

Building (CARD: 1)	Single Family BUILT 1980	Baths (Full / Half)	2 / 0
Area	1,896 sqft	Rooms (Bedroom / Family)	3 / 0
Basement (Finished / Total)	Full Crawl / 0 sqft/ 0 sqft	Stories	1.5
Heat Full Type	Propane Gas	Heat/Cool	None
External Wall	Frame Aluminum	Fireplace Stacks	0

32-061-0900.000



Paul David Knipp
County Auditor
Lawrence County, Ohio
lawrencecountyauditor.org

6/17/2026

Parcel

32-061-0900.000

101 - CASH - GRAIN OR GENERA...

Owner

PEOPLES BANK

SOLD: 5/8/2026 \$56,000.00

Address

48 PVT DR 2496 CO RD 36

WINDSOR TWP

Appraised

\$172,570.00

ACRES: 9.6800

Location

Parcel	32-061-0900.000
Owner	PEOPLES BANK
Address	48 PVT DR 2496 CO RD 36
Municipality	UNINCORPORATED
Township	WINDSOR TWP
School District	SYMMES VALLEY LSD

Deeded Owner Address

Mailing Name	PEOPLES BANK
Mailing Address	138 PUTNAM ST
City, State, Zip	MARIETTA OH 45750

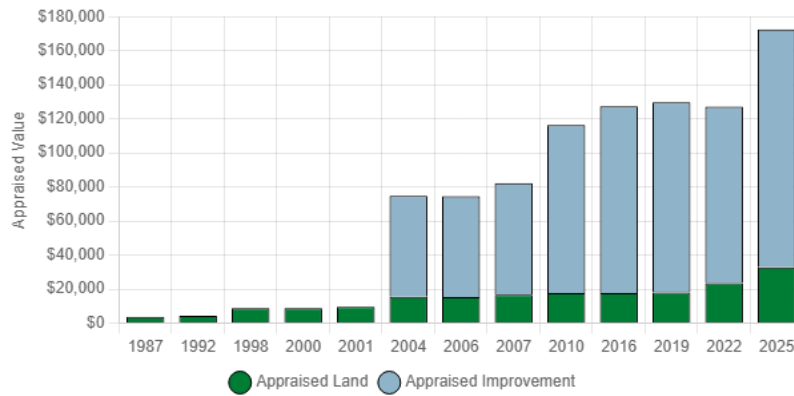
Tax Payer Address

Mailing Name	PEOPLES BANK
Mailing Address	138 PUTNAM ST
City, State, Zip	MARIETTA OH 45750

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2025	\$32,930.00	\$139,640.00	\$172,570.00	\$11,530.00	\$48,870.00	\$60,400.00
2022	\$23,680.00	\$103,440.00	\$127,120.00	\$8,290.00	\$36,200.00	\$44,490.00
2019	\$18,050.00	\$111,620.00	\$129,670.00	\$6,320.00	\$39,070.00	\$45,390.00
2016	\$17,700.00	\$109,600.00	\$127,300.00	\$6,200.00	\$38,360.00	\$44,560.00
2010	\$17,650.00	\$98,800.00	\$116,450.00	\$6,180.00	\$34,580.00	\$40,760.00
2007	\$16,840.00	\$65,340.00	\$82,180.00	\$5,890.00	\$22,870.00	\$28,760.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	9.6800	Homestead Reduction	N
Legal Description	16-2-33 PT NE NW LESS .32 B...	Owner Occupied	N
Land Use	101 - Cash - grain or gener...	Foreclosure	N
Neighborhood	3219200	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$1,673.10	Divided Property	N
Routing Number	32-09400-065000		

Notes

OR17 PG 392
 VOL 385 PG 55 VOL 634 PG 35 OR 17 PG 373 OR 435 PG 263/265 OR 1312 PG 391
 10-26-04 HUNTINGTON BANK CALLED AND CHECKED TAXES, THERE IS A 100,000
 DOLLAR MORTGAGE, SAID THEY ARE REMODELING AN OLD HOUSE.
 10-28-04: ADDED HOUSE TX YR 04 (NOTE: HOUSE BEEN HERE SEVERAL YEARS
 THEY ADDED ADDITION TO HOUSE)
 6/27/06 SPLIT TO 0900.001 FOR .32AC
 6/8/18- RESKETCH OFF, ADD OFF AND UPDATE OTBLDG INFO PER ARC REV TX YR 19
 9-1-22: ADD PP POOL TX YR 22 (REVIEW)

Residential

Dwelling 1			
Number Of Stories	1.5	Exterior Wall	Frame Aluminum
Style	Single Family	Heating	Propane Gas

Year Built	1980	Cooling	None
Year Remodeled	2004	Basement	Full Crawl
Number of Rooms	0	Attic	None
Number of Bedrooms	3	Finished Living Area	1,896 sqft
Number of Full Baths	2	First Floor Area	1,008 sqft
Number of Half Baths	0	Upper Floor Area	768 sqft
Number of Family Rooms	0	Half Floor Area	120 sqft
Number of Dining Rooms	0	Attic Area	0 sqft
Number of Basement Garages	0	Total Basement Area	0 sqft
Grade	C+1	Finished Basement Area	0 sqft
Grade Adjustment	1.10		
Condition	F F	Other Fixtures	0
Fireplace Openings	0	Fireplace Stacks	0

Additions

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
CA	Crawl Sp Addition	1	768	0	\$4,300.00
OFP	Opn Fr Porch	1	90	0	\$1,750.00
OFP	Opn Fr Porch	1	54	0	\$1,050.00
OFP	Opn Fr Porch	1	54	0	\$1,050.00
2SFRA	2S Fr Addition	1	768	0	\$0.00
Totals					\$8,150.00

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
5/8/2026	PEOPLES BANK	WHEELER DENNY ALAN JR AND ANGELA KAY	279	SHRFD-SHERIFF DEED		/	NO	1	\$56,000.00

Date	Buyer	Seller	Conveyance	Deed Type	Deed	Book/Page	Valid	Parcels	Amount
			Number					In Sale	
12/8/2006	WHEELER DENNY ALAN JR AND ANGELA KAY	WHEELER, DENNY A	1099	JS-JOINT SURVIVORSHIP		/	NO	1	\$0.00
12/8/2006	WHEELER, DENNY A	WHEELER DENNY ALAN JR. &	1098	WD-WARRANTY DEED		/	NO	1	\$0.00
6/27/2006	WHEELER DENNY ALAN JR. &	WHEELER, DENNY ALAN JR. &	00645	WD-WARRANTY DEED		/	YES	1	\$0.00
5/26/1999	WHEELER, DENNY ALAN JR. &	MILLER, ALBERT B. & CHEST	00521	WD-WARRANTY DEED		/	YES	1	\$39,900.00
1/1/1950	MILLER, ALBERT B. & CHEST	unknown		Unknown		/	UNKNOWN	0	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
WD - Woods	7.6800	0	0	0	100%	\$1,300.00	\$1,300.00	\$1,300.00	\$9,980.00
HS - Homesite	1.0000	0	0	0	100%	\$20,740.00	\$20,740.00	\$20,740.00	\$20,740.00
P - Pasture	1.0000	0	0	0	100%	\$2,210.00	\$2,210.00	\$2,210.00	\$2,210.00
Totals	9.6800								\$32,930.00

Improvements

Description	Card	Segment	Size	Area	Condition	Year Built	Appraised Value
		ID	(LxW)				(100%)
Det Fr Garage	1	08	12x18	216	F F	1980	\$900.00
180 Shed - Frame	1	09	12x14	168	P P	1980	\$90.00
925 Above Ground Swimming Pool	1	15	0x0	0		0	\$0.00
920 Personal Property Shed	1	10	7x8	56	F F	1900	\$0.00
920 Personal Property Shed	1	11	8x12	96		1900	\$0.00
920 Personal Property Shed	1	12	6x6	36	F F	1995	\$0.00
Totals							\$990.00

Tax

2025 Payable 2026

Delinquency	First Half	Second Half	Year Total
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CHARGE	\$7,885.96	\$1,057.00	\$1,057.00	\$9,999.96
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
REDUCTION		-\$132.21	-\$132.21	-\$264.42
NON-BUSINESS CREDIT		-\$88.24	-\$88.24	-\$176.48
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$7,885.96	\$836.55	\$836.55	\$9,559.06
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$142.30	\$19.80	\$0.00	\$162.10
PENALTY / INTEREST	\$2,938.74	\$83.66	\$0.00	\$3,022.40
NET OWED	\$10,967.00	\$940.01	\$836.55	\$12,743.56
NET PAID	-\$10,793.79	\$0.00	\$0.00	-\$10,793.79
NET DUE	\$173.21	\$940.01	\$836.55	\$1,949.77
TAX RATE: 35.000000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 30.622028			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
5/7/2026	2-25	\$10,793.79	\$0.00	\$0.00	\$0.00	Lisadraw-05072026-45-1

Special Assessments

Project Name	Past		Due				Year Balance		Total
	Delinquency	Adjustment	First	Adjustment	Second	Adjustment	First	Second	
			Half		Half		Half	Half	
C449999999 LAWRENCE/SCIOTO SOLID WASTE	\$142.30	-\$136.25	\$18.00	\$1.80	\$0.00	\$0.00	\$19.80	\$0.00	\$25.85
Totals	\$142.30	-\$136.25	\$18.00	\$1.80	\$0.00	\$0.00	\$19.80	\$0.00	\$25.85