

GHP History Research

62 W Sharon Road

**West Fifty (50) feet of Lot 13 of the subdivision laid out by Gross and Dietrich
Fifty (50) feet on the north side of Sharon Road and extending northwardly between
parallel lines 216 ½ feet in depth
Formerly Clark & Crawford Lot 240**

Suttman House - 1915

Clark & Crawford to Gross and Dietrich
Lot 31 in Block 4 also out lots 220, 229, 230, 231, 239, 240, 249 and 250
Book 231 Page 57
Dated: May 10, 1855
In consideration of \$4,600

Gross and Dietrich to Maurice Connell
Lots 13 (formerly Clark & Crawford lot 240), 21 and 22
Book 308 Page 178
Dated: March 17, 1865
In consideration of \$1,000

Maurice Connell to John Sagel
Lot 13
Deed Book 350 Page 209
Dated: February 6, 1868
In consideration of \$500

Note: House located at 58 W Sharon Road built in 1890. Census from 1900 shows John Sagle, his wife Anna and daughter Katherine living on Sharon Avenue. No house number indicated.

Catherine and Mary Sagel to Anna Cecelia Verdin
Lot 13
Deed Book 1069 Page 205
Dated: August 10, 1912
In consideration of \$1

Note: Census from 1910 shows Innes Verdin, and wife wife Anna renting a home on Sharon Avenue. Although no house number is indicated, it could be the Sagle home, which they buy in 1912.

Innes Verdin, admin for Anna C Verdin to William H Kappes
Lot 13
Deed Book 1120 Page 19
Dated: June 14, 1915

In consideration of \$3,500

Note: The deed indicates that \$3.50 of U.S. Revenue stamps cancelled, which would mean \$1 in stamps would be worth \$1,000

William H Kappes to Joseph Suttman

West 50 feet of Lot 13

Deed Book 1113 Page 552

Dated: June 14, 1915

In consideration of \$1

Sale Price: \$3,000

Note: Lot 13 subdivided into East and West. West portion is where the house at 62 W Sharon Road is built. The deed indicates \$3.00 of U.S. Revenue stamps cancelled, which would mean the property was sold for \$3,000. Census from 1910 shows Joseph Suttman, wife Catherine and daughter Ida renting a home on Congress Avenue. Census data from 1920 and 1930 show the Suttmans living on Sharon Avenue. No house number indicated, but 1930 census have them living next to the Schmidts.

William H Kappes to Innes Verdin

East 50 feet of Lot 13

Deed Book 1118 Page 294

Dated: June 14, 1915

In consideration of \$1

Note: Lot 13 subdivided into East and West. The house at 58 W Sharon Road on the East side of Lot 13 is bought back by Innes Verdin. The deed indicates \$1.00 of U.S. Revenue stamps cancelled, which would mean the property was bought back for \$1,000.

Joseph Suttman, est to Theresa Suttman, et al

West 50 feet of Lot 13

Deed Book 1849 Page 119

Dated: January 18, 1940

Certificate of transfer

Theresa Suttman, et al to Henry B and Margaret Schmidt

West 50 feet of Lot 13

Deed Book 1849 Page 594

Dated: January 25, 1940

In consideration of \$1

Margaret Schmidt Est. to Henry B Schmidt

West 50 feet of Lot 13

Deed Book 3841 Page 641

Dated: March 30, 1972

Certificate of transfer

Henry B Schmidt Est to Frederick G and JoAnn Caylor

West 50 feet of Lot 13

Deed Book 4010 Page 457
Dated: March 26, 1975
In consideration of \$25,900

Frederick G and JoAnn Caylor to Monica O'Connell
West 50 feet of Lot 13
Deed Book 12741 Page 611
Dated: October 30, 2014
Sale Price: \$179,000

Monica O'Connell to Paul Muzychak and Yvette Toddy
West 50 feet of Lot 13
Deed Book 13688 Page 509
Dated: June 13, 2018
Sale Price: \$254,000

Assessment of the age of the house.

The records on the Hamilton County website indicate that the house at 62 W Sharon Road was built in 1900. I believe this to be incorrect. I believe the house located at 58 W Sharon Road, built in 1890, was on Lot 13. Lot 13, with that house on it, was sold in 1915 for \$3,500 by Innes Verdin to William Kappes. Lot 13 was subdivided at that time. Innes Verdin bought back 58 W Sharon Road from William Kappes for \$1,000. The west side of the lot was sold to Joseph Suttman for \$3,000. The result of all these transactions was that Innes Verdin made \$2,500 and William Kappes made \$500. Why Innes Verdin did not just sell the property directly to Joseph Suttman and why William Kappes was involved is not clear. If the property was not subdivided until 1915, the house would have been built after that.