

43-11-22-200-450.000-031

TANNER GARY D & SHELLEY C

1884 S PACKERTON RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE TWP ACREAGE -

1/4

General Information

Parcel Number 43-11-22-200-450.000-031
Local Parcel Number 0372000005

Tax ID:

Routing Number 003-112-003.D

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County Kosciusko

Township WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 308853-031
WAYNE TWP ACREAGE - RES

Section/Plat 22-32-6

Location Address (1)
1884 S PACKERTON RD
WARSAW, IN 46580

Zoning RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Friday, April 11, 2025

Review Group 2024

Ownership

TANNER GARY D & SHELLEY C
REV LIV TR & TRUSTEES
1884 S PACKERTON RD
WARSAW, IN 46580

Legal

3-112-3.D
S 1/2 SE 22-32-6 2.50A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include dates 06/20/2017, 02/01/1978, 01/01/1900.

Res

Valuation Records

Table with columns: Assessment Year (2025-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for land and improvements.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows for land types 9 and 91.

Notes

7/3/2023 REA: 2024 CHANGED GRADE OF BARN TO C PER PICTOMETRY
7/3/2019 REA: 2020 REMOVED HOT TUB, CHANGED WDDK TO EFP & CORRECTED DIMENSIONS, CHANGED COND OF T3 TO AVERAGE, GRADE TO D PER PICTOMETRY
11/8/2015 REA: 2016 PRICED WDDK & 3WALL ADDN IN WITH HOUSE & CHANGED EFF YR OF HOUSE FOR REASSESSMENT
6/24/2015 2016: MOVED TO WAYNE TWP ACREAGE NEIGHBORHOOD (308853) DELETED OLD NEIGHBORHOOD
8/18/2011 MEM: 2012 PAY 2013 ROOM ADDITION 100% COMPLETE 10/26/11
11/17/2008 BP: #951116 10/3/95 ADDITION \$2,600 #110128 3/31/11 RM ADDN \$45,000 #110593 8/26/11 OPEN DECK \$4,000

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.50), Actual Frontage (0), Developer Discount, Parcel Acreage (2.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.50), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$30,000), 91/92 Value (\$15,000), Supp. Page Land Value, CAP 1 Value (\$30,000), CAP 2 Value (\$15,000), CAP 3 Value (\$0), Total Value (\$45,000).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1
Style 40 newer 1 st 1961-20
Finished Area 2092 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Open Frame	32	\$3,400
Patio, Concrete	646	\$4,500
Porch, Enclosed Frame	210	\$13,800

Plumbing

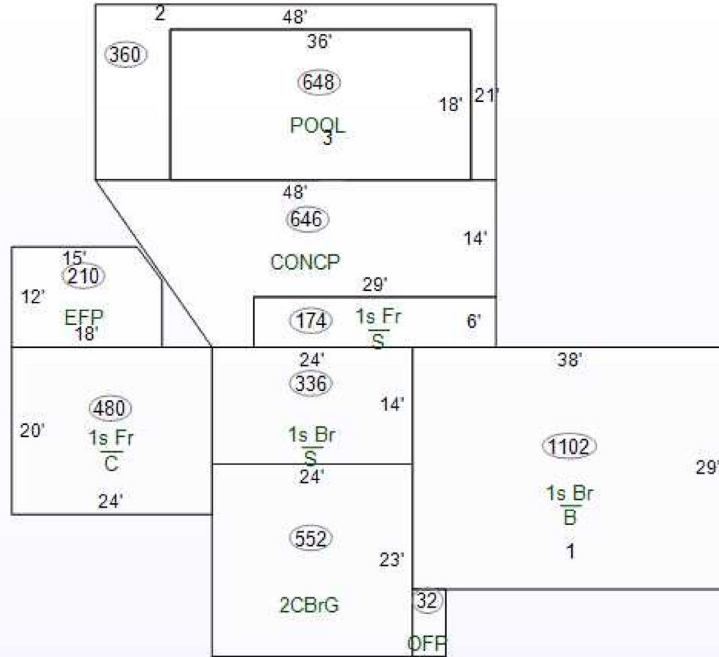
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 94	2092	2092	\$183,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1102	0	\$36,900	
Crawl	480	0	\$5,600	
Slab	510	0	\$0	
Total Base			\$226,400	

Adjustments

1 Row Type Adj. x 1.00			\$226,400
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)		3:827	\$13,100
Loft (+)			\$0
Fireplace (+)		MS:1 MO:1	\$4,500
No Heating (-)			\$0
A/C (+)		1:2092	\$6,100
No Elec (-)			\$0
Plumbing (+ / -)		11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit \$254,900

Sub-Total, 1 Units

Exterior Features (+)	\$21,700	\$276,600
Garages (+) 552 sqft	\$22,300	\$298,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.90
Replacement Cost		\$269,010

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	4/6 Maso	C	1973	1980	45	A		0.90			3,194 sqft	\$269,010	30%	\$188,310	0%	100%	1.530	1.000	100.00	0.00	0.00	\$288,100
2: CONC APRON	1		C	1989	1989	36	A		0.90			360 sqft	\$2,250	28%	\$1,620	0%	100%	1.530	1.000	100.00	0.00	0.00	\$2,500
3: Pool, In Ground	1		C	1989	1989	36	A		\$66.09	0.90	\$59.48	18'x36'	\$38,544	85%	\$5,780	0%	100%	1.530	1.000	100.00	0.00	0.00	\$8,800

General Information

Occupancy Barn, Pole (T3)
Description Barn, Pole (T3)
Story Height 0
Style N/A
Finished Area
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description **Area** **Value**

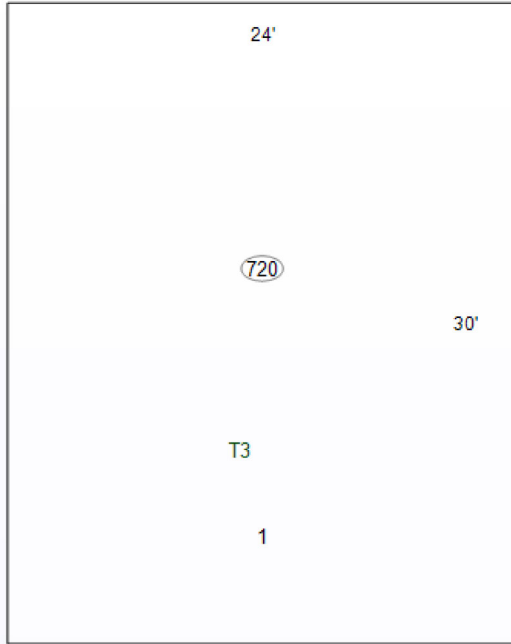
Plumbing

**TF**
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor Constr **Base** **Finish** **Value** **Totals**
 1
 2
 3
 4
 1/4
 1/2
 3/4
 Attic
 Bsmt
 Crawl
 Slab

Total Base
Adjustments **Row Type Adj.**

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0
Sub-Total, 1 Units
 Exterior Features (+) \$0 \$0
 Garages (+) 0 sqft \$0 \$0
 Quality and Design Factor (Grade)
 Location Multiplier 0.90
Replacement Cost \$12,777

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Barn, Pole (T3)	1	T3AW	C	1976	1976	49 A	\$21.97	0.90		720 sqft x 8'	\$12,777	65%	\$4,470	0%	100%	1.530	1.000	100.00	0.00	0.00	\$6,800