

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	

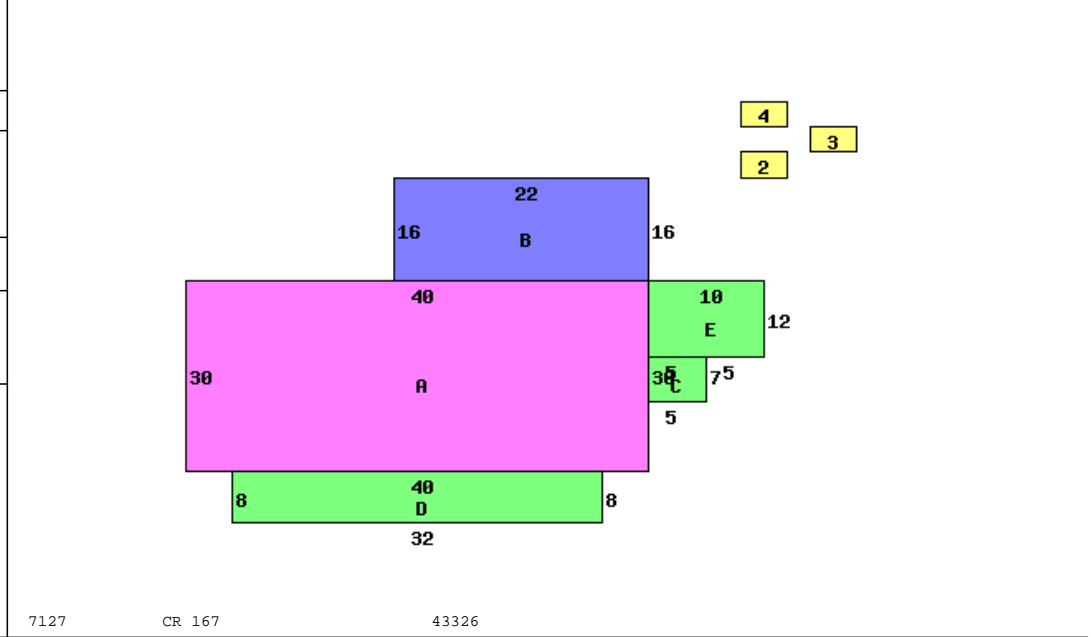
SHB+ 1T	CONS F	TYPE M	FACT	SQ-FT 1200	VALUE 8450	a *MAIN
	F	G		352	8450	b GRAGE
	OP	P		35	1050	c PORCH
	OP	P		256	7680	d PORCH
	PAT	P		120	360	e PORCH

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