



# WARREN COUNTY

Property Services

**Matt Nolan**  
Auditor

**Barney Wright**  
Treasurer

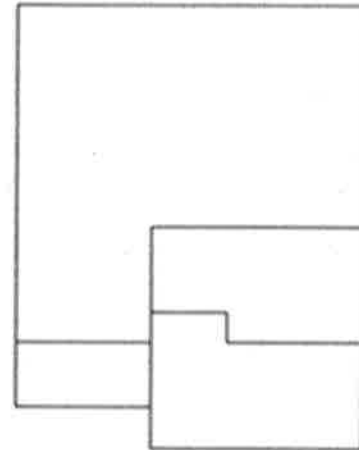
**Linda Oda**  
Recorder

Parcel ID	0521365015	Current Owner	MOORE ARMANDO G. &	Value As Of	01-01-2023
Parcel Seq	0				
Account Number	0315132	Property Address	1807 WINDING RUN BLVD CENTERVILLE 45458	Ownership As Of	12-08-2023
				Tax Data As Of	12-08-2023
Legal Description	VIL.WN.CRK/BLVD.WNC7 LOT: 588 0.1724 ACRES	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Census Tract	309.00
Tax District	03 CLEARCREEK TWP WAYNE LSD	Neighborhood ID	056009	OH Public School Dist No	8308
		School District	WAYNE LSD		

Primary Picture



Primary Sketch



**Residential Building and Last Sale Summary**

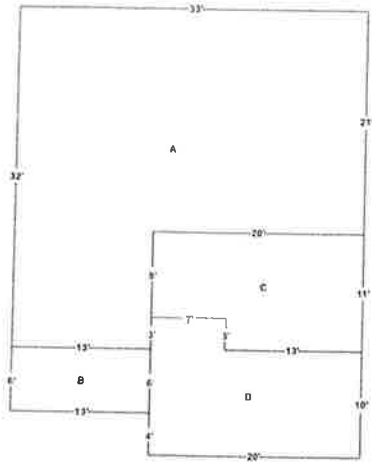
Last Sale Amount	\$296,170	Bedrooms	4
Last Sale Date	06/15/2020	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1,871 sq. ft.
Homestead Exemption	Y	Finished Basement/Attic	647 sq. ft.
Year Built	2020	Total Living Area	2,518 sq. ft.

**Value Summary**

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$59,000	\$20,650
BUILDING	\$224,470	\$78,560
TOTAL	\$283,470	\$99,210
CAUV	\$0	-

### Residential Building Details Building 1 of 1

**Building Sketch**



**Sketch Details**

A	FRAME	2 STORY	836
B	FRAME	OPEN PORCH	78
C	FRAME	1 ST. / GAR.	199
D	FRAME	GARAGE	221

Occupancy	1 FAMILY UNIT	
Construction Year	2020	
Remodel Year 1	0	
Remodel Year 2	0	
Condition	AVERAGE	
Construction Cost	0.00	
Remodel Cost	0.00	
Foundation	CONCRETE	
Exterior	COMBINATION	
Basement	FULL	

Finished Basement	647 sq. ft.	
Unfinished Attic	0 sq. ft.	
Finished Attic/Living Area	0 sq. ft.	
Number of Bedrooms	4	
Family/Rec Room	NO	
Wood Fireplace	0	
Gas Fireplace	0	
Heating System	FORCED AIR	
Heat Source	GAS	
Central Air Conditioning	YES	
Full Baths	3	
Half Baths	1	
True Value	190,230.00	

	<b>Special Features</b>	
1 EXTRA FIXTURE		0.00

Parcel ID	0521365015	Current Owner	MOORE ARMANDO G. &	Account Number	0315132
Parcel Seq	0				

**Sales History**

Sale Date	Grantor	Grantee	Consideration	Convey No.
06-15-2020	NVR, INC.	MOORE, ARMANDO G. & *	\$296,170.00	2020-3680
03-04-2020	VWC HOLDINGS, LTD.	NVR, INC.	\$44,320.00	2020-1368
02-22-2019	VWC HOLDINGS, LTD	VWC HOLDINGS, LTD.	\$0.00	2019-1086.073



Sources: Esri, HERE, Garmin, USGS, Intermop, 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 0310247

Date: 12/13/2023

Cadastral Lines		Line Type	
Corporate Line	County Line	Autocad Trail Line	City Township Line
Parcel Line	ROW (Right of Way) Line	Overlaid Line	Subdivision Line
Parcel Line	Subdivision Line	Overlaid Line	Backset Line
Parcel Line	Subdivision Line	Overlaid Line	Backset Line
Parcel Line	Subdivision Line	Overlaid Line	Backset Line

1807 Winding Run Blvd

1 inch = 25 feet

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23-BZA-009 Exhibit 2