PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-100001.0000 AGR
H05 2026

sale

2023	GILLFILLAN GARY L & C	2016-01-14
2024	GILLFILLAN GARY L & C	2016-01-14
2025	GILLFILLAN CHAD A TRU	2024-07-26
2026	GILLFILLAN CHAD A TRUST	2024-07-26 W PT NW 1/4 10 53.60A
	7127 CR 167	6AF
		$0
	KENTON OH 43326	

Eff Rate:- 39.04 — 41.32 — 41.38 — 41.39 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	53.6000	53.6000	53.6000	53.6000	53.6000			
Land100%	321830	321830	321830	321830		321830	466770	466760
Bldg100%	176290	176290	176290	176290		176290	216860	216870
Totl100%	498110t	498110t	498110t	498110t		498110t	683630t	683630t
Cauv100%	169660	169660	169660	169660		321830	466770	172250
Tax Value:								
Land 35%	59380	59380	59380	59380		59380	60290	163370
Bldg 35%	61700	61700	61700	61700		61700	75900	75900
Totl 35%	121080t	121080t	121080t	121080t		121080t	136190t	239270t
Hmstd35%	59160							
Owner Oc	51.88	51.68						
Hmstd RB								
Net Tax	4250.78	4529.04	4592.80	4592.80	4592.80			
Cauv Sav	3047.02	1892.62	2014.96	2020.24				
Sp-Asmnt	41.11	37.11	41.44	41.44				

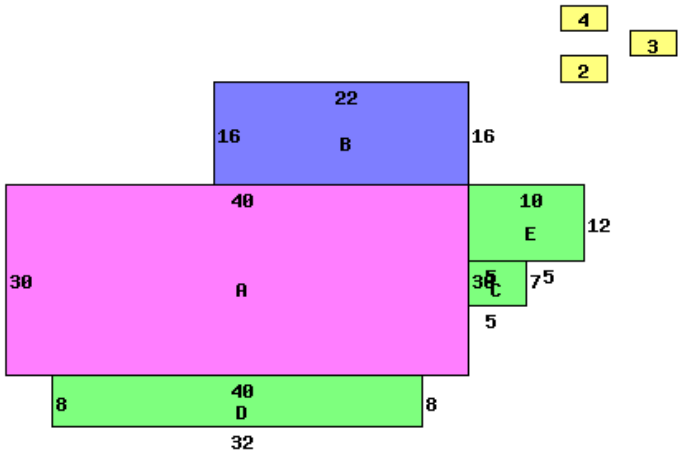
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F	M		1200		a	*MAIN
	F	G		352	8450	b	GRAGE
	OP	P		35	1050	c	PORCH
	OP	P		256	7680	d	PORCH
	PAT	P		120	360	e	PORCH

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
2022	33420	45410	78830	3470.16
2021	33420	45410	78830	3488.46

	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 Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1200	106310
	Part Upper	FRAME	1200	47200
	Basement		900	16810
	Subtotal			170320
Metal	Roof	GABLE		

B 1 2 U A

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	
			PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Plumbing				
Standard	1		Neighborhood:	
			Code:	3300
			Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T	F		2400		C	1920GD	187860	.40		191620
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	8740	44580	2550	13010
C	17	HKA	HASKINS SILT LOAM 0	5.5597	8560	47590	2830	15730
C	18	HKB	HASKINS SILT LOAM,	4.8987	8560	41930	2600	12740
C	19	KAB	KENDALLVILLE SILT L	4.7053	8410	39570	1990	9360
C	24	MAB	MARTINSVILLE LOAM,	5.7318	8860	50780	2960	16970
C	26	MF	MILFORD SILTY CLAY	17.7870	10010	178050	3680	65460
C	39	PM	PEWAMO SILTY CLAY L	2.5807	9410	24280	3450	8900
C	44	SA	SARANAC SLTY CLAY L	1.4977	9270	13880	2660	3980
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
	980	ROAD	ROAD	4.7382				
				53.6		466760	(100%)	172250
						163370	(35%)	60290

CAUV # 4631

Call Back: Sign: PSN Date: 2016-02-17 Lister:

34-100001.0000-v082020R