

43-11-27-100-304.000-031

General Information

Parcel Number
43-11-27-100-304.000-031

Local Parcel Number
0371800664

Tax ID:

Routing Number
003-129-012

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

Year: 2026

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
27-32-6

Location Address (1)
2331 S PACKERTON RD
WARSAW, IN 46580

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA
Gas, Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2024

MCNUTT HOWARD STEVEN

Ownership

MCNUTT HOWARD STEVEN
2331 S PACKERTON RD
WARSAW, IN 46580

Legal

3-129-12
PT S 1/2 NE 27-32-6 1.58A



2331 S PACKERTON RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/13/2018	MCNUTT HOWARD S	2018110509	WD	/	\$170,000	V
10/02/2017	EDINGER CYNTHIA R	2017100061	PR	/		I
09/03/2003	RICHARDSON E ORV		WD	/		I
03/01/1982	RICHARDSON E ORV	0	WD	/		I
01/01/1900	RUNYAN,GERTRUDE		WD	/		I

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$35,800	\$35,800	\$25,800	\$25,800	\$25,800
Land Res (1)	\$30,000	\$30,000	\$22,000	\$22,000	\$22,000
Land Non Res (2)	\$5,800	\$5,800	\$3,800	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$3,800	\$3,800
Improvement	\$213,000	\$200,100	\$182,300	\$166,500	\$151,500
Imp Res (1)	\$213,000	\$200,100	\$182,300	\$166,500	\$151,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$248,800	\$235,900	\$208,100	\$192,300	\$177,300
Total Res (1)	\$243,000	\$230,100	\$204,300	\$188,500	\$173,500
Total Non Res (2)	\$5,800	\$5,800	\$3,800	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$3,800	\$3,800

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

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
9	A		0	1.0000	1.00	\$30,000	\$30,000	\$30,000	0%	1.0000	100.00	0.00	0.00	\$30,000
91	A		0	0.5800	1.00	\$10,000	\$10,000	\$5,800	0%	1.0000	0.00	100.00	0.00	\$5,800

WAYNE TWP ACREAGE - 1/2

Notes

7/26/2023 REA: 2024 ADDED 10X12 UTL SHED PER PICTOMETRY

6/13/2019 REA: 2020 CORRECTED SIZE OF BASEMENT, REMOVED REC RM FINISH FROM BASEMENT, REMOVED 1 EX FIXTURE, ADDED A/C PER PER FIELD CHECK 6/12/2019

2/11/2019 SUR: SURVEY FOR EDINGER, CYNTHIA & WEHRLY,LISA DOC# 2018100595 10-11-18

11/16/2018 SPLT: 2019 SPLIT .51A LAND TO PARCEL 0372601869

6/24/2015 2016: MOVED TO WAYNE TWP ACREAGE NEIGHBORHOOD (308853) DELETED OLD NEIGHBORHOOD

Land Computations

Calculated Acreage	1.58
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.58
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.58
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	\$5,800
Supp. Page Land Value	
CAP 1 Value	\$30,000
CAP 2 Value	\$5,800
CAP 3 Value	\$0
Total Value	\$35,800

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

11 1 story older

Finished Area

1962 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

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Wood Deck	288	\$5,800
Stoop, Masonry	12	\$1,500

Plumbing

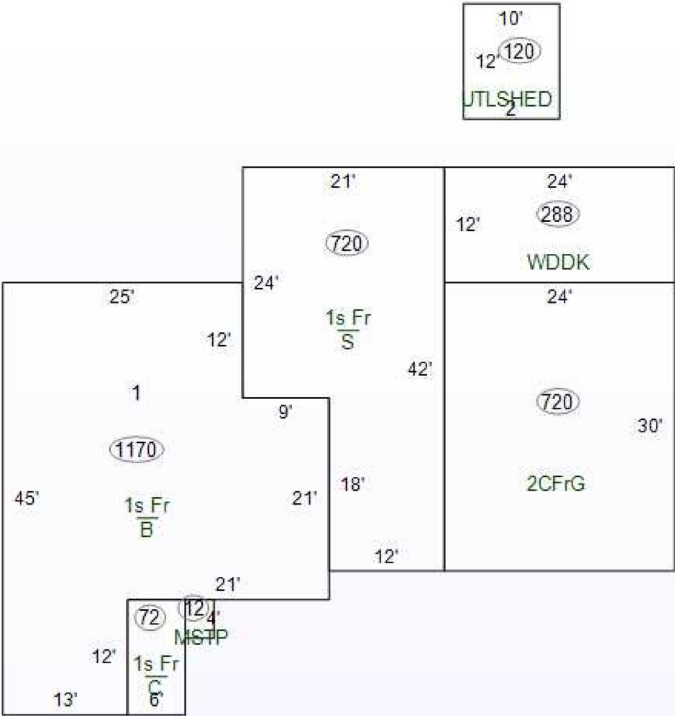
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	3 5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1962	1962	\$205,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1170	0	\$60,800	
Crawl		72	0	\$3,200	
Slab		720	0	\$0	
				Total Base	\$269,800
Adjustments		1 Row Type Adj. x 1.00			\$269,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)			MS:1 MO:1		\$7,300
No Heating (-)					\$0
A/C (+)			1:1962		\$4,900
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$282,000
Sub-Total, 1 Units					
Exterior Features (+)				\$7,300	\$289,300
Garages (+) 720 sqft				\$30,700	\$320,000
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.92
Replacement Cost					\$279,680

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: Single-Family	1	Wood Fr	C-1	1942	1970	56	A		0.92		3,132 sqft	\$279,680	40%	\$167,810	0%	100%	1.250	1.000	100.00	0.00	0.00	\$209,800
2: Utility Shed	1		C	2020	2020	6	A	\$28.66	0.92	\$26.37	10'x12'	\$3,164	20%	\$2,530	0%	100%	1.250	1.000	100.00	0.00	0.00	\$3,200