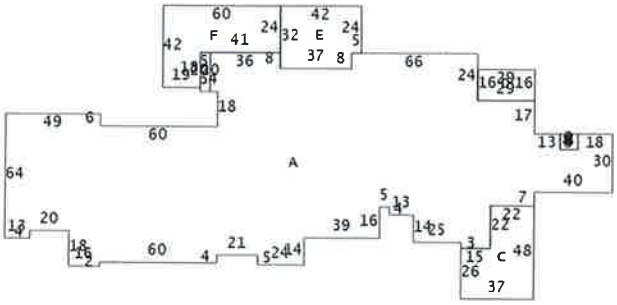
WARREN COUNTY
Property Search

Matt Nolan Auditor | **Randy Kuvin, CPA** Treasurer | **Linda Oda** Recorder

Parcel ID	0408400009	**Current Owner**	SYCAMORE CK. COUNTRY CLUB	**Account Number**	0609568
Property Address	8300 COUNTRY CLUB LN SPRINGBORO 45066	**Legal Description**	222.4258 ACRES	**Neighborhood ID**	49001
Tax District	6 CLEARCREK TWP SPRBORO CSD	**State Use Code**	463 - GOLF COURSE	**OH Public School Dist No**	8302
		School District	SPRINGBORO CSD		

Primary Picture

Primary Sketch



Building & Last Sale Summary

Last Sale Amount	$83,065	**Bedrooms**	
Last Sale Date	11/25/1986	**Exterior**	
Owner Occupied	N	**Above Grade Living Area**	
Homestead Exemption	N	**Finished Basement/Attic**	
Year Built		**Total Living Area**	

Value Summary

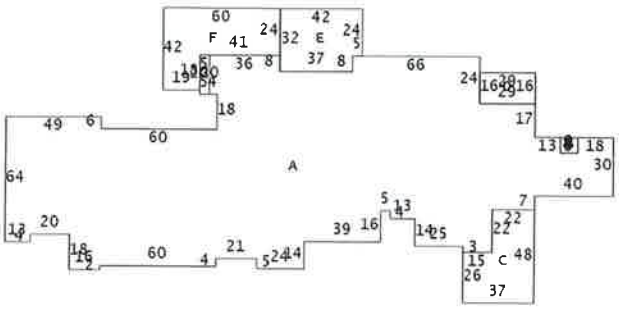
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$1,957,350	$685,070
BUILDING	$1,785,740	$625,010
TOTAL	$3,743,090	$1,310,080
CAUV	$0	

26-BZA-002 Exhibit 10A

Parcel ID	408400009	Current Owner	SYCAMORE CK. COUNTRY CLUB	Account Number	0609568

Commercial Building Details
Building 1 of 4

Building Sketch



Sketch Details

E	FRAME	CANOPY	1304
B	FRAME	OPEN PORCH	72
C	FRAME	CANOPY	1446
F	FRAME	DECK	1782
D	CUT BLOCK	1 STORY	464
G	FR. & MASONRY	STOOP / BSM'T	100
A	FR. & MASONRY	1 STORY	23316

Building Detail

Occupancy Code	GCM	Remodel Year	1998
Building ID	CLUBHSE	Grade	A
Perimeter	958 Feet	Condition	GOOD
Year Built	1963		

Pricing Ladder

Basement	9 ft	$21.73	Unit Finish	$0.00	Plumbing	$50,400.00
1st Floor	12 ft	$56.88	Interior Finish	$0.00	Features	$67,320.00
2nd Floor	0 ft	$0.00	Divided Walls	$0.00	Total Base	$1,840,070.00
3rd Floor	0 ft	$0.00	Lighting	$0.00	Grade %	1.50
4th Floor	0 ft	$0.00	Heat/Cooling	$0.00	Cost %	0.00
Remaining Floors		$0.00	Sprinkler	$0.00	Design %	0.00
Frame Adjustment		($4.38)	Square Foot Price	$73.87	Replacement Value	$2,760,110.00
Wall Height Adjustment		($0.36)	Area	23316.00 Sq. Ft.	Physical Depreciation %	40
Base Price		$73.87	SubTotal	$1,722,350.00	Obsolescence Dep. %	49
BPA %		100%			Influence %	0.00
Sub Total		$73.87			True Value	$844,600.00

Special Features

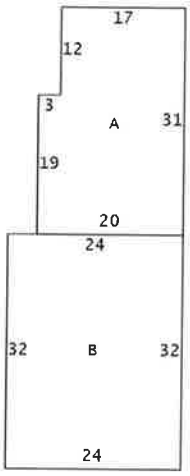
Code	Description	Type	Use	W	L	Area	Qty	Hgt	Grd	Features	Rate	Sound Value
099	DECK ADDN 1782 SF	0	NONE	0	0	1782	0	0	00	00	8.00	0
099	OFP ADDN 8X9=72 SF	0	NONE	0	0	72	0	0	00	00	13.00	0
099	CAN ADDN 1304 SF	0	NONE	0	0	1304	0	0	00	00	13.00	0
099	BSMT ADDN 5X20	0	NONE	0	0	100	0	0	00	00	24.50	0
099	1 STY ADDN 464 SF	0	NONE	0	0	464	0	0	00	00	30.00	0
099	CAN ADDN 1446 SF	0	NONE	0	0	1446	0	0	00	00	13.00	0

26-BZA-002 Exhibit 10B

Parcel ID	408400009	Current Owner	SYCAMORE CK. COUNTRY CLUB	Account Number	0609568

Commercial Building Details
Building 2 of 4

Building Sketch



Sketch Details

B	FRAME	CANOPY	768
A	BRICK	1 STORY	584

Building Detail

Occupancy Code	GCM	Remodel Year	0
Building ID	OFFICE	Grade	C
Perimeter	102 Feet	Condition	GOOD
Year Built	1990		

Pricing Ladder

Basement	0 ft	$0.00
1st Floor	10 ft	$79.33
2nd Floor	0 ft	$0.00
3rd Floor	0 ft	$0.00
4th Floor	0 ft	$0.00
Remaining Floors		$0.00
Frame Adjustment		($1.79)
Wall Height Adjustment		($5.76)
Base Price		$71.78
BPA %		100%
Sub Total		$71.78

Unit Finish	$0.00
Interior Finish	$0.00
Divided Walls	$2.00
Lighting	$0.00
Heat/Cooling	$0.00
Sprinkler	$0.00
Square Foot Price	$73.78
Area	584.00 Sq. Ft.
SubTotal	$43,090.00

Plumbing	$2,400.00
Features	$6,140.00
Total Base	$51,630.00
Grade %	1.00
Cost %	0.00
Design %	0.00
Replacement Value	$51,630.00
Physical Depreciation %	25
Obsolescence Dep. %	0
Influence %	0.00
True Value	$38,700.00

Special Features

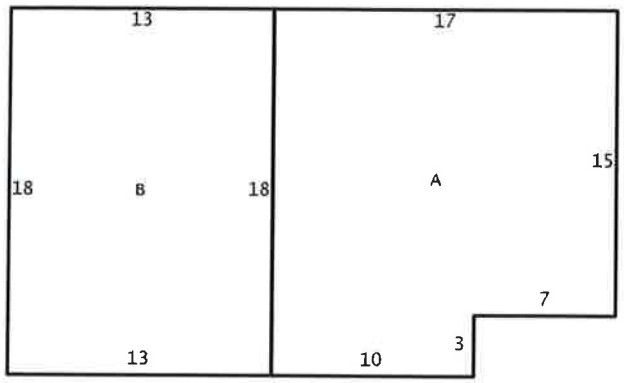
Code	Description	Type	Use	W	L	Area	Qty	Hgt	Grd	Features	Rate	Sound Value
099	FR CAN ADDN 768 SF	0	NONE	0	0	768	0	0	00	00	8.00	0

26-BZA-002 Exhibit 10C

Parcel ID	408400009	Current Owner	SYCAMORE CK. COUNTRY CLUB	Account Number	0609568

Commercial Building Details
Building 3 of 4

Building Sketch



Sketch Details

A	STONE	1 STORY	285
B	STONE	CANOPY	234

Building Detail

Occupancy Code	GCM	Remodel Year	0
Building ID	REFRESH	Grade	C
Perimeter	70 Feet	Condition	GOOD
Year Built	1991		

Pricing Ladder

Basement	0 ft	$0.00	Unit Finish	$0.00	Plumbing	$6,000.00
1st Floor	10 ft	$98.05	Interior Finish	$0.00	Features	$4,210.00
2nd Floor	0 ft	$0.00	Divided Walls	$0.00	Total Base	$34,730.00
3rd Floor	0 ft	$0.00	Lighting	$0.00	Grade %	1.00
4th Floor	0 ft	$0.00	Heat/Cooling	($2.16)	Cost %	0.00
Remaining Floors		$0.00	Sprinkler	$0.00	Design %	0.00
Frame Adjustment		($1.79)	Square Foot Price	$86.04	Replacement Value	$34,730.00
Wall Height Adjustment		($8.06)	Area	285.00 Sq. Ft.	Physical Depreciation %	25
Base Price		$88.20	SubTotal	$24,520.00	Obsolescence Dep. %	0
BPA %		100%			Influence %	0.00
Sub Total		$88.20			True Value	$26,100.00

Special Features

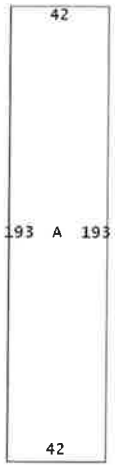
Code	Description	Type	Use	W	L	Area	Qty	Hgt	Grd	Features	Rate	Sound Value
099	STN CAN 13X18	0	NONE	0	0	234	0	0	00	00	18.00	0

26-BZA-002 Exhibit 10D

Parcel ID	408400009	Current Owner	SYCAMORE CK. COUNTRY CLUB	Account Number	0609568

Commercial Building Details
Building 4 of 4

Building Sketch



Sketch Details

A	METAL	1 STORY	8106

Building Detail

Occupancy Code	GCI	Remodel Year	0
Building ID	SHOP	Grade	D-10
Perimeter	470 Feet	Condition	AVERAGE
Year Built	1988		

Pricing Ladder

Basement	0 ft	$0.00	Unit Finish	$0.00	Plumbing	$6,000.00
1st Floor	14 ft	$28.22	Interior Finish	$0.00	Features	$0.00
2nd Floor	0 ft	$0.00	Divided Walls	$0.00	Total Base	$220,730.00
3rd Floor	0 ft	$0.00	Lighting	$0.00	Grade %	0.74
4th Floor	0 ft	$0.00	Heat/Cooling	$0.00	Cost %	0.00
Remaining Floors		$0.00	Sprinkler	$0.00	Design %	0.00
Frame Adjustment		($1.73)	Square Foot Price	$26.49	Replacement Value	$163,340.00
Wall Height Adjustment		$0.00	Area	8106.00 Sq. Ft.	Physical Depreciation %	25
Base Price		$26.49	SubTotal	$214,730.00	Obsolescence Dep. %	0
BPA %		100%			Influence %	0.00
Sub Total		$26.49			True Value	$122,500.00

Special Features

Code	Description	Type	Use	W	L	Area	Qty	Hgt	Grd	Features	Rate	Sound Value

NO SPECIAL FEATURES FOUND

26-BZA-002 Exhibit 10E

Parcel ID	408400009	Current Owner	SYCAMORE CK. COUNTRY CLUB	Account Number	0609568

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	MISC. BLDG.	STUCCO	1986	AVERAGE	0	6	20	0	62.00	25	0	$5,600.00
0	MISC. BLDG.	STUCCO	1986	AVERAGE	0	6	20	0	62.00	25	0	$5,600.00
0	MISC. BLDG.	WOOD FRAME	1986	AVERAGE	0	20	30	0	6.00	25	0	$2,700.00
0	POLE BUILDING	METAL	1982	AVERAGE	0	32	62	0	6.25	25	0	$9,300.00
0	GARAGE	METAL	1940	POOR	0	25	26	0	0.00	0	0	$500.00
0	MISC. BLDG.	WOOD FRAME	1992	AVERAGE	0	20	28	0	6.00	25	0	$2,500.00

26-BZA-002 Exhibit 10F

WARREN COUNTY
Property Search

Matt Nolan
Auditor

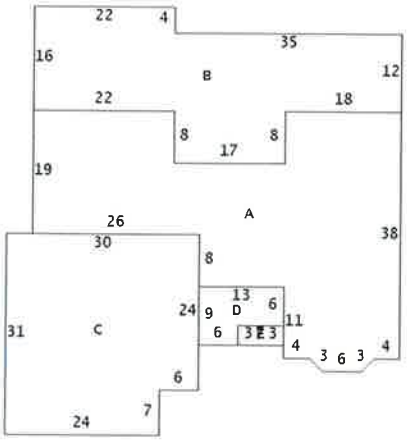
Randy Kuvin, CPA
Treasurer

Linda Oda
Recorder

Parcel ID	0408176018	Current Owner	GARY J BEALL TRUST U/A	Account Number	0627221
Property Address	8499 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	PT.122 WOODLAND GREENS 2-2 0.5480 ACRES	Neighborhood ID	40001
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	03/31/2023	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	3822 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1990	Total Living Area	3,822sq.ft.

Value Summary

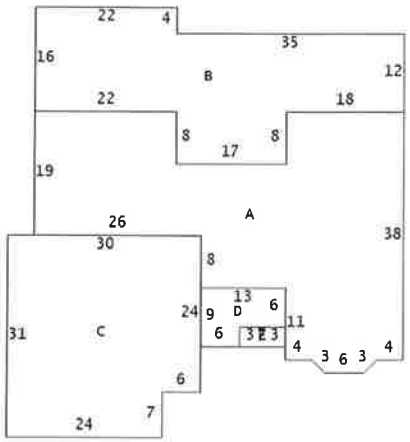
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$398,460	$139,460
TOTAL	$538,460	$188,460
CAUV	$0	-

26-BZA-002 Exhibit 11A

Parcel ID	408176018	Current Owner	GARY J BEALL TRUST U/A	Account Number	0627221

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

E	FRAME	OPEN PORCH	21
A	BRICK	2 STORY	1409
C	BRICK	GARAGE	888
D	BRICK	1 STORY	96
B	BRICK	1 STORY	908

Occupancy	1 FAMILY UNIT
Construction Year	1990
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	NONE

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	2
Gas Fireplace	1
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	2
Half Baths	1
True Value	$398,460.00

Special Features

No Special Features Found

26-BZA-002 Exhibit 11B

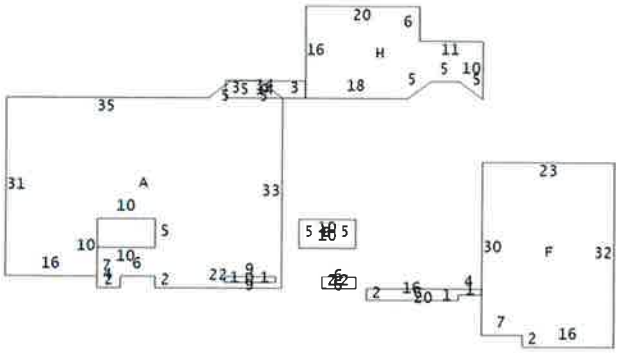
WARREN COUNTY
Property Search

Matt Nolan Auditor | **Randy Kuvin, CPA** Treasurer | **Linda Oda** Recorder

Parcel ID	0408176004	**Current Owner**	NOELLE K.	**Account Number**	0627213
Property Address	8477 POINT O'WOODS CT SPRINGBORO 45066	**Legal Description**	121 WOODLAND GREENS 2-2 ~~0.0000~~ ACRES .155	**Neighborhood ID**	40001
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	$415,000	**Bedrooms**	4
Last Sale Date	01/10/2019	**Exterior**	COMBINATION
Owner Occupied	Y	**Above Grade Living Area**	3192 sq. ft.
Homestead Exemption	N	**Finished Basement/Attic**	1261 sq. ft.
Year Built	1987	**Total Living Area**	4,453sq.ft.

Value Summary

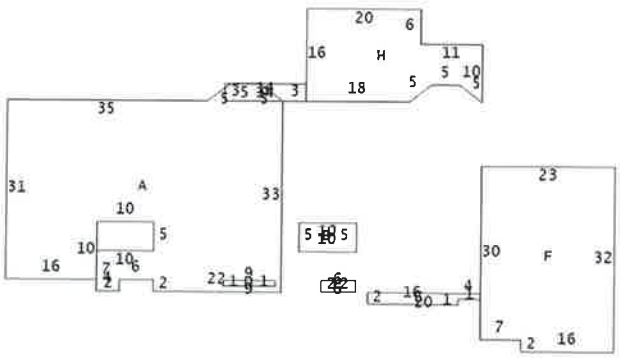
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$397,810	$139,230
TOTAL	$537,810	$188,230
CAUV	$0	-

26-BZA-002 Exhibit 12A

Parcel ID	408176004	Current Owner	NOELLE K.	Account Number	0627213

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

H	FRAME	DECK	403
D	FRAME	2 ST OVERHANG	9
B	FRAME	1 ST. / BSM'T	50
G	FRAME	1 ST OVERHANG	42
E	FRAME	1 ST OVERHANG	36
A	BRICK	2 STORY	1517
F	BRICK	GARAGE	722
C	BRICK	1 ST. / O PORCH	12

Occupancy	1 FAMILY UNIT
Construction Year	1987
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	COMBINATION
Basement	FULL

Finished Basement	1261 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	4
Family/Rec Room	YES
Wood Fireplace	0
Gas Fireplace	2
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	1
True Value	$397,810.00

Special Features

No Special Features Found

26-BZA-002 Exhibit 12B

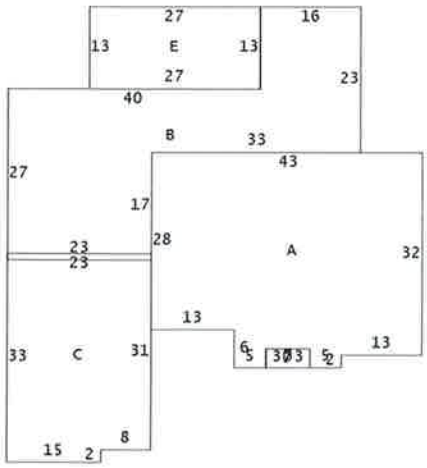
WARREN COUNTY
Property Search

Matt Nolan Auditor | **Randy Kuvin, CPA** Treasurer | **Linda Oda** Recorder

Parcel ID	0408176005	**Current Owner**	BRAZIE, PAUL A.	**Account Number**	0627205
Property Address	8459 POINT O'WOODS CT SPRINGBORO 45066	**Legal Description**	120 WOODLAND GREENS 2-2 ~~0.0000~~ ACRES .64	**Neighborhood ID**	40001
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**	4
Last Sale Date	08/06/2019	**Exterior**	COMBINATION
Owner Occupied	Y	**Above Grade Living Area**	3854 sq. ft.
Homestead Exemption	N	**Finished Basement/Attic**	0 sq. ft.
Year Built	1987	**Total Living Area**	3,854sq.ft.

Value Summary

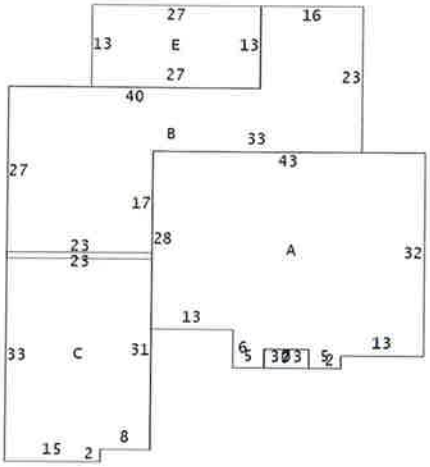
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$380,550	$133,190
TOTAL	$520,550	$182,190
CAUV	$0	-

26-BZA-002 Exhibit 13A

Parcel ID	408176005	Current Owner	BRAZIE, PAUL A.	Account Number	0627205

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

D	FRAME	1 ST. / O PORCH	21
E	BRICK	PATIO	351
C	FR. & MASONRY	GARAGE	743
A	FR. & MASONRY	2 STORY	1337
B	FR. & MASONRY	1 STORY	1159

Occupancy	1 FAMILY UNIT
Construction Year	1987
Remodel Year 1	0
Remodel Year 2	0
Condition	GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	C. BLOCK
Exterior	COMBINATION
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	YES
Wood Fireplace	2
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	2
Half Baths	2
True Value	$378,750.00

Special Features

No Special Features Found

26-BZA-002 Exhibit 13B

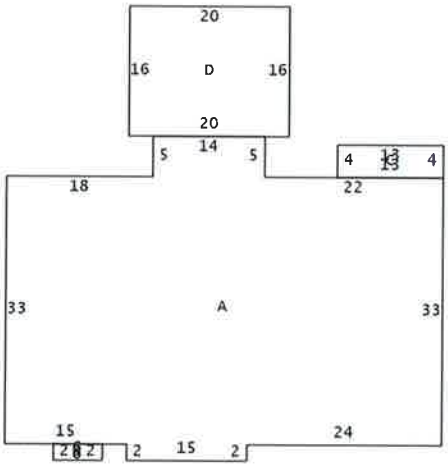
WARREN COUNTY
Property Search

Matt Nolan Auditor | **Randy Kuvin, CPA** Treasurer | **Linda Oda** Recorder

Parcel ID	0408176006	**Current Owner**	PERKINS, MARIE E	**Account Number**	0627191
Property Address	8439 POINT O'WOODS CT SPRINGBORO 45066	**Legal Description**	119 WOODLAND GREENS 2-2 ~~0.0000~~ ACRES .59	**Neighborhood ID**	40001
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	06/23/2020	**Exterior**	MASONRY
Owner Occupied	Y	**Above Grade Living Area**	3828 sq. ft.
Homestead Exemption	N	**Finished Basement/Attic**	1411 sq. ft.
Year Built	1989	**Total Living Area**	5,239sq.ft.

Value Summary

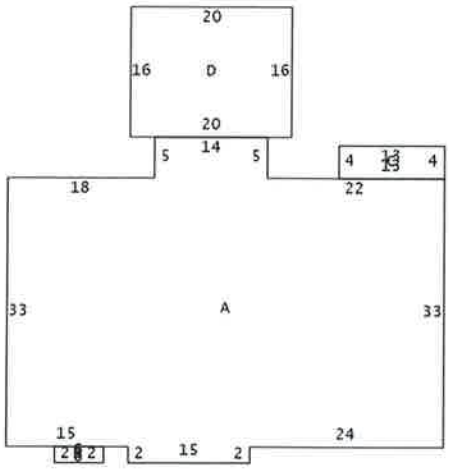
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$503,300	$176,160
TOTAL	$643,300	$225,160
CAUV	$0	-

26-BZA-002 Exhibit 14A

Parcel ID	408176006	Current Owner	PERKINS, MARIE E	Account Number	0627191

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

C	FRAME	1 STORY	52
B	FRAME	1 ST OVERHANG	12
D	FRAME	DECK	320
A	BRICK	2 STORY	1882

Occupancy	1 FAMILY UNIT
Construction Year	1989
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	1411 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	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	1
True Value	$503,300.00

Special Features

No Special Features Found

26-BZA-002 Exhibit 14B

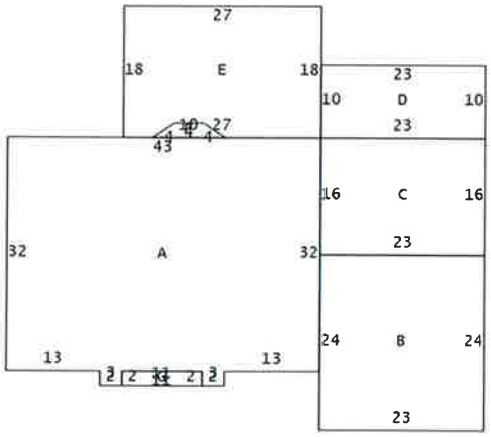
WARREN COUNTY
Property Search

Matt Nolan Auditor | **Randy Kuvin, CPA** Treasurer | **Linda Oda** Recorder

Parcel ID	0408176008	Current Owner	HALL, JERRY LEE & GERALDI	Account Number	0627175
Property Address	8403 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	117 WOODLAND GREENS 2-2 ~~0.0000~~ ACRES .57	Neighborhood ID	40001
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	$335,000	Bedrooms	4
Last Sale Date	10/07/1996	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	3410 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1987	Total Living Area	3,410sq.ft.

Value Summary

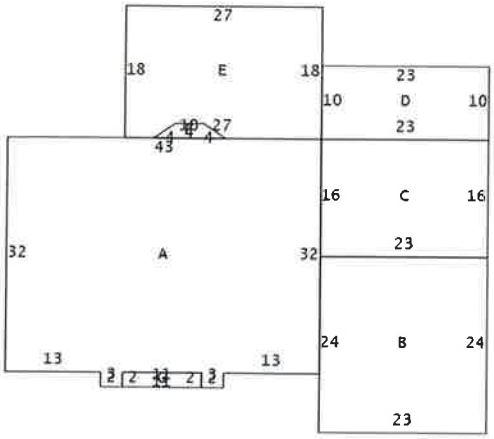
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$368,420	$128,950
TOTAL	$508,420	$177,950
CAUV	$0	-

26-BZA-002 Exhibit 15A

Parcel ID	408176008	Current Owner	HALL, JERRY LEE & GERALDI	Account Number	0627175

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

E	FRAME	DECK	486
F	FRAME	1 ST OVERHANG	14
C	BRICK	1 STORY	368
G	BRICK	1 ST. / O PORCH	22
B	BRICK	GARAGE	552
D	BRICK	1 STORY	230
A	BRICK	2 STORY	1388

Occupancy	1 FAMILY UNIT	Finished Basement	0 sq. ft.
Construction Year	1987	Unfinished Attic	0 sq. ft.
Remodel Year 1	1992	Finished Attic/Living Area	0 sq. ft.
Remodel Year 2	0	Number of Bedrooms	4
Condition	VERY GOOD	Family/Rec Room	YES
Constrcution Cost	$0.00	Wood Fireplace	1
Remodel Cost	$0.00	Gas Fireplace	0
Foundation	STONE	Heating System	HEAT PUMP
Exterior	COMBINATION	Heat Source	ELECTRICAL
Basement	FULL	Central Air Conditioning	YES
		Full Baths	2
		Half Baths	1
		True Value	$368,420.00

Special Features

No Special Features Found

26-BZA-002 Exhibit 15B

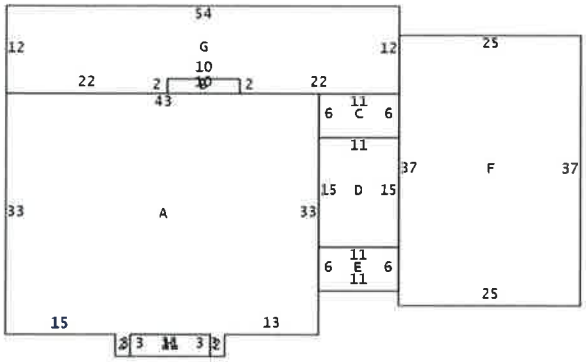
WARREN COUNTY
Property Search

Matt Nolan Auditor | **Randy Kuvin, CPA** Treasurer | **Linda Oda** Recorder

Parcel ID	0408176009	**Current Owner**	BOLLOW REVOCABLE TRUST	**Account Number**	0627167
Property Address	8387 POINT O'WOODS CT SPRINGBORO 45066	**Legal Description**	116 WOODLAND GREENS 2-2 ~~0.0000~~ ACRES .82	**Neighborhood ID**	40001
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**	4
Last Sale Date	10/10/2023	**Exterior**	MASONRY
Owner Occupied	Y	**Above Grade Living Area**	3377 sq. ft.
Homestead Exemption	N	**Finished Basement/Attic**	1000 sq. ft.
Year Built	1988	**Total Living Area**	4,377sq.ft.

Value Summary

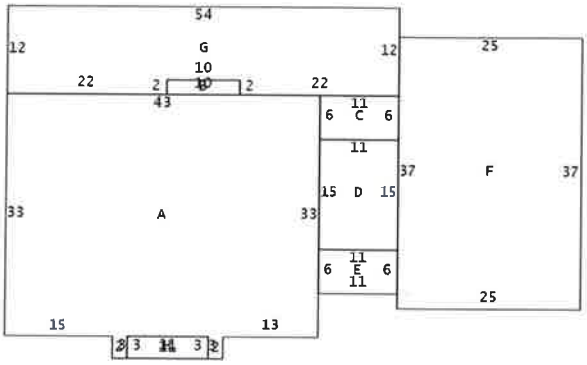
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$414,100	$144,940
TOTAL	$554,100	$193,940
CAUV	$0	

26-BZA-002 Exhibit 16A

Parcel ID	408176009	Current Owner	BOLLOW REVOCABLE TRUST	Account Number	0627167

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

B	FRAME	1 ST OVERHANG	20
G	FRAME	DECK	628
A	BRICK	2 STORY	1431
C	BRICK	1 STORY	66
F	BRICK	GARAGE	925
H	BRICK	1 ST. / O PORCH	33
E	BRICK	1 STORY	66
D	FR. & MASONRY	2 STORY	165

Occupancy	1 FAMILY UNIT
Construction Year	1988
Remodel Year 1	0
Remodel Year 2	0
Condition	GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	1000 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	4
Family/Rec Room	YES
Wood Fireplace	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	1
True Value	$414,100.00

Special Features

No Special Features Found

26-BZA-002 Exhibit 16B

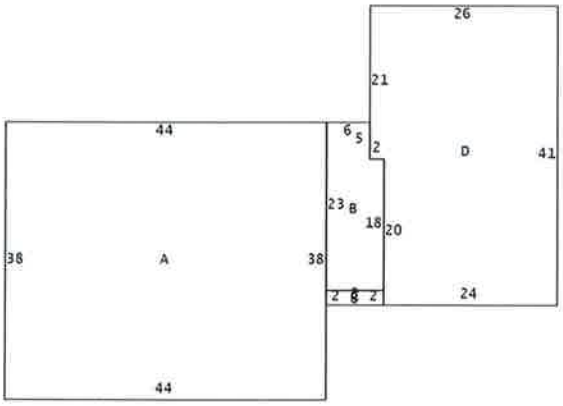
WARREN COUNTY
Property Search

Matt Nolan	Randy Kuvin, CPA	Linda Oda
Auditor	Treasurer	Recorder

Parcel ID	0408251016	Current Owner	HAINES & SUSAN G.R. HAINES REVOCABLE	Account Number	0627159
Property Address	8381 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	115 WOODLAND GREENS 2-2 ~~0.0000~~ ACRES 1.57	Neighborhood ID	40001
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	4
Last Sale Date	05/12/2020	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	3518 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1100 sq. ft.
Year Built	1988	Total Living Area	4,618sq.ft.

Value Summary

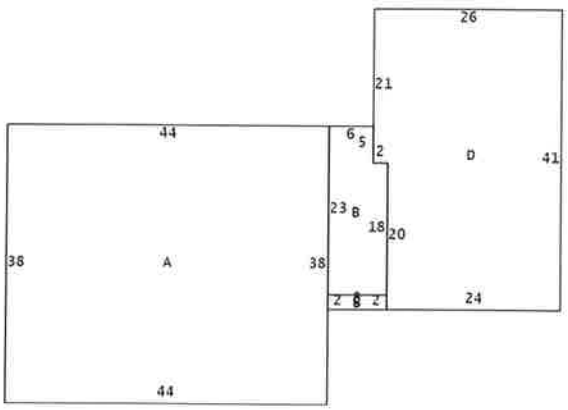
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$482,770	$168,970
TOTAL	$622,770	$217,970
CAUV	$0	-

26-BZA-002 Exhibit 17A

Parcel ID	408251016	Current Owner	HAINES & SUSAN G.R. HAINES REVOCABLE	Account Number	0627159

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

C	FRAME	OPEN PORCH	16
B	BRICK	1 STORY	174
D	BRICK	GARAGE	1026
A	BRICK	2 STORY	1672

Occupancy	1 FAMILY UNIT
Construction Year	1988
Remodel Year 1	0
Remodel Year 2	0
Condition	GOOD
Constrcution Cost	$400,000.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	1100 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	4
Family/Rec Room	YES
Wood Fireplace	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	2
True Value	$482,770.00

Special Features	
TWO FIREPLACES	$0.00

26-BZA-002 Exhibit 17B

WARREN COUNTY
Property Search

Matt Nolan
Auditor

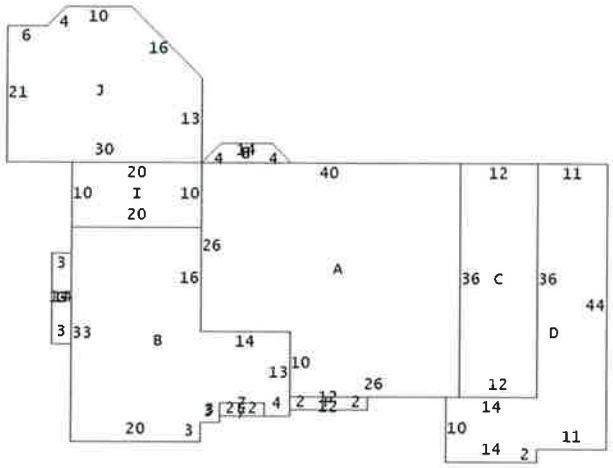
Randy Kuvin, CPA
Treasurer

Linda Oda
Recorder

Parcel ID	0408251015	Current Owner	ANDERSON, BLAKE & KELLY	Account Number	0627132
Property Address	8380 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	114 WOODLAND GREENS 2-2 ~~0.0000~~ ACRES .87	Neighborhood ID	40001
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	$509,365	Bedrooms	4
Last Sale Date	06/08/2018	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	3961 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	600 sq. ft.
Year Built	1987	Total Living Area	4,561sq.ft.

Value Summary

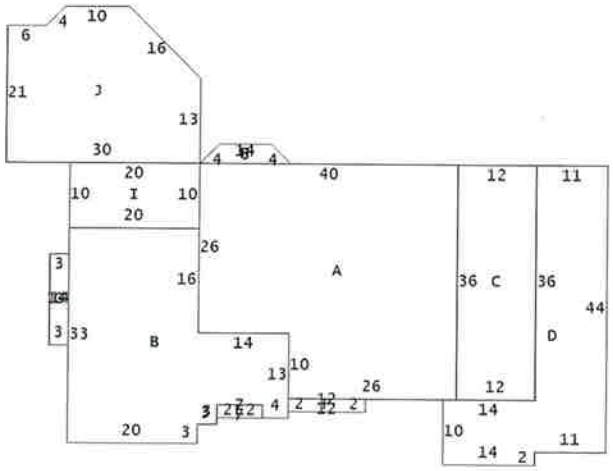
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$552,330	$193,320
TOTAL	$692,330	$242,320
CAUV	$0	-

26-BZA-002 Exhibit 18A

Parcel ID	408251015	Current Owner	ANDERSON, BLAKE & KELLY	Account Number	0627132

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

F	FRAME	1 ST OVERHANG	24
I	FRAME	DECK / DECK	200
H	FRAME	1 ST OVERHANG	32
G	FRAME	1 ST OVERHANG	42
J	FRAME	DECK	636
A	BRICK	2 STORY	1300
D	BRICK	GARAGE	624
B	BRICK	1 ST. / BSM'T	831
C	BRICK	1 ST. / GAR.	432
E	BRICK	OPEN PORCH	14

Occupancy	1 FAMILY UNIT	Finished Basement	600 sq. ft.
Construction Year	1987	Unfinished Attic	0 sq. ft.
Remodel Year 1	0	Finished Attic/Living Area	0 sq. ft.
Remodel Year 2	0	Number of Bedrooms	4
Condition	GOOD	Family/Rec Room	YES
Constrcution Cost	$175,000.00	Wood Fireplace	1
Remodel Cost	$0.00	Gas Fireplace	1
Foundation	CONCRETE	Heating System	FORCED AIR
Exterior	WOOD SIDING	Heat Source	GAS
Basement	HALF	Central Air Conditioning	YES
		Full Baths	3
		Half Baths	1
		True Value	$552,330.00

Special Features

No Special Features Found

26-BZA-002 Exhibit 18B

WARREN COUNTY
Property Search

Matt Nolan
Auditor

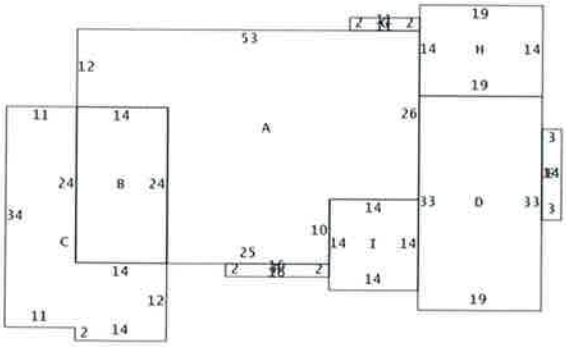
Randy Kuvin, CPA
Treasurer

Linda Oda
Recorder

Parcel ID	0408251014	Current Owner	GOETZ, JULIE & ANDREW	Account Number	0627124
Property Address	8396 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	113 WOODLAND GREENS 2-2 ~~0.0000~~ ACRES .76	Neighborhood ID	40001
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	$572,000	Bedrooms	3
Last Sale Date	01/08/2020	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	4119 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1200 sq. ft.
Year Built	1989	Total Living Area	5,319sq.ft.

Value Summary

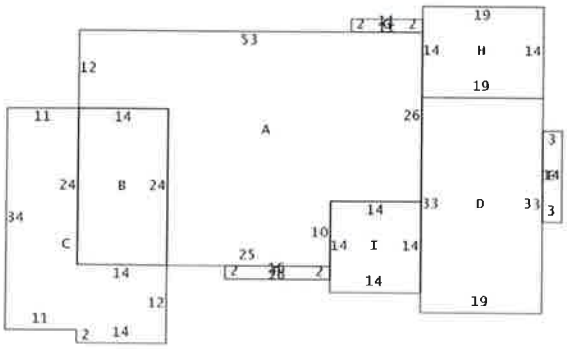
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$594,230	$207,980
TOTAL	$694,230	$242,980
CAUV	$0	-

26-BZA-002 Exhibit 19A

Parcel ID	408251014	Current Owner	GOETZ, JULIE & ANDREW	Account Number	0627124

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

G	FRAME	1 ST OVERHANG	22
E	FRAME	1 ST OVERHANG	42
H	FRAME	DECK	266
F	FRAME	1 ST OVERHANG	32
C	BRICK	GARAGE	542
D	BRICK	1 ST. / BSM'T	627
A	FR. & MASONRY	2 STORY	1432
I	FR. & MASONRY	1 ST. / BSM'T	196
B	FR. & MASONRY	1 ST. / GAR.	336

Occupancy	1 FAMILY UNIT
Construction Year	1989
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	COMBINATION
Basement	FULL

Finished Basement	1200 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	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	1
True Value	$594,230.00

Special Features

No Special Features Found

26-BZA-002 Exhibit 19B

$20.00

TOWNSHIP OF CLEARCREEK

Department of Zoning Inspector

PERMIT No.
914-87

ZONING CERTIFICATE

This is to certify that Vreeland Const.

has made application on the 1st day of June 19 87, to the Zoning Inspector of Clearcreek Township for a Zoning Certificate for the single-family dwelling (Type of Building)

located at lot #114 woodland Greens (Exact Location) Clearcreek Township, Warren County, Ohio.

If such single-family dwelling (Type of Building)

shall conform in all other respects to the laws of the State of Ohio and the Zoning resolutions of Clearcreek Township, then a Certificate of Compliance shall be issued upon completion.

Department of Zoning Inspector

26-BZA-002 Exhibit 19D

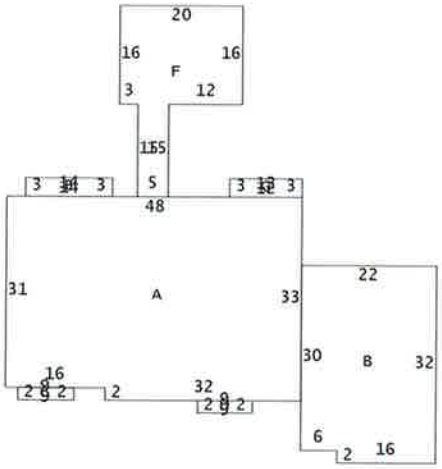
WARREN COUNTY
Property Search

Matt Nolan Auditor | **Randy Kuvin, CPA** Treasurer | **Linda Oda** Recorder

Parcel ID	0408251013	**Current Owner**	RUSSELL, JEFFREY S. &	**Account Number**	0627116
Property Address	8416 POINT O'WOODS CT SPRINGBORO 45066	**Legal Description**	112 WOODLAND GREENS 2-2 ~~0.0000~~ ACRES .59	**Neighborhood ID**	40001
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	$387,000	**Bedrooms**	4
Last Sale Date	07/01/2013	**Exterior**	MASONRY
Owner Occupied	Y	**Above Grade Living Area**	3272 sq. ft.
Homestead Exemption	N	**Finished Basement/Attic**	800 sq. ft.
Year Built	1988	**Total Living Area**	4,072sq.ft.

Value Summary

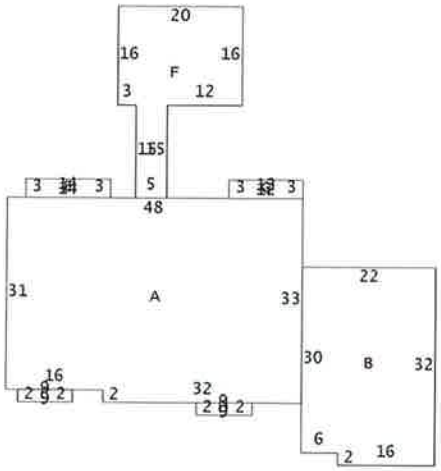
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$450,480	$157,670
TOTAL	$550,480	$192,670
CAUV	$0	-

26-BZA-002 Exhibit 20A

Parcel ID	408251013	Current Owner	RUSSELL, JEFFREY S. &	Account Number	0627116

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

C	FRAME	1 ST OVERHANG	18
D	FRAME	2 ST OVERHANG	18
G	FRAME	2 ST OVERHANG	36
E	FRAME	1 ST OVERHANG	42
F	FRAME	DECK	395
A	BRICK	2 STORY	1552
B	BRICK	GARAGE	692

Occupancy	1 FAMILY UNIT
Construction Year	1988
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	800 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	4
Family/Rec Room	YES
Wood Fireplace	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	1
True Value	$450,480.00

Special Features

IRR. DECK 225 SQ. FT	$2,500.00

26-BZA-002 Exhibit 20B

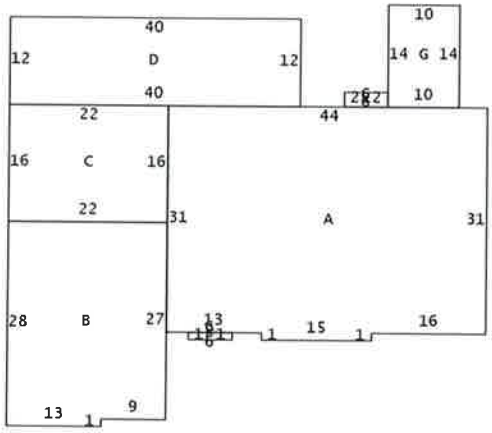
WARREN COUNTY
Property Search

Matt Nolan Auditor | **Randy Kuvin, CPA** Treasurer | **Linda Oda** Recorder

Parcel ID	0408251012	**Current Owner**	HARVILLE, DARREN T. & SUS	**Account Number**	0627108
Property Address	8440 POINT O'WOODS CT SPRINGBORO 45066	**Legal Description**	111 WOODLAND GREENS 2-2 ~~0.0000 ACRES~~ .56	**Neighborhood ID**	40001
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	$325,750	**Bedrooms**	4
Last Sale Date	07/20/2001	**Exterior**	MASONRY
Owner Occupied	Y	**Above Grade Living Area**	3128 sq. ft.
Homestead Exemption	N	**Finished Basement/Attic**	0 sq. ft.
Year Built	1988	**Total Living Area**	3,128sq.ft.

Value Summary

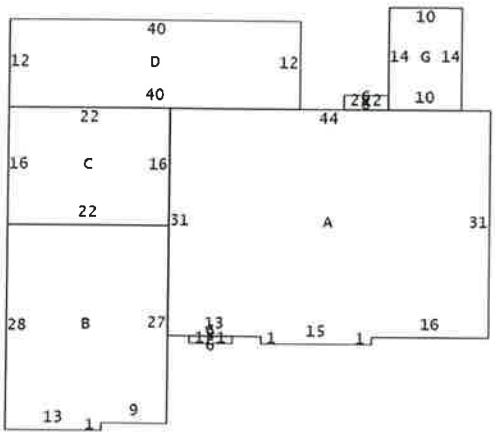
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$364,840	$127,690
TOTAL	$464,840	$162,690
CAUV	$0	-

26-BZA-002 Exhibit 21A

Parcel ID	408251012	Current Owner	HARVILLE, DARREN T. & SUS	Account Number	0627108

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

D	FRAME	DECK	480
F	FRAME	1 ST OVERHANG	6
G	FRAME	DECK	140
E	FRAME	1 ST OVERHANG	12
C	BRICK	1 STORY	352
B	BRICK	GARAGE	607
A	BRICK	2 STORY	1379

Occupancy	1 FAMILY UNIT
Construction Year	1988
Remodel Year 1	0
Remodel Year 2	0
Condition	GOOD
Constrcution 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	YES
Wood Fireplace	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	0
True Value	$364,840.00

Special Features

No Special Features Found

26-BZA-002 Exhibit 21B

WARREN COUNTY
Property Search

Matt Nolan
Auditor

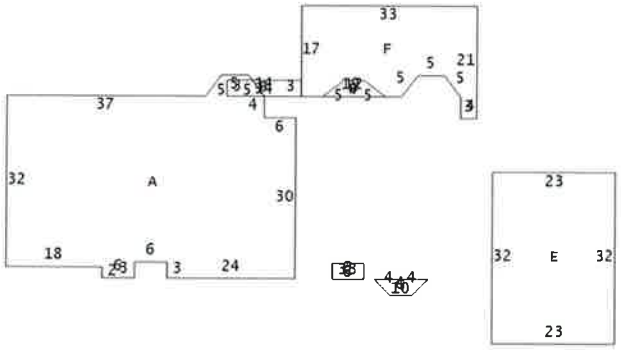
Randy Kuvin, CPA
Treasurer

Linda Oda
Recorder

Parcel ID	0408251011	Current Owner	HARNER, BEVERLY L.	Account Number	0627094
Property Address	8464 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	110 WOODLAND GREENS 2-2 ~~0.0000 ACRES~~ .54	Neighborhood ID	40001
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	5
Last Sale Date	08/18/2003	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	3684 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1728 sq. ft.
Year Built	1987	Total Living Area	5,412sq.ft.

Value Summary

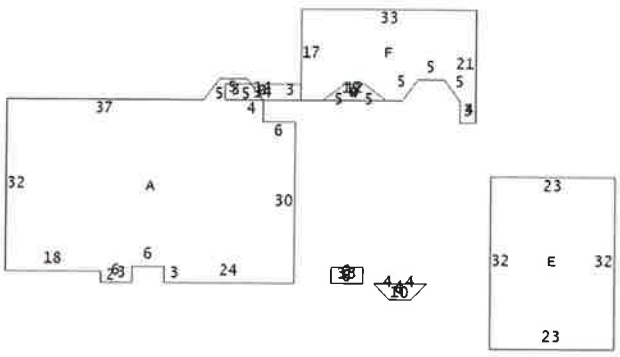
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$480,750	$168,260
TOTAL	$580,750	$203,260
CAUV	$0	-

26-BZA-002 Exhibit 22A

Parcel ID	408251011	Current Owner	HARNER, BEVERLY L.	Account Number	0627094

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

C	FRAME	1 ST. / O PORCH	18
F	FRAME	DECK	541
G	FRAME	1 ST OVERHANG	20
D	FRAME	1 ST OVERHANG	24
B	FRAME	1 ST OVERHANG	42
A	FR. & MASONRY	2 STORY	1790
E	FR. & MASONRY	GARAGE	736

Occupancy	1 FAMILY UNIT
Construction Year	1987
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	COMBINATION
Basement	FULL

Finished Basement	1728 sq. ft.
Unfinished Attic	736 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	5
Family/Rec Room	YES
Wood Fireplace	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	4
Half Baths	0
True Value	$468,450.00

Special Features

No Special Features Found

26-BZA-002 Exhibit 22B

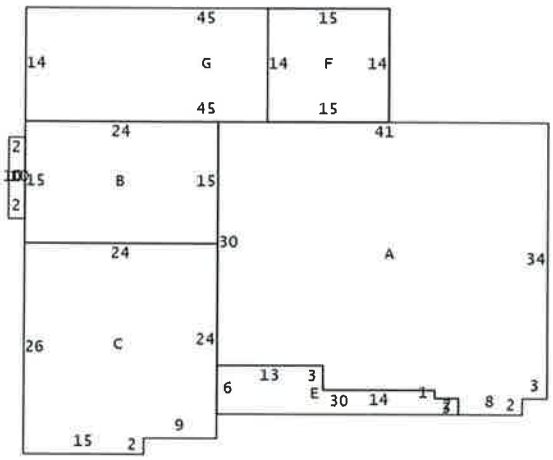
WARREN COUNTY
Property Search

Matt Nolan Auditor | **Randy Kuvin, CPA** Treasurer | **Linda Oda** Recorder

Parcel ID	0408251010	**Current Owner**	KRISTEN	**Account Number**	0627086
Property Address	8486 POINT O'WOODS CT SPRINGBORO 45066	**Legal Description**	109 WOODLAND GREENS 2-2 ~~0.0000~~ ACRES 160	**Neighborhood ID**	40001
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	$587,000	**Bedrooms**	4
Last Sale Date	07/13/2023	**Exterior**	COMBINATION
Owner Occupied	Y	**Above Grade Living Area**	3068 sq. ft.
Homestead Exemption	N	**Finished Basement/Attic**	600 sq. ft.
Year Built	1989	**Total Living Area**	3,668sq.ft.

Value Summary

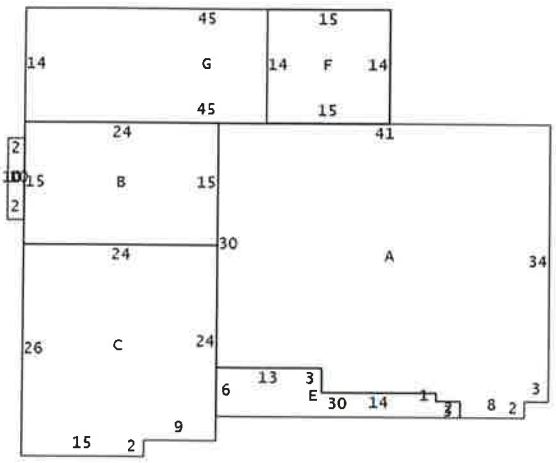
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$387,400	$135,590
TOTAL	$487,400	$170,590
CAUV	$0	-

26-BZA-002 Exhibit 23A

Parcel ID	408251010	Current Owner	KRISTEN	Account Number	0627086

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

E	FRAME	OPEN PORCH	126
G	FRAME	DECK	630
F	FRAME	DECK	210
D	FRAME	1 ST OVERHANG	20
C	BRICK	GARAGE	606
B	BRICK	1 ST. / BSM'T	360
A	FR. & MASONRY	2 STORY	1344

Occupancy	1 FAMILY UNIT
Construction Year	1989
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	COMBINATION
Basement	FULL

Finished Basement	600 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	4
Family/Rec Room	YES
Wood Fireplace	1
Gas Fireplace	1
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	4
Half Baths	0
True Value	$372,100.00

Special Features

No Special Features Found

26-BZA-002 Exhibit 23B

WARREN COUNTY

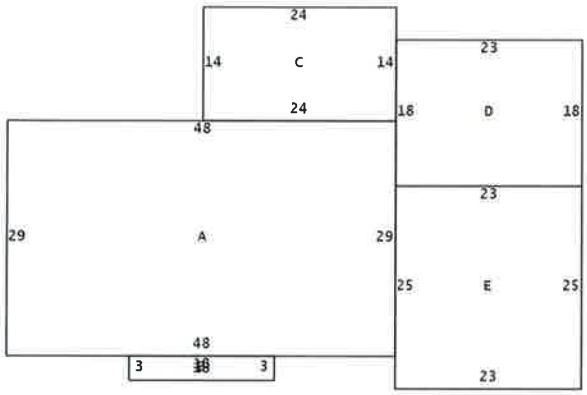
Property Search

Matt Nolan	Randy Kuvin, CPA	Linda Oda
Auditor	Treasurer	Recorder

Parcel ID	0408251023	Current Owner	LARSON, MARTIN & PAULETTE	Account Number	0627507
Property Address	8255 RIVIERA CT SPRINGBORO 45066	Legal Description	95 WOODLAND GREENS 2-3 ~~0.0000~~ ACRES .63	Neighborhood ID	40001
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	$226,900	Bedrooms	4
Last Sale Date	07/06/1987	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	3252 sq. ft.
Homestead Exemption	Y	Finished Basement/Attic	0 sq. ft.
Year Built	1987	Total Living Area	3,252sq.ft.

Value Summary

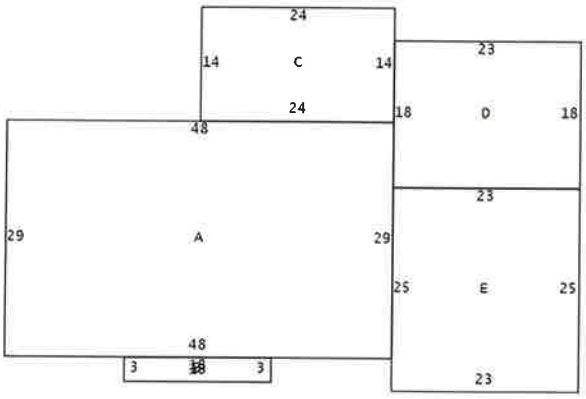
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$349,710	$122,400
TOTAL	$449,710	$157,400
CAUV	$0	-

26-BZA-002 Exhibit 24A

Parcel ID	408251023	Current Owner	LARSON, MARTIN & PAULETTE	Account Number	0627507

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

B	FRAME	1 ST. / O PORCH	54
C	FRAME	DECK	336
D	BRICK	1 STORY	414
A	BRICK	2 STORY	1392
E	BRICK	GARAGE	575

Occupancy	1 FAMILY UNIT
Construction Year	1987
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	WOOD SIDING
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	YES
Wood Fireplace	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	0
True Value	$349,710.00

Special Features	
1 EXTRA FIXTURE	$0.00

26-BZA-002 Exhibit 24B

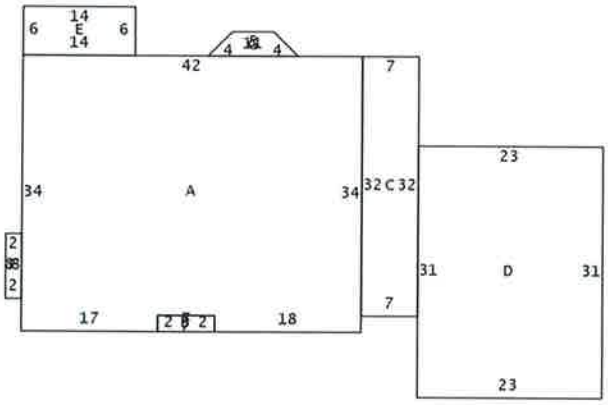
WARREN COUNTY
Property Search

Matt Nolan Auditor | **Randy Kuvin, CPA** Treasurer | **Linda Oda** Recorder

Parcel ID	0408251024	Current Owner	GLORIA J VICEN TRUSTEE	Account Number	0627493
Property Address	8239 RIVIERA CT SPRINGBORO 45066	Legal Description	94 WOODLAND GREENS 2-3 ~~0.0000~~ ACRES .77	Neighborhood ID	40001
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	4
Last Sale Date	03/27/2025	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	3105 sq. ft.
Homestead Exemption	Y	Finished Basement/Attic	0 sq. ft.
Year Built	1985	Total Living Area	3,105sq.ft.

Value Summary

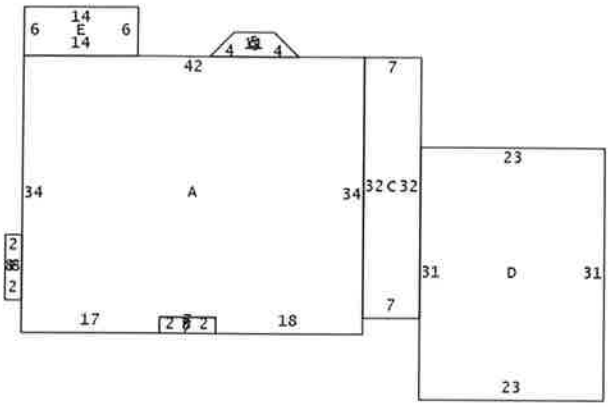
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$346,050	$121,120
TOTAL	$446,050	$156,120
CAUV	$0	-

26-BZA-002 Exhibit 25A

Parcel ID	408251024	Current Owner	GLORIA J VICEN TRUSTEE	Account Number	0627493

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

E	FRAME	DECK	84
G	FRAME	1 ST OVERHANG	23
F	FRAME	1 ST OVERHANG	16
A	BRICK	2 STORY	1414
C	BRICK	1 ST. / BSM'T	224
B	BRICK	1 ST. / O PORCH	14
D	BRICK	GARAGE	713

Occupancy	1 FAMILY UNIT
Construction Year	1985
Remodel Year 1	0
Remodel Year 2	0
Condition	EXCELLENT
Constrcution 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	YES
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	$346,050.00

Special Features

No Special Features Found

26-BZA-002 Exhibit 25B

WARREN COUNTY
Property Search

Matt Nolan
Auditor

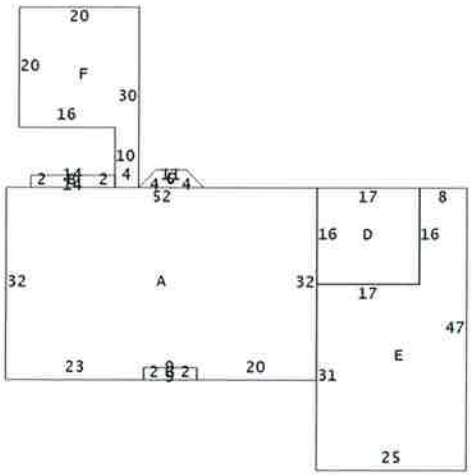
Randy Kuvin, CPA
Treasurer

Linda Oda
Recorder

Parcel ID	0408251025	Current Owner	HALE TRUST DTD 12/17/2025	Account Number	0627485
Property Address	8229 RIVIERA CT SPRINGBORO 45066	Legal Description	93 WOODLAND GREENS 2-3 ~~0.0690~~ ACRES 2.01	Neighborhood ID	40001
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	4
Last Sale Date	12/23/2025	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	3656 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	730 sq. ft.
Year Built	1986	Total Living Area	4,386sq.ft.

Value Summary

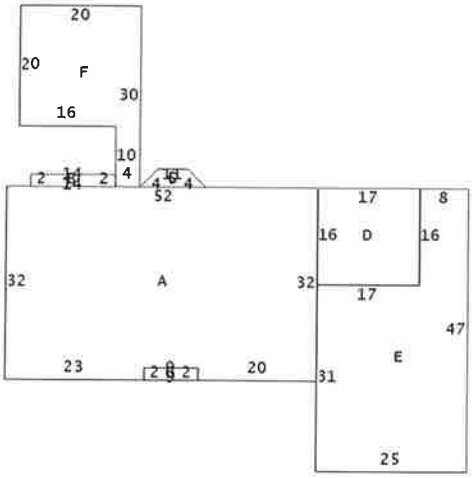
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$434,250	$151,990
TOTAL	$574,250	$200,990
CAUV	$0	-

26-BZA-002 Exhibit 26A

Parcel ID	408251025	Current Owner	HALE TRUST DTD 12/17/2025	Account Number	0627485

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

B	FRAME	1 ST OVERHANG	28
F	FRAME	DECK	440
C	FRAME	2 ST OVERHANG	23
G	BRICK	1 ST. / O PORCH	18
E	BRICK	GARAGE	903
D	BRICK	1 ST. / BSM'T	272
A	BRICK	2 STORY	1646

Occupancy	1 FAMILY UNIT
Construction Year	1986
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	730 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	4
Family/Rec Room	YES
Wood Fireplace	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	0
True Value	$427,650.00

Special Features

No Special Features Found

26-BZA-002 Exhibit 26B

Form No. 127 Prescribed by TED W. BROWN, Secretary of State. Appr. 11965. The Johnson-Watson Co., Dayton, Ohio—R-6484 Form No. 18127

CERTIFICATE OF RESULT OF ELECTION ON QUESTION OR ISSUE

Revised Code, Section 3501.11

.ate of Ohio
County of Warren

The Board of Elections of Warren *County hereby*

certifies 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 fo

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 twen
(For, yes, etc.—as on ballot)

Votes Three hundred and fort
(No, against, etc.—as on ballot)

otal vote cast on issue: 1073
(Number)

Witness our official signatures at Lebanon, *Ohio in*

said county, this 13th *day of* November, *19* 73

Cecil Wilkins *Chairman*

Franklin Perry

Stanley E. Pitt

Attest: Wm Hefford Jr
Clerk

BOARD OF ELECTIONS

Warren *County, Ohio*

26-BZA-002 Exhibit 27A

CHAPTER 6

RURAL RESIDENCE ZONE "R-1" REGULATIONS

SEC. 6.01 The regulations set forth in this chapter, or set forth elsewhere in the Zoning Code are the zoning regulations for Rural Residence "R-1".

SEC. 6.02 Permitted uses: A building or lot shall be used only for the following purposes:

A. Single Family dwellings.

B. Home occupation, Provided that

1. No sign other than a nameplate two (2) square feet in area shall be erected or maintained on the premises.

2. No display shall be maintained which indicates from the exterior of the building on said premises, that such building is being used for any purpose other than a dwelling.

3. No commodity shall be sold on or from the premises unless it was produced thereon or unless it is incidental to the permitted services rendered or articles permitted to be produced on the premises.

4. No items used for the permitted home occupation shall be stored outside of the residence occupied by the family.

5. Parking space is provided on the premises for not less than four (4) passenger automobiles and in no event less than 1200 square feet.

C. Schools, Public and Private, from nursery schools through colleges having curriculum equivalent to public school curricula.

D. Church, Sunday School and other places of worship, shall be one hundred (100) feet from any properity line except the front lot line, and buildings shall be at least minimum residential size.

E. Community Fire House, Provided:

1. Front yard, side yard and rear yard requirements for the zone are met.

2. Main building shall be at least minimum residential size.

3. Enough area is set aside for future parking spaces, for a minimum of forty (40) cars, with a parking space provided at any given time for each member of the fire company. If an assembly hall is included in the building, additional parling spaces shall be provied in accordance with Chapter 20, Zoning Code.

F. Hospitals and institutions of an educational, religious, charitable or philanthropic nature provided the site upon which such uses are located shall contain a[illegible] (5)

SEC. 6.02 (cont'd)

acres and that such buildings shall not occupy over ten percent (10%) of the total area of the site.

G. Rest home or convalescent home provided that such buildings shall be located upon a site of five (5) acres or more and shall not occupy more than ten percent (10%) of the total site area.

H. The sale of household goods, furnishings, clothing, toys, tools, and books that have been used by members of the family occupying the premises may be adverised and sold on the premises; provided such sale is not held oftener than every six (6) months, for a Period of(3) three Days each sale, the items sold were not acquired for the sale and a zoning permit is obtained prior to said sale.

I. Clubs, including country clubs, swimming and tennis clubs, provided that any structures, except fences shall be at least fifty (50) feet from any parking areas necessary to the operation shall be at least two hundred (200) feet from any adjoining residential zone; the setback from street or streets shall be the same as for residences.

J. Publicly owned or operated properties including parks, playgrounds and community centers.

K. Recreation area, private or charitable,provided a minimum of thirty (30) acres is used and fenced on all sides.

L. Public and private forests and wildlife reservations or similar conservations projects, including the usual buildings therefore.

M. A private garage or parking spaces.

N. Cemeteries: Provided any mausoleumn therein, shall be at least two hundred (200) feet from every properity line and provided further that any cemetery shall contain an area of twenty (20) acres or more.

O. The keeping of animals, exclusive of swine and poultry as pets, provided, however, that any building or enclosure built for such pets shall be at least eighty-five (85) feet from every properity line.

P. Stables, private only - no beast or space for hire.

Q. Roadside stands, offering for sale only local agricultural products of which at least seventy-five percent (75%) of the total value sold are produced upon the premises. A sign advertising such products not exceeding twelve (12) square feet in area may be used. Ample off-street or off-road parking space shall be provided to take care of all vehicles visiting the roadside stand. See Section 27.01D.

R. Bulletin boards for public, charitable or religious institutions not exceeding twelve (12) square feet of area. See Section 27.01D.

S. Accessory buildings and uses customarily incidental to any of the above uses, including quarters for people em[illegible] on the premises.

SEC. 6.02 (cont'd)

I. Temporary buildings and signs incidental to construction, which buildings and signs shall be removed upon the completion or abandonment of the construction work.

SEC. 6.03

Height regulations: No building shall exceed two and one-Half (2-1/2) Stories or thirty-five (35) feet in height.

SEC. 6.04

Yards

A. There shall be a 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 existin 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 building.

B. For a lot that has frontage on more than one street, the required front yard shall be provided on all streets.

C. Side Yard: There shall be a side yard of Ten (10) Feet minimum on each side, except for lots with more than one (1) front yard, in which case the minimum side yard shall be Ten (10) feet on the side, if any,not fronting on a street.

D. Rear Yard: There shall be a rear yard having a depth of not less than forty (40) feet, except for lots with three (3) front yards, in which case the minimum rear yard shall be ten (10) feet.

E. No accessory building shall project into any required front, side or rear yard.

SEC. 6.05 ✓

Intensity of use: Every lot or tract of land shall have a minimum width of one hundred (100) feet frontage and an area of not less than one-half (1/2) acre.

SEC. 6.06

Minimum size: The minimum size of any house exclusive of Porches, garages, and Breezways shall be nine hundred sixty (960) Square feet of floor space on the first floor of a one-family two (2) bedroom dwelling and an additional one hundred fifty square feet of floor space for each additional bedroom.

Sec. 6.07 Amendment

Trailers, garages, basements or temporary structures may be used for human occupancy for a period of six (6) months only, and may be occupied only for said six (6) months while a permanent house is being constructed on the same lot.

Kevin Hopf

From: Erinn Kaucher <ekaucher@sycamorecreekcc.org>
Sent: Monday, June 29, 2026 1:16 PM
To: Kevin Hopf
Subject: Variance Request

CAUTION: This email came from outside of MB. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kevin,

The Board of Sycamore Creek Country Club has reviewed the preliminary plans for a proposed addition to the existing principal structure located at 8423 Point O Woods Ct, which shares an adjacent property line with the Club. After review, the Board has no objections to the proposed addition, including the requested variance from the 40-foot setback requirement. The Board finds the improvement to be reasonable and consistent with the surrounding development and does not believe it will adversely impact or alter the essential character of the neighborhood.

Please let us know if any additional information is needed.
Erinn

Erinn Kaucher
General Manager
Sycamore Creek Country Club
937.748.0791 ext. 103
ekaucher@sycamorecreekcc.org

RECEIVED
JUL 13 2026
CLEARCREEK TOWNSHIP
ZONING DEPT.