

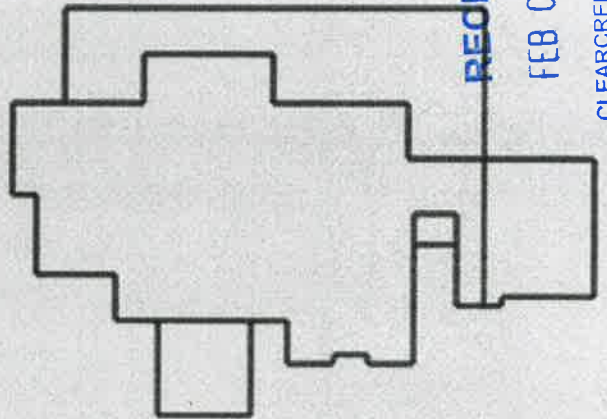


Parcel ID	0526200014	Current Owner	FICKERT DARREN KEITH	Value As Of	01-01-2022
Parcel Seq	0				
Account Number	0115495	Property Address	8616 N ROUTE 48 WAYNESVILLE 45068	Ownership As Of	02-06-2023
				Tax Data As Of	02-06-2023
Legal Description	5 -3-26 8.017 ACRES	State Use Code	0511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	Census Tract	309.00
Tax District	01 CLEARCREEK TWP SPRINGBORO CSD	Neighborhood ID	059002	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



RECEIVED
FEB 08 2023
 CLEARCREEK TOWNSHIP
 ZONING DEPT.

Residential Building and Last Sale Summary

Last Sale Amount	\$0	Bedrooms	3
Last Sale Date	03/12/1990	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	3,593 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1996	Total Living Area	3,593 sq. ft.

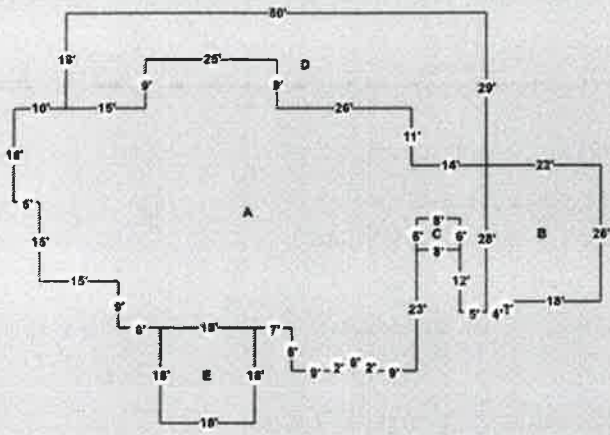
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$156,440	\$54,750
BUILDING	\$509,820	\$178,440
TOTAL	\$666,260	\$233,190
CAUV	\$0	-

**Residential Building Details
Building 1 of 1**

Building Sketch

Sketch Details



A	FR. & MASONRY	1 STORY	3593
B	FR. & MASONRY	GARAGE	580
C	FRAME	OPEN PORCH	48
D	FRAME	DECK	1369
E	BRICK	OPEN PORCH	324

RECEIVED

FEB 08 2023

CLEARCREEK TOWNSHIP
ZONING DEPT.

Occupancy	1 FAMILY UNIT
Construction Year	1996
Remodel Year 1	0
Remodel Year 2	0
Condition	GOOD
Construction Cost	0.00
Remodel Cost	0.00
Foundation	CONCRETE
Exterior	COMBINATION
Basement	1/2

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	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	1
True Value	387,990.00

Special Features

No Special Features Found

Parcel ID	0526200014	Current Owner	FICKERT DARREN KEITH	Account Number	0115495
Parcel Seq	0				

Land Records

Method	Front Feet	Depth Feet	Acres	Sq. Ft.	Rate	Factor %	Adj. Rate	Adj. 1	%	Adj. 2	%	Value
ACREAGE	0	0	1.0000	0	\$50,000.00	0	\$50,000.00		0		0	\$50,000.00
ACREAGE	0	0	7.0170	0	\$11,000.00	0	\$11,000.00		0		0	\$77,190.00

RECEIVED
FEB 08 2023
 CLEARCREEK TOWNSHIP
 ZONING DEPT.

Parcel ID	0526200014	Current Owner	FICKERT DARREN KEITH	Account Number	0115495
Parcel Seq	0				

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	1990	AVERAGE	10	40	64	2560	10.65	15	0	23200
1	CANOPY/LEAN-TO (R)	METAL	1990	AVERAGE	10	10	64	640	6.1	15	0	3300

RECEIVED
FEB 08 2023
 CLEARCREEK TOWNSHIP
 ZONING DEPT.

Parcel ID 0526200014

Parcel Seq 0

Current Owner FICKERT DARREN KEITH

Account Number 0115495

Sales History

Sale Date	Grantor	Grantee	Consideration	Convey No.
03-12-1990	FICKERT, DARREN & GLORIA	FICKERT, DARREN KEITH	\$0.00	1990-922
06-18-1987	REDELLE, ELIZABETH R	FICKERT, DARREN & GLORIA	\$65,000.00	1986-2782
12-18-1979	REDELLE, CHRISTINE		\$0.00	1978-0

6-12-96

VOLUME 97 PLAT NO. 38
WARREN COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE: MAY 14, 1996
DEED REFERENCE:
DARREN KEITH FICKERT
OFFICIAL RECORD 555, PAGE 244

APPROVALS:
WARREN COUNTY REGIONAL PLANNING COMMISSION

BY: _____ DATE _____
WARREN COUNTY HEALTH DEPARTMENT

BY: _____ DATE _____
ONLY TRACT 1.003 AC.

Miami Valley Gardens
Deed Book 321, Page 216
31.98 Ac.

Bearings based on the south line of Survey
Record 61, Plat 97.

Monument Legend

- ☒ Indicates iron pin-pipe found
- Indicates iron pin set
- ✕ Indicates spike found
- △ Indicates spike set
- ⊞ Indicates wood post found

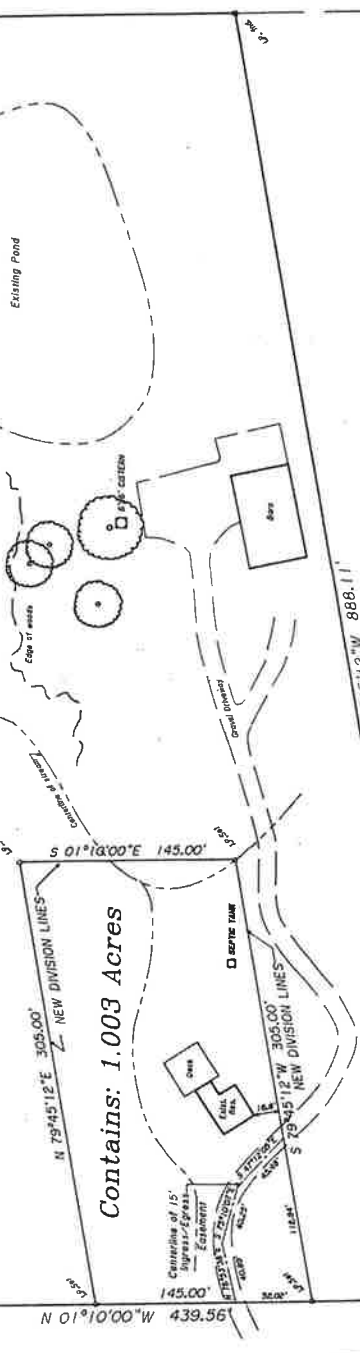
Flower Properties
Official Record 415, Page 743
13.127 Acres
Sur. Rec. 61-97

N 01°10'00"E
1802.26' TO CENTERLINE
LYTLE - FIVE POINTS ROAD

Contains: 9.016 Acres
- 1.003 Acres
8.013 Acres Remain

Contains: 1.003 Acres

S 01°25'15"E 456.83'



Plat of Survey / Lot Split
D. Keith Fickert
Clearcreek Township
Warren County, Ohio
Contains: 9.016 Acres



David & Anna Terrillo, et al.
Official Record 369, Page 773
4.7532 Acres
Sur. Rec. 38-15

- SURVEY NOTES:**
1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
 2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
 3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "McDOUGALL ASSOC."
 5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.



TO: D. KEITH FICKERT
I HEREBY CERTIFY THAT THIS IS AN ACCURATE REPRESENTATION OF THE PREMISES SURVEYED IN MAY 1996 BY OUR COMPANY SURVEYORS UNDER MY SUPERVISION.

Kirk P. Diehl
KIRK P. DIEHL, P.S. #7032

References:
Deed: Darren Keith Fickert, Official Record 555, Page 244, Clearcreek Township Book 5-0.
Tax Map: Clearcreek Township Book 5-0.
Surveys and Deeds as Shown Herein.

0 60 120 180
GRAPHIC SCALE - FEET
MAY 14, 1996
McDOUGALL ASSOCIATES, INC.
Professional Land Surveyors
6528 BYSTERS ROAD
MAMMISBURG, OHIO 45342
(615) 847-8800
JOR #176897C

STATE ROUTE 48

04854

WARRANTY DEED

A.K.A. Darren Keith Fickert

This Warranty Deed is made on June 11, 1996, between D. Keith Fickert,

Grantor, of 8616 State Route 48, City of Waynesville, State of Ohio, and

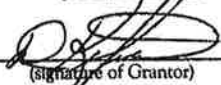
D. Keith Fickert, Grantee, of 8616 State Route 48, City of Waynesville,

State of Ohio.

For valuable consideration; the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the above property, located at 8616 State Route 48, City of Waynesville, State of Ohio:

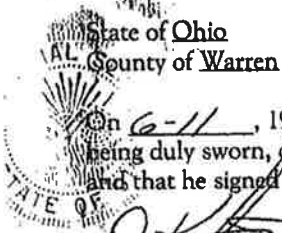
The Grantor Warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons.

Dated June 11, 1996.


(signature of Grantor)

By: D. Keith Fickert

BOOK 1237 PAGE 957



State of Ohio
County of Warren

On 6-11, 1996 D. Keith Fickert personally came before me and, being duly sworn, did state that he is the person in the above document and that he signed the above document in my presence.


(signature)

Notary Public, for the County of MONTGOMERY
State of Ohio

My commission expires: 11/24/97

NO PLAT REQUIRED
Approved Date 6-11-96
By Robert W. [Signature]
Ex. Dir. Warren Co. Regional Planning Comm.

see attached description of 1.003 acres

Grantor hereby reserves as a permanent easement for the benefit of the State of Ohio the following described property for public road and utility purposes: 60 feet measured from the centerline of State Route 48 by a parallel line across the front of the lot.

Old 05-26200-003 (9.02)
New 05-26200-013 (1.003) (C)
Rem. 05-26200-014 (8.017)

S.R. 97-38

McDougall Associates, Inc.

Professional Land Surveyors
8529 Byers Road
Miamisburg, Ohio 45342
(513) 847-2660
FAX (513) 847-2670

APPROVED
WARREN COUNTY
MAP DEPT.
DATE 6-13-96
By Chuck Saville

DESCRIPTION OF 1.003 ACRES
PREPARED FOR D. KEITH FICKERT
MAY 17, 1996

Situate in Section 26, Town 3, Range 5 M.R.s., Clearcreek Township, Warren County, Ohio, being part of the 9.02 acre tract conveyed to Darren Keith Fickert by deed recorded in Official Record 555, Page 244 of the Deed Records of Warren County, Ohio and being a tract of land more particularly described as follows:

Starting for reference at the intersection of the centerlines of State Route 48 and Lytle-Five Points Road;

thence from said Starting Point S 01°10'00" E with the centerline of State Route 48 a distance of 1802.26 feet, more or less, to the southwest corner of the 13.127 acre tract conveyed to Flower Properties by deed recorded in O.R. 415, Pg. 743 and as shown on Survey Record 61, Plat 97 of the Survey Records of said County;

thence N 78°38'00" E with the south line of said 13.127 acre tract a distance of 40.62 feet to an iron pipe found on the east right-of-way line of State Route 48 at the northwest corner of said Fickert tract;

thence S 01°10'00" E with the east right-of-way line of State Route 48 (parallel with and 40.0 feet east of the centerline of said road) a distance of 194.56 feet to an iron pin set for a new corner, said pin being the True Point of Beginning for the herein described tract;

thence from said True Point of Beginning N 79°45'12" E with new division line through said Fickert tract parallel with the south line of said tract a distance of 305.00 feet to an iron pin set for a new corner;

thence S 01°10'00" E with new division line through said Fickert tract parallel with the east right-of-way line of State Route 48 a distance of 145.00 feet to an iron pin set for a new corner;

thence S 79°45'12" W with new division line through said Fickert tract parallel with and 100.0 feet north of the south line of said tract a distance of 305.00 feet to an iron pin set for a new corner on the east right-of-way line of State Route 48;

thence N 01°10'00" W with the east right-of-way line of State Route 48 a distance of 145.00 feet to the True Point of Beginning, containing 1.003 acres of land, subject to all legal conditions, easements and rights-of-way of record. (C)

ALSO SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT: Pt. 05-26200-013

Situate in Section 26, Town 3, Range 5 M.R.s., Clearcreek Township, Warren County, Ohio, being an easement, fifteen (15) feet in width for ingress and egress purposes on part of the 9.02 acre tract conveyed to Darren Keith Fickert by deed recorded in Official Record 555, Page 244 of the Deed Records of Warren County, Ohio, said easement being 7.5 feet on both sides of the following described centerline:

Ease. Only

Starting for reference at the intersection of the centerlines of State Route 48 and Lytle-Five Points Road;

thence from said Starting Point S 01°10'00" E with the centerline of State Route 48 a distance of 1802.26 feet, more or less, to the southwest corner of the 13.127 acre tract conveyed to Flower Properties by deed recorded in O.R. 415, Pg. 743 and as shown on Survey Record 61, Plat 97 of the Survey Records of said County;

BOOK 1237 PAGE 958

Page 2.
1.003 Acres

thence N 78°38'00" E with the south line of said 13.127 acre tract a distance of 40.62 feet to an iron pipe found on the east right-of-way line of State Route 48 at the northwest corner of said Fickert tract;

thence S 01°10'00" E with the east right-of-way line of State Route 48 (parallel with and 40.0 feet east of the centerline of said road) a distance of 287.54 feet to the True Point of Beginning for the herein described centerline of easement:

thence from said True Point of Beginning N 76°53'38" E a distance of 40.89 feet;

thence S 75°10'07" E a distance of 40.25 feet;

thence S 47°12'05" E a distance of 45.48 feet to the terminus of the herein described centerline of easement. This description prepared by McDougall Associates based on a survey made by same in May 1996. All iron pins set are 30" x 5/8" capped "McDougall Associates". Bearings are based on the south line of Survey Record 61, Plat 97.

Kirk P. Diehl, P.S. #7032

S.R. 97-38

BOOK 1237 PAGE 959

McDougall Associates, Inc.

Professional Land Surveyors

8529 Byers Road

Miamisburg, Ohio 45342

(513) 847-2660

FAX (513) 847-2670

DESCRIPTION OF EASEMENT
PREPARED FOR D. KEITH FICKERT
MAY 17, 1996

(C)
Easement Only

Pt. 05-26-200-013

Situate in Section 26, Town 3, Range 5 M.R.s., Clearcreek Township, Warren County, Ohio, being an easement, fifteen (15) feet in width for ingress and egress purposes on part of the 9.02 acre tract conveyed to Darren Keith Fickert by deed recorded in Official Record 555, Page 244 of the Deed Records of Warren County, Ohio, said easement being 7.5 feet on both sides of the following described centerline:
Starting for reference at the intersection of the centerlines of State Route 48 and Lyle-Five Points Road:
thence from said Starting Point S 01°10'00" E with the centerline of State Route 48 a distance of 1802.26 feet, more or less, to the southwest corner of the 13.127 acre tract conveyed to Flower Properties by deed recorded in O.R. 415, Pg. 743 and as shown on Survey Record 61, Plat 97 of the Survey Records of said County;
thence N 78°38'00" E with the south line of said 13.127 acre tract a distance of 40.62 feet to an iron pipe found on the east right-of-way line of State Route 48 at the northwest corner of said Fickert tract;
thence S 01°10'00" E with the east right-of-way line of State Route 48 (parallel with and 40.0 feet east of the centerline of said road) a distance of 287.54 feet to the True Point of Beginning for the herein described centerline of easement;
thence from said True Point of Beginning N 76°53'38" E a distance of 40.89 feet;
thence S 75°10'07" E a distance of 40.25 feet;
thence S 47°12'05" E a distance of 45.48 feet to the terminus of the herein described centerline of easement. This description prepared by McDougall Associates based on a survey made by same in May 1996. All iron pins set are 30" x 5/8" capped "McDougall Associates". Bearings are based on the south line of Survey Record 61, Plat 97.

Kirk P. Diehl, P.S. #7032

04854
RECEIVED & RECORDED
BETH DECKARD
WARREN CO. RECORDER
96 JUN 13 AM 11:49
O.R. VOL. 1237
PAGE 957 FEE 22

TRANSFERRED
JUN 13 1996
SEC. 319 212 COMPLETED WITH
NICK NELSON, Auditor
WARREN COUNTY, OHIO

\$ 22 of Don's debit

BOOK 1237 PAGE 960