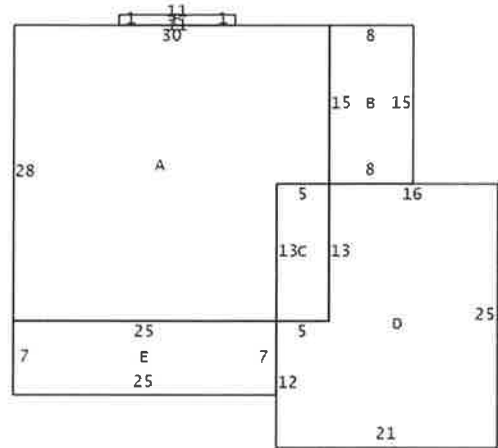
Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	POLE BUILDING	METAL	2019	AVERAGE	16	40	48	0	0.00	10	0	\$26,300.00



Parcel ID	803105004	Current Owner	HEALY, LESA M.	Account Number	0641892
Property Address	954 NUEWAY DR LEBANON 45036	Legal Description	4 DOVER'S RUN 1 1.4059 ACRES	Neighborhood ID	86004
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture

Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	3
Last Sale Date	07/20/2021	Exterior	VINYL / ALUM
Owner Occupied	Y	Above Grade Living Area	1746 sq. ft.
Homestead Exemption	Y	Finished Basement/Attic	0 sq. ft.
Year Built	2000	Total Living Area	1,746sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$49,200	\$17,220
BUILDING	\$209,400	\$73,290
TOTAL	\$258,600	\$90,510
CAUV	\$0	-

Parcel ID 803105004

Current Owner HEALY, LESA M.

Account Number 0641892

Outbuildings

There Are No Outbuildings Associated With This Property