

PLEASANT TWP  
NORTHERN SD

00340

Hardin County, Ohio  
Michael T. Bacon, Auditor

34-100001.0000  
H05

AGR  
2025

sale

Eff Rate:- 48.97 — 39.04 — 41.32 — 41.39 — a/r

|                              |                                  |
|------------------------------|----------------------------------|
| 2022 GILLFILLAN GARY L & C   | 2016-01-14                       |
| 2023 GILLFILLAN GARY L & C   | 2016-01-14                       |
| 2024 GILLFILLAN GARY L & C   | 2016-01-14                       |
| 2025 GILLFILLAN CHAD A TRUST | 2024-07-26 W PT NW 1/4 10 53.60A |
| 7127 CR 167                  | 6AF                              |
| KENTON OH 43326              | \$0                              |

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 111     | 111     | 111     | 111     | 111     |
| Acres      | 53.6000 | 53.6000 | 53.6000 | 53.6000 |         |
| Land100%   | 290600  | 321830  | 321830  | 321830  | 321820  |
| Bldg100%   | 129740  | 176290  | 176290  | 176290  | 176290  |
| Totl100%   | 420340t | 498110t | 498110t | 498110t | 498110t |
| Cauv100%   | 95490   | 169660  | 169660  | 169660  | 169660  |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 33420   | 59380   | 59380   | 59380   | 112640  |
| Bldg 35%   | 45410   | 61700   | 61700   | 61700   | 61700   |
| Totl 35%   | 78830t  | 121080t | 121080t | 121080t | 174340t |
| Hmstd35%   | 43290   | 59160   |         |         |         |
| Owner Oc   | 47.14   | 51.88   | 51.68   |         |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 3470.16 | 4250.78 | 4529.04 | 4592.80 |         |
| Cauv Sav   | 3047.02 | 1892.62 | 2014.96 | 2020.24 |         |
| Sp-Asmnt   | 37.11   | 41.11   | 37.11   | 41.44   |         |

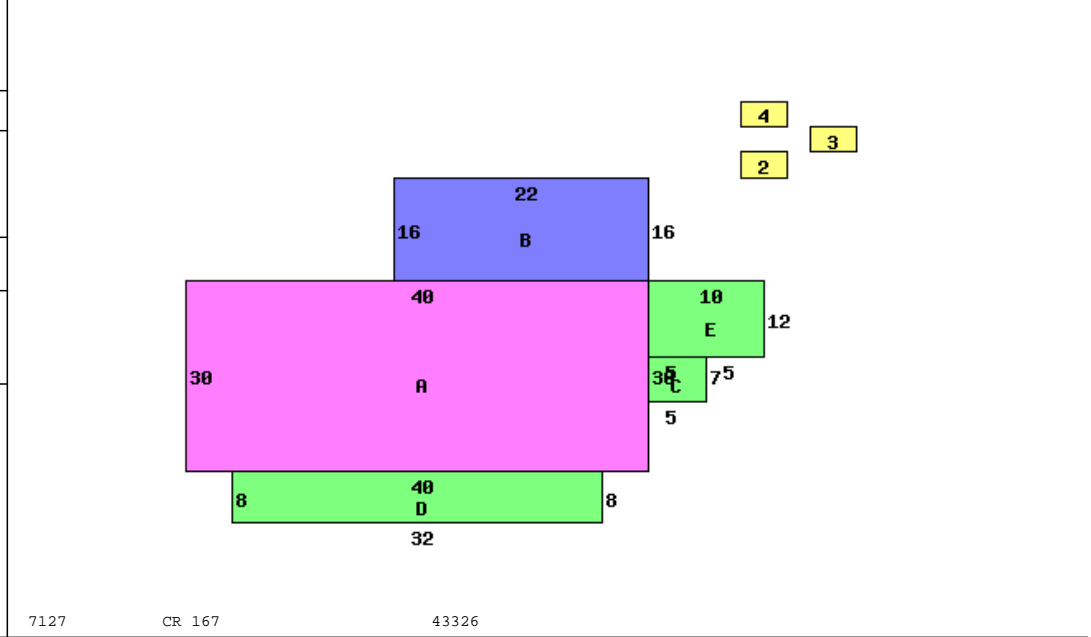
|         |        |        |      |            |            |         |
|---------|--------|--------|------|------------|------------|---------|
| SHB+ 1T | CONS F | TYPE M | FACT | SQ-FT 1200 | VALUE 8450 | a *MAIN |
|         | F      | G      |      | 352        | 8450       | b GRAGE |
|         | OP     | P      |      | 35         | 1050       | c PORCH |
|         | OP     | P      |      | 256        | 7680       | d PORCH |
|         | PAT    | P      |      | 120        | 360        | e PORCH |

11-21-2012 1/2 int to Lois Breidenbach Keystone Inheritance Trust and  
1/2 int to Gillfillan Family Trust

| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 344   | 6  | 2024-07-26 | GILLFILLAN CHAD A TRUSTEE | 6AF *         | 0      | 321830  | 176290  |
| 14    | 8  | 2016-01-14 | GILLFILLAN GARY L & CONNI | 8WD *         | 0      | 209090  | 80600   |
| 463   | 8  | 2012-11-21 | GILLFILLAN GARY L & CONNI | 8QC *         | 0      | 173060  | 84860   |
| 353   | 8  | 2004-08-09 | GILLFILLAN GARY & CONNIE  | 8AF *         | 0      | 95540   | 72290   |
| 42    | 8  | 2004-02-04 | GILLFILLAN GARY & CONNIE  | 8QC *         | 0      | 95540   | 72290   |
| 73    | 1  | 1989-02-01 |                           | 1UN *         | 0      | 0       | 97600   |

| Year | Land  | Bldg  | Total | Net Tax |
|------|-------|-------|-------|---------|
| 2021 | 33420 | 45410 | 78830 | 3488.46 |
| 2020 | 33420 | 45410 | 78830 | 3502.62 |

| p r o j e c t |                          | ben acres | / | % | factor  |
|---------------|--------------------------|-----------|---|---|---------|
| 131           | BLANCHARD RIVER MAINT    |           |   |   | XA/2025 |
| 235           | KELLOGG #983 - BLANCHARD |           |   |   | XA/2025 |
| 500           | HARDIN COUNTY LANDFILL   |           |   |   | XA/2025 |
| 921           | BLANCHARD RIVER MAINT    |           |   |   | XA/2023 |
| 306           | BLOOM #1043 - BLANCHARD  |           |   |   | XA/2025 |



7127 CR 167 43326

| Occupancy 1 Single Family |            | *DWELLING COMPUTATIONS |             |
|---------------------------|------------|------------------------|-------------|
| Story Height              | 1T         | Sq-Ft                  | Value       |
| Floor Level               | Main       | FRAME                  | 1200 106310 |
|                           | Part Upper | FRAME                  | 1200 47200  |
|                           | Basement   |                        | 900 16810   |
|                           | Subtotal   |                        | 170320      |
| Metal                     | Roof       | GABLE                  |             |
| Plaster/Drywall           | P P        | Garages and Carports   | 8450        |
| Unfinished Wall           | X          | Extra Features         | 9090        |
| Floor/Carpet              | X X        | Total Value            | 187860      |
| Number of Rooms           | 1 5 3      |                        |             |
| Bedrooms                  | 1 3        | PUB ELECTRIC           |             |
| Central Heat              | A          | PRIV WATER             |             |
| FORCED AIR                |            | PRIV SEWER             |             |
| Plumbing                  |            | PUB PAVED ST/RD        |             |
| Standard                  | 1          | Neighborhood:          |             |
|                           |            | Code:                  | 3300        |
|                           |            | Dwl/Gar/NC%            | 1.3400      |

| Bldg Type    | SHB+Cons | DixHt                | Area    | Unit Rate | Grade  | Blt/Renov | Cond  | Replace Value | Phy Dpr | Fnc Dpr | True Value |             |
|--------------|----------|----------------------|---------|-----------|--------|-----------|-------|---------------|---------|---------|------------|-------------|
| 1 DWELLING   | 1T F     |                      | 2400    |           | C      | 1920GD    |       | 187860        | .40     |         | 151040     |             |
| 2 Pole Build | F 0      | 36X38                | 1368    |           | C      | OLD/GD    |       | 16420         | .60     |         | 6570       |             |
| 3 Pole Build | 1 P 0    | 30X36                | 1080    |           | C      | 1950GD    |       | 12960         | .60     |         | 5180       |             |
| 4 Pole Build |          | 30X50                | 1500    |           | C      | 2015AV    |       | 18000         | .25     |         | 13500      |             |
| Tab #        | S O I L  |                      |         | Acres     | Mkt/Ac | Market    | Au/Ac | Cauv          |         |         |            |             |
| C 1          | BOA      | BLOUNT SILT LOAM 0-  | 5.1009  | 6030      | 30760  | 2660      | 13570 |               |         |         |            |             |
| C 17         | HKA      | HASKINS SILT LOAM 0  | 5.5597  | 5900      | 32800  | 2950      | 16400 |               |         |         |            |             |
| C 18         | HKB      | HASKINS SILT LOAM,   | 4.8987  | 5900      | 28900  | 2710      | 13280 |               |         |         |            |             |
| C 19         | KAB      | KENDALLVILLE SILT L  | 4.7053  | 5800      | 27290  | 2090      | 9830  |               |         |         |            |             |
| C 24         | MAB      | MARTINSVILLE LOAM,   | 5.7318  | 6110      | 35020  | 3080      | 17650 |               |         |         |            |             |
| C 26         | MF       | MILFORD SILTY CLAY   | 17.7870 | 6900      | 122730 | 3800      | 67590 |               |         |         |            |             |
| C 39         | PM       | PEWAMO SILTY CLAY L  | 2.5807  | 6490      | 16750  | 3560      | 9190  |               |         |         |            |             |
| C 44         | SA       | SARANAC SILTY CLAY L | 1.4977  | 6390      | 9570   | 2770      | 4150  |               |         |         |            |             |
| 671          | HSITE    | HOMESITE             | 1.0000  | 18000     | 18000  | 18000     | 18000 |               |         |         |            |             |
| 980          | ROAD     | ROAD                 | 4.7382  |           |        |           |       |               |         |         |            |             |
|              |          |                      |         |           |        | 53.6      |       | 321820        | (100%)  |         | 169660     | CAUV # 4631 |
|              |          |                      |         |           |        |           |       | 112640        | ( 35%)  |         | 59380      |             |

Call Back: Sign: PSN Date: 2016-02-17 Lister: 34-100001.0000-v082020R