

43-11-17-300-667.000-032

PICKETT J DANIEL 1/4 ETAL

205 WEDRICK DR

510, 1 Family Dwell - Platted Lot

HERSCHERS/400500-032

1/2

General Information

Parcel Number 43-11-17-300-667.000-032
Local Parcel Number 0471601180

Tax ID:

Routing Number 004-079-121

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County Kosciusko

Township WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 400500-032
HERSCHERS

Section/Plat 17-32-6

Location Address (1)
205 WEDRICK DR
WARSAW, IN 46580

Zoning R-1 RESIDENCE DISTRICT (WAR

Subdivision Ra-Mar SD

Lot 21

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Sewer, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, March 28, 2021

Review Group 2020

Ownership

PICKETT J DANIEL 1/4 ETAL
C/O EVA G PICKETT
205 WEDRICK DR
WARSAW, IN 46580

Legal

4-79-121
LOT 21 RA-MAR SD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 2014 to 1900.

Notes

7/3/2019 REA: 2020 REAS CHANGED EFF AGE FOR UPGRADES SINCE BUILT.
CORRECTED RM & BDRM COUNT PER QUESTIONNAIRE--JS
12/1/2015 REA: 2016 REMOVED INFLUENCE FACTOR FOR EXCESS FRONTAGE ON LAND FOR REASSESSMENT
12/30/2014 ETAL: ETAL: SHELLY J GOSHERT 1/4 & TIMOTHY A PICKETT 1/4 & CINDY S JUSTICE 1/4 TIC EVA G PICKETT LE

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: 2021, 2020, 2019, 2018, 2017. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 180', CI 100' X 180')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

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

Data Source N/A

Collector

Appraiser

Total Value \$26,800

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1
Style 11 1 story older
Finished Area 1526 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint 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
Patio, Concrete	91	\$600
Canopy, Shed Type	91	\$700
Porch, Open Frame	98	\$4,400
Patio, Concrete	49	\$300

Plumbing

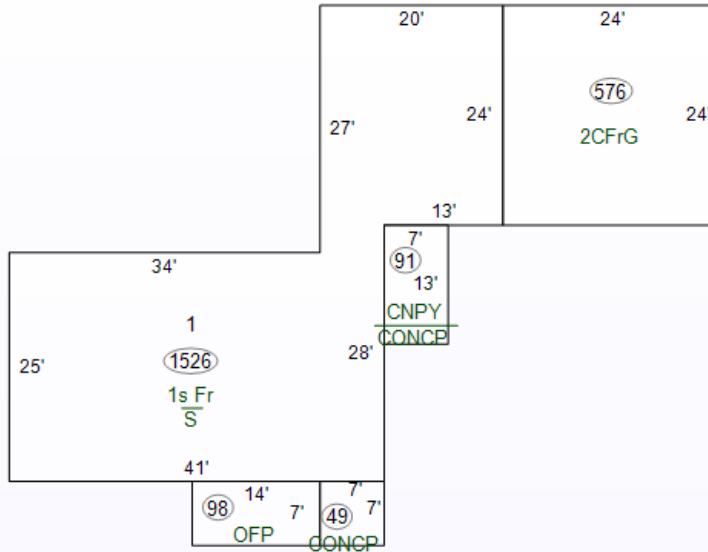
TF
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 3
Living Rooms 0
Dining Rooms 0
Family Rooms 0
Total Rooms 8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1526	1526	\$94,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1526	0	\$0	
Total Base			\$94,000	

Adjustments 1 Row Type Adj. x 1.00 \$94,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1526	\$3,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$97,400

Sub-Total, 1 Units

Exterior Features (+)	\$6,000	\$103,400
Garages (+) 576 sqft	\$16,700	\$120,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.92
Replacement Cost		\$99,443

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family	100%	1	Wood Frame	D+2	1956	1972	49 A		0.92		1,526 sqft	\$99,443	40%	\$59,670	0%	100%	1.380 1.0000	\$82,300