MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-050031.0000 RES
N16.01 2026

sale

2023 CORNELIUS STEPHEN R	2020-12-10	
2024 CORNELIUS STEPHEN R	2020-12-10	
2025 CORNELIUS STEPHEN R	2020-12-10	
2026 CORNELIUS STEPHEN R	2020-12-10	PT E2 NE4 NE4 S5 1.034A
6073 SR 235	4WD	
	$175,000	
ALGER OH 45812		

Orig Tax Year 2018
Parent: 28-050018.0000

2028 STEPHENS COREY	2026-03-17	
6073 SR 235	4SH	
ALGER OH 45812		

Eff Rate: – 38.85 — 37.53 — 37.48 — 37.48 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0340	1.0340	1.0340	1.0340	1.0340			
Land100%	18170	18170	18170	18170		18170	20860	20870
Bldg100%	114460	114460	114460	114460		114460	162140	162140
Totl100%	132630t	132630t	132630t	132630t		132630t	183000t	183010t
Cauv100%								
Tax Value:								
Land 35%	6360	6360	6360	6360		6360	7300	7300
Bldg 35%	40060	40060	40060	40060		40060	56750	56750
Totl 35%	46420t	46420t	46420t	46420t		46420t	64050t	64050t
Hmstd35%	46360	46360	46360	46360		46360	64000	
Owner Oc	38.28	36.28	36.28	36.28	36.28	hmstd 6300 l	40060 b	
Hmstd RB	318.38	329.46	340.70	340.70	340.70			
Net Tax	1293.42	1231.04	1217.42	1217.42	1217.42			
Sp-Asmnt	24.00	21.00	24.23	24.23				

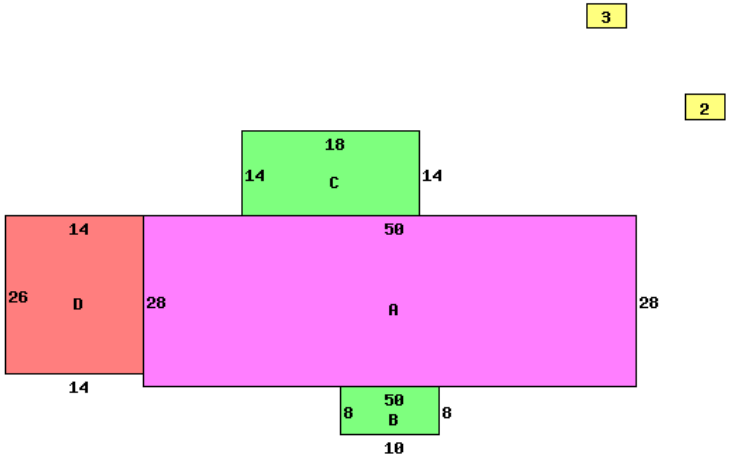
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1400		a	*MAIN
	OFP	P		80	2400	b	PORCH
	DK	P		252	3780	c	PORCH
1	F/C	A		364		d	ADDTN

GAS FIREPLACE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
79	4	2026-03-17	STEPHENS COREY	4SH	130800	18170	114460
584	4	2020-12-10	CORNELIUS STEPHEN R	4WD	175000	12690	104740
434	4	2017-09-06	SPRANG MARSHA	4WD	105000	0	0

Year	Land	Bldg	Total	Net Tax
2022	4440	36660	41100	1223.08
2021	4440	36660	41100	1295.24

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
107 GRASS RUN #933 - HOG CREEK	XA/2025			
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



6073 SR 235

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1764	128750
	Subtotal			128750
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3070
Floor/Carpet	X	Plumbing	2100
Number of Rooms	6	Extra Features	6180
Bedrooms	3	Total Value	140100
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	2800
Standard	1	Dwl/Gar/NC%	1.7000
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1764		C-	1988AV	126090	.26		158620
2	Garage		14X22	308		D	1989AV	5910	.65		3520
3	Shed	*NV	10X12	180			OLD/FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.0340				5000	5000	170	170

Call Back: Sign: PSN Date: 2015-06-29 Lister:

28-050031.0000-v082020R