

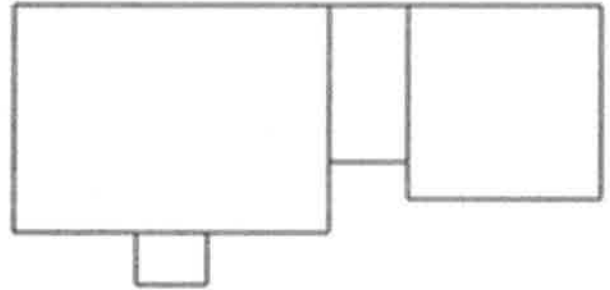


<b>Parcel ID</b>	0934152002	<b>Current Owner</b>	BIGGS MARTHA JANE &	<b>Value As Of</b>	01-01-2020
<b>Parcel Seq</b>	1	<b>Property Address</b>	4696 N ROUTE 48 LEBANON 45036	<b>Ownership As Of</b>	01-06-2021
<b>Account Number</b>	0200344	<b>State Use Code</b>	0511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	<b>Tax Data As Of</b>	01-06-2021
<b>Legal Description</b>	4-4-34 0.699 ACRES	<b>Neighborhood ID</b>	099001	<b>Census Tract</b>	308.00
<b>Tax District</b>	02 CLEARCREEK TWP LEBANON CSD	<b>School District</b>	LEBANON CSD	<b>OH Public School Dist No</b>	8305

Primary Picture



Primary Sketch



**Residential Building and Last Sale Summary**

<b>Last Sale Amount</b>	\$0	<b>Bedrooms</b>	2
<b>Last Sale Date</b>	11/22/2011	<b>Exterior</b>	VINYL / ALUM
<b>Owner Occupied</b>	Y	<b>Above Grade Living Area</b>	936 sq. ft.
<b>Homestead Exemption</b>	N	<b>Finished Basement/Attic</b>	0 sq. ft.
<b>Year Built</b>	1951	<b>Total Living Area</b>	936 sq. ft.

**Value Summary**

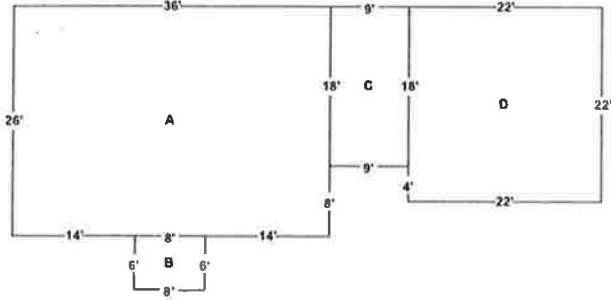
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$20,970	\$7,340
BUILDING	\$141,580	\$49,550
TOTAL	\$162,550	\$56,890
CAUV	\$0	-

Parcel ID	0934152002	Current Owner	BIGGS MARTHA JANE &	Account Number	0200344
Parcel Seq	1				

### Residential Building Details Building 1 of 2

**Building Sketch**

**Sketch Details**



A	FRAME	1 STORY	936
B	FRAME	OPEN PORCH	48
C	FRAME	ENCLOSE PORCH	162
D	FRAME	GARAGE	484

Occupancy	1 FAMILY UNIT
Construction Year	1951
Remodel Year 1	0
Remodel Year 2	0
Condition	AVERAGE
Construction Cost	0.00
Remodel Cost	0.00
Foundation	CONCRETE
Exterior	VINYL / ALUM
Basement	FULL

Finished Basement	0 sq. ft.
Unfinished Attic	936 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	2
Family/Rec Room	NO
Wood Fireplace	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	OIL
Central Air Conditioning	NO
Full Baths	1
Half Baths	0
True Value	75,870.00

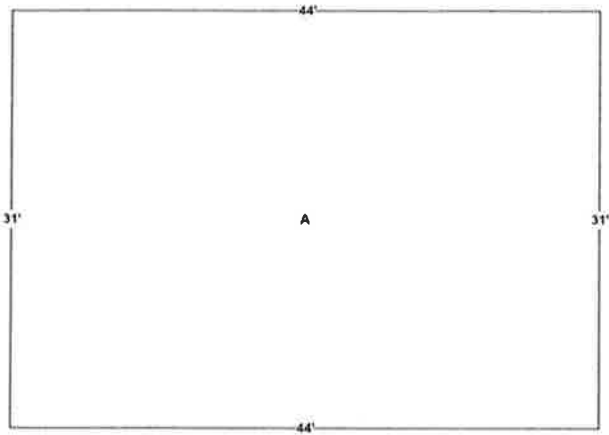
Special Features	
4696 N. ST. RT. 48	0.00

Parcel ID	0934152002	Current Owner	BIGGS MARTHA JANE &	Account Number	0200344
Parcel Seq	1				

**Residential Building Details  
Building 2 of 2**

**Building Sketch**

**Sketch Details**



**A    FRAME                      1 STORY                      1364**

Occupancy	1 FAMILY UNIT
Construction Year	1960
Remodel Year 1	0
Remodel Year 2	0
Condition	AVERAGE
Construction Cost	0.00
Remodel Cost	0.00
Foundation	C. BLOCK
Exterior	VINYL / ALUM
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	0
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	OIL
Central Air Conditioning	NO
Full Baths	1
Half Baths	1
True Value	65,710.00

Special Features	
4672 N. ST. RT. 48	0.00

Parcel ID	0934152002	Current Owner	BIGGS MARTHA JANE &	Account Number	0200344
Parcel Seq	1				

**Sales History**

Sale Date	Grantor	Grantee	Consideration	Convey No.
11-22-2011	BIGGS, MARTHA JANE	BIGGS, MARTHA JANE &	\$0.00	2011-6111.001
10-25-2011	BIGGS, CARL G. & MARTHA J	BIGGS, MARTHA JANE	\$0.00	2011-5522.001



Parcel ID	0934152003	Current Owner	BIGGS MARTHA JANE &	Value As Of	01-01-2020
Parcel Seq	0				
Account Number	0200352	Property Address	N ROUTE 48 LEBANON 45036	Ownership As Of	01-08-2021
				Tax Data As Of	01-08-2021
Legal Description	2.19 ACRES	State Use Code	0501 - RES. VAC. LAND- 0 TO 9.99 AC.	Census Tract	308.00
Tax District	02 CLEARCREEK TWP LEBANON CSD	Neighborhood ID	099001	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture

Primary Sketch



**No Sketch Found  
For Selected Property**

**Residential Building and Last Sale Summary**

Last Sale Amount	\$0	Bedrooms	0
Last Sale Date	11/22/2011	Exterior	
Owner Occupied	N	Above Grade Living Area	0 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	0	Total Living Area	0 sq. ft.

**Value Summary**

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$30,470	\$10,660
BUILDING	\$13,000	\$4,550
TOTAL	\$43,470	\$15,210
CAUV	\$0	-

Parcel ID	0934152003	Current Owner	BIGGS MARTHA JANE &	Account Number	0200352
Parcel Seq	0				

**Outbuildings**

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	GARAGE	WOOD FRAME	1960	AVERAGE	0	23	24	552	17.47	40	0	5800
0	GARAGE	WOOD FRAME	1901	AVERAGE	0	23	32	736	16.2	40	0	7200



Parcel ID	0934152002	Current Owner	BIGGS MARTHA JANE &	Value As Of	01-01-2020
Parcel Seq	2	Property Address	N ROUTE 48 LEBANON 45036	Ownership As Of	01-08-2021
Account Number	0200336	State Use Code	0501 - RES. VAC. LAND- 0 TO 9.99 AC.	Tax Data As Of	01-08-2021
Legal Description	4 -4-34 0.068 ACRES	Neighborhood ID	099001	Census Tract	308.00
Tax District	02 CLEARCREEK TWP LEBANON CSD	School District	LEBANON CSD	OH Public School Dist No	8305

Primary Picture



Primary Sketch

**No Sketch Found  
For Selected Property**

**Residential Building and Last Sale Summary**

Last Sale Amount	\$0	Bedrooms	0
Last Sale Date	11/22/2011	Exterior	
Owner Occupied	N	Above Grade Living Area	0 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	0	Total Living Area	0 sq. ft.

**Value Summary**

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$2,040	\$710
BUILDING	\$0	\$0
TOTAL	\$2,040	\$710
CAUV	\$0	-

Parcel ID	0934152002	Current Owner	BIGGS MARTHA JANE &	Account Number	0200336
Parcel Seq	2				

**Sales History**

Sale Date	Grantor	Grantee	Consideration	Convey No.
11-22-2011	BIGGS, MARTHA JANE	BIGGS, MARTHA JANE &	\$0.00	2011-6111.002
10-25-2011	BIGGS, CARL G. & MARTHA J	BIGGS, MARTHA JANE	\$0.00	2011-5522.002



9877  
Warren County Deed

Ralph R. Stowe and  
Alma H. Stowe

TWD

Carl G. Biggs  
R R # 2  
Lebanon Ohio

maic

Transferred Oct 2 1954  
C. M. Carter  
A. C. COUNTY AUDITOR

RECEIVED Oct 2 1954  
TIME 8-40 P M  
RECORDED Oct 7 1954  
VOL. 2, 34 P. 4, 59  
FEE 2.10

PEARL GRAHAM  
Warren County Recorder, Lebanon, O.

LAW OFFICES  
GRAY, RISINGER & GRAY  
BUILDING AND LOAN BUILDING  
15 BROADWAY,  
LEBANON, OHIO

Carl G. Biggs

2.10

Form 621 - OHIO WARRANTY DEED

TUTBLANK PUBLISHERS OF PATENT & ATTORNEY  
Little Law Book Publishers, Rolland, Mo

# Know all Men by these Presents

That RALPH R. STOWE and ALMA H. STOWE, husband and wife,

in consideration of

ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

to them paid by

CARL G. BIGGS, R. R. #2, Lebanon, Ohio,

the receipt whereof is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to the said

CARL G. BIGGS

his heirs and assigns forever,

The following described real estate, to-wit:

Situated in Clearcreek Township, Warren County, Ohio, and being a part of Section #34, Town 4, Range 4, M. R. S., and bounded and described as follows:

Beginning at an iron rod at the North West corner of the herein described tract and at the North East corner of a 0.69 Acre tract owned by Martha Jane Biggs as per Deed Record Vol. 175, page 259. Said rod also being in the South line of lands formerly owned by Perry Earnhart.

Running thence with said Earnhart's South line S. 76° 21' E. 269 feet to an iron rod in said line; thence by new division lines as follows: (1) S. 3° 49' W. 364.4 feet to an iron rod; (2) N. 55° 54' W. 429 feet to an iron rod at the South East corner of the aforesaid 0.69 Acre tract owned by Martha J. Biggs; (3) thence with said Biggs Easterly line N. 32° 26' E. 221.2 feet to the place of beginning, containing Two and nineteen hundredths (2.10) Acres. Subject to all easements heretofore granted.

The above described tract being a part of the premises as conveyed by Dora E. White et al, to Ralph R. Stowe by Deed dated July 10, 1954, and recorded in Warren County, Ohio, Deed Record Vol. 232, page 195.

and all the ~~same~~ **same** ~~title and interest~~ **title and interest** of the said

Ralph R. Stowe and Alma H. Stowe

either in Law or in Equity of; in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues, and profits thereof. **To have and to hold** the same to the only proper use of the said

Carl G. Biggs

his heirs, and assigns forever;

And the said Ralph R. Stowe and Alma H. Stowe

for themselves and their heirs, executors and administrators, do hereby **Covenant** with the said

Carl G. Biggs

his heirs, and assigns,

that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered**; And **Further**, That they do **Warrant and will Defend** the same against all claim or claims, of all persons whomsoever;

In Witness Whereof, The said

RALPH R. STOWE and ALMA H. STOWE, husband and wife,

~~who hereby solemnly swear that the above premises are theirs and no other person's~~

~~do hereby~~ ~~have hereunto set their hands~~ ~~and~~ ~~affixed their seals~~ ~~at~~ ~~Warren~~ ~~Ohio~~ ~~on~~ ~~the~~ ~~4th~~ ~~day~~ ~~of~~ ~~September~~ ~~in~~ ~~the~~ ~~year~~ ~~of~~ ~~our~~ ~~Lord~~ ~~one~~ ~~thousand~~ ~~nine~~ ~~hundred~~ ~~Fifty~~ ~~four~~

4th day of September in the year of our Lord

one thousand nine hundred Fifty-four.

Signed and acknowledged in presence of

*Stacy H. Burgermeister*  
*Harold O. Risinger*

*Ralph R. Stowe*  
Ralph R. Stowe

*Alma H. Stowe*  
Alma H. Stowe

State of OHIO, County of WARREN, ~~Dist.~~

Be it Remembered, That on this 4th day of

September, in the year of our Lord one thousand nine hundred

Fifty-four, before me, the subscriber, a Notary Public

in and for said ~~county~~ **State** personally came

Ralph R. Stowe and Alma H. Stowe

the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed

In Testimony Whereof, I have hereunto subscribed

my name and affixed my notarial seal

on the day and year last aforesaid.

*Harold O. Risinger*  
Harold O. Risinger  
Notary Public in and for State of Ohio.



22171  
Warren

HOBART F. GOOCH and LELA M. GOOCH

TRUST

MARTHA JANE BIGGS.  
R R #2 Lebanon Ohio

maile

Transferred to... 15 1956

State of Ohio  
COUNTY AUDITOR

STATE OF OHIO  
COUNTY OF Warren

RECEIVED FOR RECORD ON THE  
15 day of Aug 1956  
at 2.25 o'clock PM

RECORDED Aug 15 1956 PM  
DEED BOOK 157 Page 345

Paul Johnson  
COUNTY RECORDER

RECORDERS FEE \$ 1.40

MAPLE AND MAPLE  
ATTORNEYS AND COUNSELLORS AT LAW  
MASONIC TEMPLE  
LEBANON, OHIO

1.40

# Know all Men by these Presents

That HOBART F. GOOCH and LELA M. GOOCH, husband and wife,  
in consideration of One (\$1.00) Dollar and other good and valuable consideration  
of WARREN County, Ohio,  
to them in hand paid by MARTHA JANE BIGGS, of  
R. R. #2, Lebanon, Ohio  
to the said do hereby Grant, Bargain, Sell and Convey  
MARTHA JANE BIGGS,

assigns forever, the following described Real Estate, situate in the her heirs and  
of in the County of Warren  
and State of Ohio., the following described real estate, to wit:

Situated in Clearcreek Township, Warren County, Ohio, and being part of  
Section #34, Town 4, Range 4, and bounded and described as follows:

Beginning at a point in the pavement of State Route #48 at the Southwest  
corner of lands of Hobart Gooch, as per Deed Book 229, page 414, and the Northwest  
corner of a 0.699 Acre tract as per Deed Book 175, page 259, from said point of  
beginning running thence with the center of State Foute #48 N 33° 07'E 31.68 feet  
to a point; thence S 70° 25'E (passing an iron rod at 27.93 feet) a distance of  
174.60 feet to an iron rod; thence N 89° 07'W 21.08 feet to an iron rod at the  
Northeast corner of aforesaid 0.699 Acre tract; thence N 78° 52'W (passing an iron  
rod at 131.46 feet) a distance of 163.57 feet to the place of beginning, containing  
Sixty eight thousandths (0.068) of an Acre, subject to all legal highways.

The above described tract being a part of the premises as conveyed by  
Nelson C. Watkins and Martha L. Watkins to Hobart F. Gooch and Lela M. Gooch by  
Deed dated April 6, 1954, and recorded in Vol. 229, page 414, of the Warren County,  
Ohio, Deed Records.

and all the Estate, Right, Title and Interest of the said grantors in and to said premises;  
To have and to hold the same, with all the privileges and appurtenances thereunto  
belonging, to said grantee her heirs and assigns forever.  
And the said HOBART F. GOOCH and LELA M. GOOCH

do hereby Covenant and Warrant that the title so conveyed is Clear, Free and  
Unincumbered, and that they will defend the same against all lawful claims of  
all persons whomsoever. SAVE AND EXCEPT taxes due and payable December, 1957, and  
thereafter which grantee herein assumes and agrees to pay.



In Witness Whereof, the said HOBART F. GOOCH and LELA M. GOOCH, husband and wife,

each of whom hereby release all right and expectancy of dower in said premises, have hereunto set their hands, this 11th day of August in the year A. D. nineteen hundred and Fifty-six. Signed and acknowledged in presence of us:

Leona Burroughs  
D. C. Maple

Hobart F. Gooch  
HOBART F. GOOCH

Lela M. Gooch  
LELA M. GOOCH

State of Ohio, WARREN County, ss.

On this 11th day of August A. D. 1956, before me, a Notary Public in and for said County, personally came HOBART F. GOOCH and LELA M. GOOCH

acknowledged the signing thereof to be their voluntary act and deed. the grantors in the foregoing deed, and Witness my official signature and seal on the day last above mentioned.

D. C. Maple

DIXON C. MAPLE  
Notary Pub. c. Warren County, Ohio  
My Commission Expires Sept. 4, 1958

This instrument prepared by Chester D. Maple