

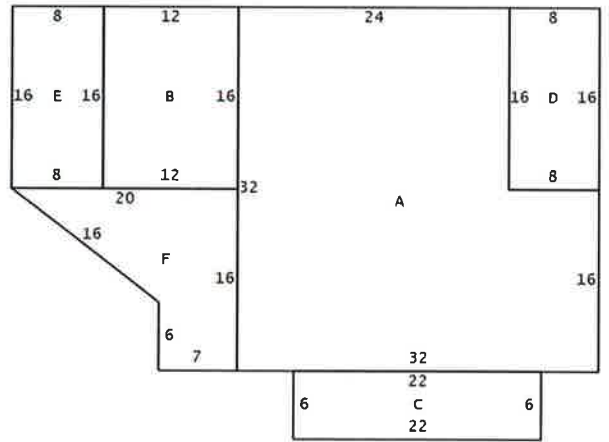


Parcel ID	935400024	Current Owner	LANE5, LLC	Account Number	0210617
Property Address	5474 N ROUTE 48 LEBANON 45036	Legal Description	5.0100 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	115 - C.A.U.V. FRUIT & NUT FARM	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$560,000	Bedrooms	3
Last Sale Date	04/25/2022	Exterior	SHINGLE
Owner Occupied	N	Above Grade Living Area	1984 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1900	Total Living Area	1,984sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$184,870	\$30,290
BUILDING	\$321,720	\$112,600
TOTAL	\$506,590	\$142,890
CAUV	\$86,540	



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0935400024	Current Owner	LANE5, LLC	Account Number	0210617
Property Address	5474 N ROUTE 48 LEBANON 45036	Legal Description	5.01 ACRES	State Use Code	115 - C.A.U.V. FRUIT & NUT FARM
Tax District	2 - CLEARCREEK TWP-LEBANON CSD	Neighborhood ID	099001	Ohio Public School District Number	8305
School District	LEBANON CSD				

Summary

Summary

Building Details

Tax Info

Payments/Refunds

Tax Bill

Sales History

Value History

Land Records

Outbuildings

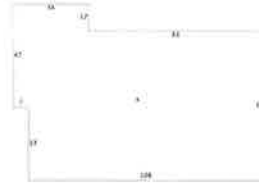
Yard Items

Memos

Recorder Data



Commerical Building 1 ▼



Click on sketch to view details



Click image to link to map

Multiple Buildings Found

Building Type	Construction Year	Occupancy Type	Living Area	Building ID	Sketch
Res	1900	1 FAMILY UNIT	1,984	1	View Sketch
Comm	1900	GCM	7,997	2	View Sketch

Value Summary

Valuation	True Value	Assessed Value
Land	\$184,870	\$30,290
Building	\$321,720	\$112,600
Total	\$506,590	\$142,890
CAUV	\$86,540	-



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Warren County GIS

Date: 8/27/2024

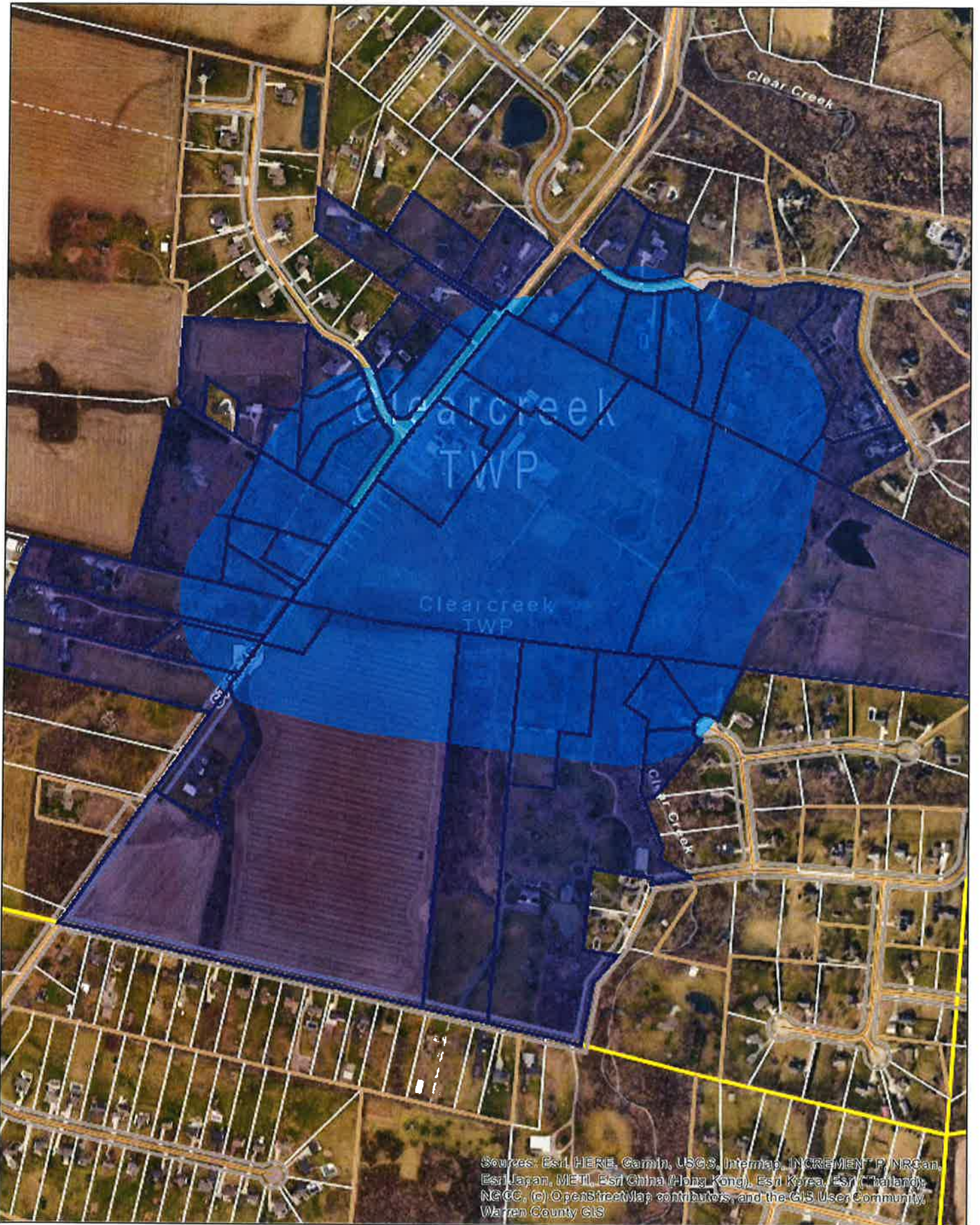
Cadastral Lines	Corporate Line	Parcel Line	Hardware
Other values	County Line	ROW Unknown Width Line	Subdivision Line
Line Type	Farm Lot Line	Road ROW	Encroachment and Range Line
Audition Trap Line	Overpass Line	School Line	Black Line
City Township Line	Subdivision Unit Line	Section Line	USFS Line
			Isolated Road Line

WC Aerial of Parking

1 inch = 167 feet

The provider makes no warranty or representation with respect to its information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to 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, including the cost of recovering information, programs or data.

24-BZA-006 Exhibit 1D



Date: 8/15/2024

Cadastral Lines	Corporate Line	Parcel Line	Hardware
Section Lines	County Line	ROW Unknown Width Line	Sub-vision Lot Line
Line Type	Farm Lot Line	Road ROW	Township and Range Line
Auditors Trail Line	Overpass Line	School Line	Back Line
Civil Township Line	Sub-vision Limit Line	Section Line	VMS Line
			Sealed Road Line

500' Notice Area for Parcel 09-35-400-023

1 inch = 752 feet

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24-BZA-006 Exhibit 2A

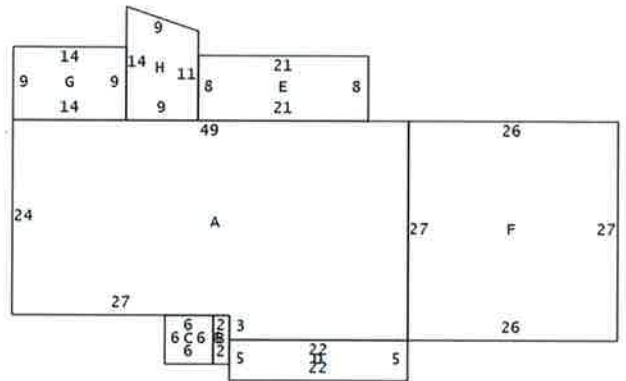


Parcel ID	935400023	Current Owner	LANE5 LLC	Account Number	0215161
Property Address	5460 N ROUTE 48 LEBANON 45036	Legal Description	30.6058 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	115 - C.A.U.V. FRUIT & NUT FARM	OH Public School Dist No	8305
		School District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



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Warren County GIS

Date: 8/15/2024

Cadastral Lines	Corporate Line	Parcel Line	Right-of-Way
Call Order Values	County Line	ROW Unknown With Line	Subdivision Line
Line Type	Farm Lot Line	Road ROW	Survey and Range Line
Auditors Trust Line	Overpass Line	School Line	Trail Line
Civil Township Line	Subdivision Limit Line	Section Line	VMS Line
			Unimproved Road Line

500' Notice Area for Parcel 09-35-400-022

1 inch = 752 feet

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24-BZA-006 Exhibit 3A



Parcel ID	935400022	Current Owner	LANE5 LLC	Account Number	0215160
Property Address	0 N ROUTE 48 LEBANON 45036	Legal Description	28.3893 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

No Sketch Available

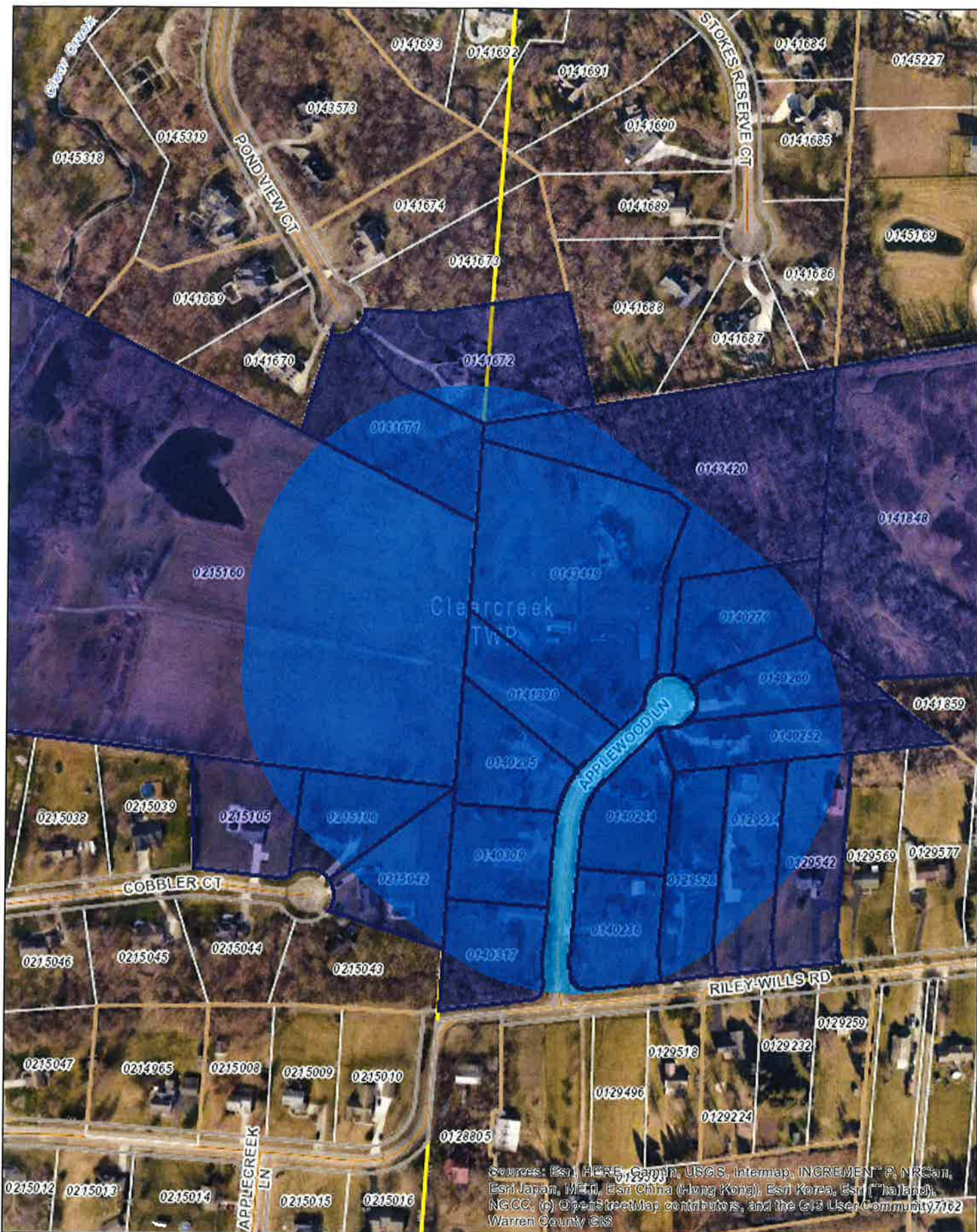


Building & Last Sale Summary

Last Sale Amount	\$800,000	Bedrooms	
Last Sale Date	10/30/2018	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	\$209,520	\$8,660
BUILDING	\$2,460	\$860
TOTAL	\$211,980	\$9,520
CAUV	\$24,740	-



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community 7/16/2 Warren County GIS

Date: 8/15/2024

Cadastral Lines	Corporate Line	Parcel Line	Highway
All other values	County Line	RD With Name With Line	Subdivision Line
Line Type	Farm Lot Line	Road RD W	Township and Range Line
Audible Tactile Line	Overpass Line	School Line	Track Line
Civil Township Line	Subdivision Line	YMS Line	Washed Road Line

500' Notice Area for Parcel 09-29-315-005

1 inch = 376 feet

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24-BZA-006 Exhibit 4A



Parcel ID	929315005	Current Owner	LANE5 LLC	Account Number	0141390
Property Address	0 APPLEWOOD LN LEBANON 45036	Legal Description	PT. 6 HIDDEN VALLEY ESTATE 1.1404 ACRES	Neighborhood ID	91001
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	115 - C.A.U.V. FRUIT & NUT FARM	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount	\$800,000	Bedrooms	
Last Sale Date	10/30/2018	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	\$7,390	\$580
BUILDING	\$0	\$0
TOTAL	\$7,390	\$580
CAUV	\$1,650	-