



**LIEN SEARCH
PRODUCT COVER SHEET**

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FBR-02165	PRODUCT NAME:	LIEN SEARCH REPORT
BORROWER NAME(S)	SARA R MCNABB AND JOHN S MCNABB		
PROPERTY ADDRESS:	215 BRENTWOOD AVE		
CITY, STATE AND COUNTY:	PIQUA, OHIO (OH) AND MIAMI		

SEARCH INFORMATION

SEARCH DATE:	05/19/2025	EFFECTIVE DATE:	05/16/2025
NAME(S) SEARCHED:	SARA R MCNABB AND JOHN S MCNABB		
ADDRESS/PARCEL SEARCHED:	215 BRENTWOOD AVE, PIQUA, OH 45356/ N44-060990		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JOHN S. MCNABB AND SARA R. MCNABB, HUSBAND AND WIFE, FOR THEIR JOINT LIVES, REMAINDER TO THE SURVIVOR OF THEM

COMMENTS:	
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VESTING DEED

DEED TYPE:	GENERAL WARRANTY DEED	GRANTOR:	DONALD BURKS AND ELIZABETH BURKS, HUSBAND AND WIFE
DATED DATE:	09/07/2013	GRANTEE:	JOHN S. MCNABB AND SARA R. MCNABB, HUSBAND AND WIFE, FOR THEIR JOINT LIVES, REMAINDER TO THE SURVIVOR OF THEM
BOOK/PAGE:	N/A	RECORDED DATE:	09/30/2013
INSTRUMENT NO:	2013OR-15126		
COMMENTS:			

CURRENT TAXES

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2025	TAX YEAR:	2025
TAX AMOUNT:	\$1,151.78	TAX AMOUNT:	\$1,151.78
TAX STATUS:	PAID	TAX STATUS:	PAID
DUE DATE:		DUE DATE:	
DELINQUENT DATE:		DELINQUENT DATE:	

VOLUNTARY LIENS

SECURITY INSTRUMENT

DOC NAME		AMOUNT:	
DATED DATE:		RECORDED DATE	
INSTRUMENT NO:		BOOK/PAGE:	
OPEN/CLOSED:		SUBJECT LIEN (YES/NO):	
BORROWER:			
LENDER:			
TRUSTEE:			
COMMENTS:	NO MORTGAGE FOUND.		

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PIQUA
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ADDITIONAL NOTES

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LEGAL DESCRIPTION
THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF PIQUA, COUNTY OF MIAMI AND THE STATE OF OHIO: BEING LOT NUMBER 5509 LANDIN PARK SECTION 1 AND 2, AS RECORDED IN PLAT BOOK 6, PAGE 32, RECORDS OF MIAMI COUNTY, OHIO.

N44-060990

5/16/2025



Matthew W. Gearhardt

County Auditor

Miami County, Ohio

www.miamicountyohioauditor.gov

Parcel

N44-060990

510 – SINGLE FAMILY DWLG OW...

Owner

MCNABB JOHN S & SARA R

SOLD: 9/30/2013 \$77,900.00

Address

215 BRENTWOOD AVE

Appraised

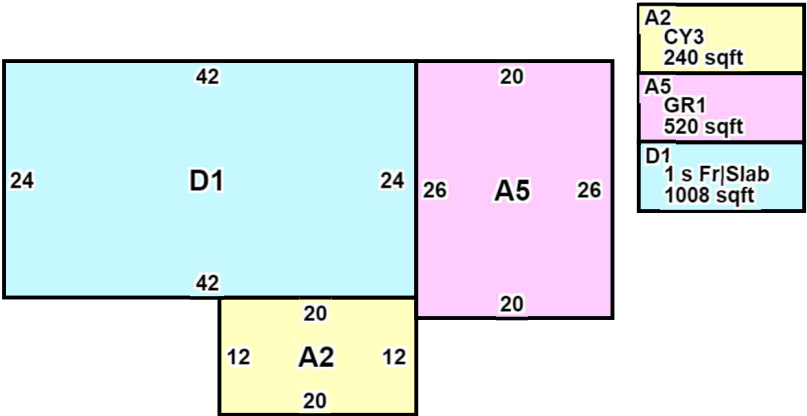
\$95,000.00

ACRES: 0.1400

Photos



Sketches



Levies

LEVY INFORMATION

There were **NO** real estate levies on the ballot for the **2025 Primary Election** on **5/6/2025**

Location	
Parcel	N44-060990
Owner	MCNABB JOHN S & SARA R
Address	215 BRENTWOOD AVE
Municipality	PIQUA CITY
Township	
School District	PIQUA CSD

Deeded Owner Address	
Mailing Name	MCNABB JOHN S & SARA R
Mailing Address	215 BRENTWOOD AVE

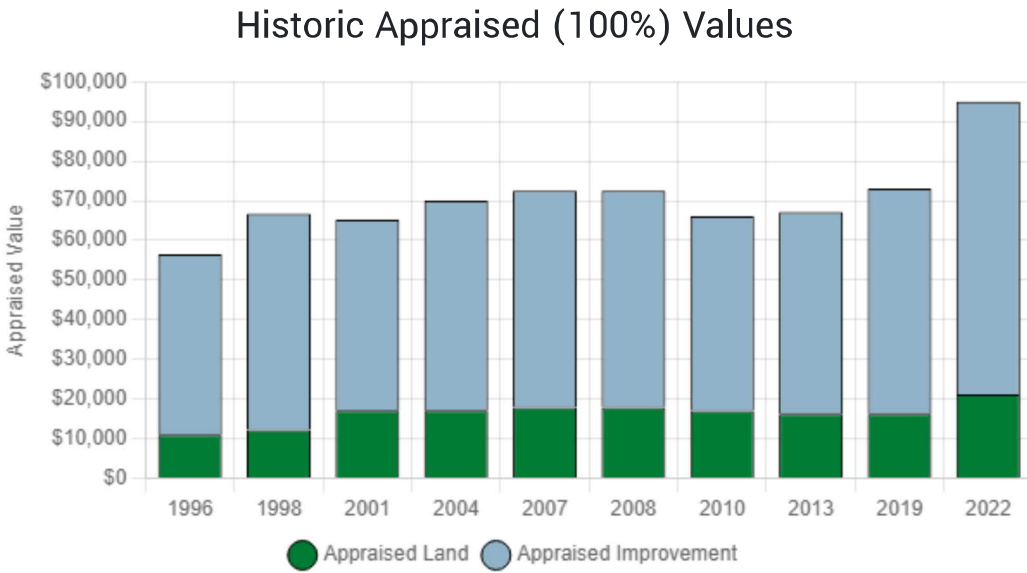
City, State, Zip	PIQUA OH 45356
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Tax Payer Address	
Mailing Name	MCNABB JOHN S & SARA R
Mailing Address	215 BRENTWOOD AVE
City, State, Zip	PIQUA OH 45356

Valuation

Please note, if you have any questions reach out to the Miami County Auditor's office at 937-440-5925.

Appraised (100%)				Assessed (35%)		
Year	Land	Improvements	Total	Land	Improvements	Total
2022	\$21,200.00	\$73,800.00	\$95,000.00	\$7,420.00	\$25,830.00	\$33,250.00
2019	\$16,300.00	\$56,800.00	\$73,100.00	\$5,710.00	\$19,880.00	\$25,590.00
2013	\$16,300.00	\$50,900.00	\$67,200.00	\$5,710.00	\$17,820.00	\$23,530.00
2010	\$17,000.00	\$49,100.00	\$66,100.00	\$5,950.00	\$17,190.00	\$23,140.00
2008	\$17,900.00	\$54,600.00	\$72,500.00	\$6,270.00	\$19,110.00	\$25,380.00
2007	\$17,900.00	\$54,600.00	\$72,500.00	\$6,270.00	\$19,110.00	\$25,380.00



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal			
Legal Acres	0.1400	Homestead Reduction	Y
Legal Description	IL 5509 59.24	Owner Occupied	Y
Land Use	510 – Single family Dwlg ow...	Foreclosure	N
Neighborhood	02100	Board of Revision	N

Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$963.64	Divided Property	N
Routing Number	080524.2-04-029-00		

Notes

[CARD 001]
SMDA#: N44-SW069 -027-00

Residential

Dwelling 1			
Number Of Stories	1.0	Exterior Wall	Frame/Siding
Style	Conventional	Heating	Base
Year Built	1955	Cooling	Central
Year Remodeled	0	Basement	None
Number of Rooms	5	Attic	None
Number of Bedrooms	3	Finished Living Area	1,008 sqft
Number of Full Baths	1	First Floor Area	1,008 sqft
Number of Half Baths	0	Upper Floor Area	0 sqft
Number of Family Rooms	0	Half Floor Area	0 sqft
Number of Dining Rooms	0	Attic Area	0 sqft
Number of Basement Garages	0	Total Basement Area	0 sqft
Grade	D+	Finished Basement Area	0 sqft
Grade Adjustment	0.85		
Condition	G G	Other Fixtures	0
Fireplace Openings	0	Fireplace Stacks	0

Additions

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
GRI	Garage Frame	1	520	0	\$12,920.00
Totals					\$18,760.00

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
CY3	Canopy Over Patio	1	240	0	\$3,180.00
CY3	Canopy Over Patio	1	192	0	\$2,660.00
Totals					\$18,760.00

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance		Deed	Book/Page	Valid	Parcels	
			Number	Deed Type				In Sale	Amount
9/30/2013	MCNABB JOHN S & SARA R	BURKS DONALD & ELIZABETH	1922	WD-WARRANTY DEED		/	YES	1	\$77,900.00
9/30/2010	BURKS DONALD & ELIZABETH	DEUTSCHE BANK NATIONAL TRUST COMPANY	1494	WD-WARRANTY DEED		/	NO	1	\$40,000.00
3/16/2010	DEUTSCHE BANK NATIONAL TRUST COMPANY	CASE JEFFREY M @(3)	324	SH-SHERIFFS DEED		/	NO	1	\$50,000.00
10/20/2005	CASE JEFFREY M	HARVEY ELSWORTH CASE	0	SE-SURVIVOR DEED EXEMPT	999	/	NO	1	\$0.00
10/20/2005	HARVEY ELSWORTH CASE	KAROLYN A CASE	0	SE-SURVIVOR DEED EXEMPT	999	/	NO	1	\$0.00
10/20/2005	KAROLYN A CASE	CASE JEFFREY M & KAROLYN A	0	SE-SURVIVOR DEED EXEMPT	999	/	NO	1	\$0.00
9/15/1999	CASE JEFFREY M & KAROLYN A	COURTNEY NELLIE	1785	FD-FIDUCIARY DEED		/	YES	1	\$68,900.00
10/10/1995	COURTNEY NELLIE	Unknown	1847	Unknown		/	YES	1	\$63,000.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Assessed Value
L1 - Regular Lot	0.1373	65	65	92	87%	\$300.00	\$288.00	\$250.56	\$16,290.00
Totals	0.1373								\$16,290.00

Improvements

No Improvement Records Found.

Tax				
2024 Payable 2025				
	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$1,151.78	\$1,151.78	\$2,303.56
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$379.45	-\$379.45	-\$758.90
NON-BUSINESS CREDIT		-\$71.32	-\$71.32	-\$142.64
OWNER OCCUPANCY CREDIT		-\$17.83	-\$17.83	-\$35.66
HOMESTEAD		-\$201.36	-\$201.36	-\$402.72
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$481.82	\$481.82	\$963.64
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$0.00
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$481.82	\$481.82	\$963.64
NET PAID	\$0.00	-\$481.82	-\$481.82	-\$963.64
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 69.280000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 46.456093			SURPLUS	\$0.00

Tax Payments						
Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
1/28/2025	1-24	\$0.00	\$481.82	\$481.82	\$0.00	14jmb-01282025-127-1
1/26/2024	1-23	\$0.00	\$485.81	\$485.81	\$0.00	6mes-01262024-115-1
2/7/2023	1-22	\$0.00	\$695.06	\$695.06	\$0.00	7jmb-02072023-90-1
1/26/2022	1-21	\$0.00	\$584.95	\$584.95	\$0.00	8JR-01262022-83-1

Tax Distributions	
2024	



Levy Name	Amount	Percentage
School District	\$630.72	65.45%
County Breakout	\$136.68	14.18%
Municipality	\$93.16	9.67%
JVS	\$57.94	6.01%
Misc +	\$45.14	4.68%
Totals	\$963.64	100%

Special Assessments

No Special Assessment Records Found.



2
John McNabb

504

TRANSFERRED
In compliance with ORC 319.202
MATTHEW W. GEARHARDT, Miami Co. Auditor

SEP 30 2013

Total Fee: \$ 155.80
 ORC 319.54 \$ 77.90
 ORC 322.02 \$ 77.90
 Exempt ☐

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2013OR-15126
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/30/2013 03:57:28PM

REFERENCES 0
RECORDING FEE 28.00
PAGES: 2

UNOFFICIAL COPY

General Warranty Deed *

Donald Burks and Elizabeth Burks, husband and wife of Miami County, Ohio for valuable consideration paid, grant(s) with general warranty covenants, to John S. McNabb and Sara R. McNabb, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is: 215 Brentwood Avenue, Piqua, Ohio 45356

the following **REAL PROPERTY**: Situated in the County of Miami in the State of Ohio and in the City of Piqua:

SEE EXHIBIT "A"

THIS DEED IS EXECUTED, ACKNOWLEDGED, AND DELIVERED BY THE GRANTOR(S) AND ACCEPTED BY THE GRANTEE(S) SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, APPLICABLE BUILDING, ZONING, AND USE REGULATIONS, AND THE GRANTEE(S) ASSUME AND AGREE TO PAY THE January 2014 INSTALLMENT OF TAXES AND ASSESSMENTS AND ALL SUCH INSTALLMENTS THEREAFTER.

Prior Instrument Reference: Volume 140 Page 807 of the Deed Records of Miami County, Ohio. Executed this 7th day of September, 2013.

Donald Burks
Donald Burks

Elizabeth Burks
Elizabeth Burks

State of Ohio

County of Montgomery ss:

BE IT REMEMBERED, That on this 7th day of August, 2013, before me, the subscriber, a Notary Public, in and for said state, personally came, Donald Burks and Elizabeth Burks, husband and wife, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Official seal on the day and year last aforesaid.



MARY W. MCLAREN, Notary Public
In and for the State of Ohio
My Commission Expires Sep. 1st, 2014

Mary W. McLaren
Notary Public

This instrument prepared by: Steven E. Elder Co., LPA 731 Fife Avenue, Wilmington, Ohio 45177

ACCEPTED BY GRANTEE(S) WITHOUT TITLE EXAMINATION OR OPINION BY PREPARING ATTORNEY.
*See Sections 5302.05 and 5302.06 Ohio Revised Code

OR VOL 0466 PAGE 038

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Situated in the City of Piqua, County of Miami and the State of Ohio:
Being Lot Number 5509 Landin Park Section 1 and 2, as recorded in Plat Book 6,
Page 32, Records of Miami County, Ohio.

Parcel ID# N44-060990

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY DGS DATE 9-10-13

VOL 0466 PAGE 039

[JOHN]MCNABB		OH, Miami		
Document No	Document Type	Recorded Date	Party1	Party2
2020OR-10803	WARRANTY DEED	8/6/2020 10:31:49 AM	MCNABB, JOHN STEPHEN	BIM-MERLE, ROBERT W., III
2015OR-10031	LAND CONTRACT	8/21/2015 12:08:14 PM	MCNABB, JOHN STEPHEN	BIM-MERLE, ROBERT W., III
2013OR-15126	WARRANTY DEED	9/30/2013 3:57:28 PM	BURKS, DONALD	MCNABB, JOHN S.
2013OR-09445	MORTGAGE RELEASE	6/19/2013 2:31:11 PM	FIFTH THIRD BANK	MCNABB, JOHN STEPHEN
0239591	MORTGAGE RELEASE	5/11/1998 2:27:36 PM	FIFTH THIRD BANK	MCNABB, JOHN STEPHEN
0237204	MORTGAGE	4/9/1998 1:08:57 PM	MCNABB, JOHN STEPHEN	FIFTH/THIRD WESTERN ...
MTG933-567	MORTGAGE	7/2/1996 12:18:00 PM	MC NABB, JOHN STEPHEN	FIFTH THIRD BANK OF W...

[SARA]MCNABB		OH, Miami		
Document No	Document Type	Recorded Date	Party1	Party2
2020OR-10803	WARRANTY DEED	8/6/2020 10:31:49 AM	MCNABB, JOHN STEPHEN	BIM-MERLE, ROBERT W., III
2015OR-10031	LAND CONTRACT	8/21/2015 12:08:14 PM	MCNABB, JOHN STEPHEN	BIM-MERLE, ROBERT W., III
2013OR-15126	WARRANTY DEED	9/30/2013 3:57:28 PM	BURKS, DONALD	MCNABB, JOHN S.
2013OR-09445	MORTGAGE RELEASE	6/19/2013 2:31:11 PM	FIFTH THIRD BANK	MCNABB, JOHN STEPHEN
0239591	MORTGAGE RELEASE	5/11/1998 2:27:36 PM	FIFTH THIRD BANK	MCNABB, JOHN STEPHEN
0237204	MORTGAGE	4/9/1998 1:08:57 PM	MCNABB, JOHN STEPHEN	FIFTH/THIRD WESTERN ...
MTG933-567	MORTGAGE	7/2/1996 12:18:00 PM	MC NABB, JOHN STEPHEN	FIFTH THIRD BANK OF W...