

89-06-27-000-216.000-008

OZBUN, GREGORY L & PAMELA

9558 STATE RD 38

511, 1 Family Dwell - Unplatted (0 to 9.9

CLAY/HARRISON-955063 (1/2

General Information

Parcel Number 89-06-27-000-216.000-008
Local Parcel Number 18-27-000-216.000-05

Tax ID: 005-00258-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township CLAY TOWNSHIP

District 008 (Local 005) CLAY TOWNSHIP

School Corp 8305 NETTLE CREEK

Neighborhood 955063-005 CLAY/HARRISON-955063 (005)

Section/Plat 1827000

Location Address (1) 9558 STATE RD 38 GREENSFORK, IN 47345

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

OZBUN, GREGORY L & PAMELA E 9502 STATE RD 38 GREENS FORK, IN 47345

Legal

SE COR NE SEC 27-17-13 3.109A



Transfer of Ownership

Date 01/01/1900 Owner OZBUN, GREGORY L Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
7/14/2020 Misc: 2020- GENERAL REVAL-

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

Table with columns for Assessment Year (2025, 2024, 2023), Reason For Change (WIP, AA), As Of Date (02/19/2025, 04/22/2025, 10/24/2024, 04/17/2024, 04/20/2023, 04/22/2022), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values for Res (1, 2, 3).

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

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

Land Computations

Table with columns for various land computation metrics such as 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, and Total Value (\$27,100).

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2320 sqft
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
Porch, Open Frame	162	\$8,300
Wood Deck	760	\$14,700

Plumbing

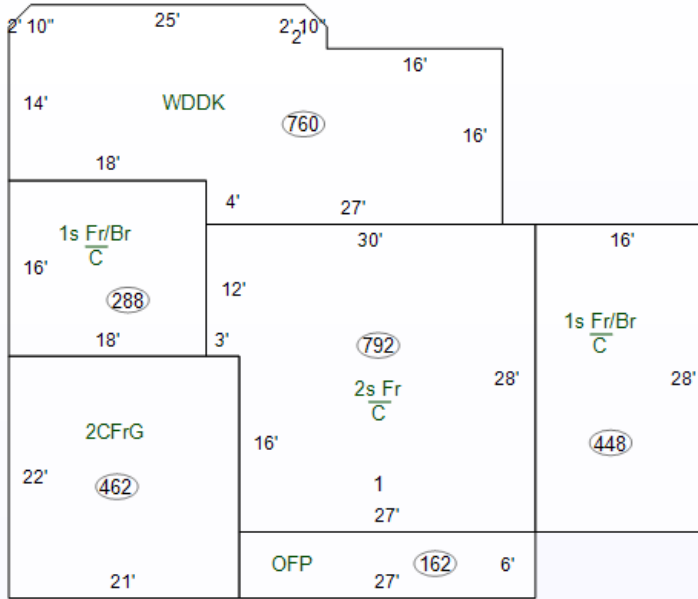
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	8	15

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1528	1528	\$138,300	
2 1Fr	792	792	\$45,500	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1528	0	\$9,400	
Slab				

Total Base \$193,200
Adjustments 1 Row Type Adj. x 1.00 \$193,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1528 2:792	\$6,500
No Elec (-)		\$0
Plumbing (+ / -)	15 - 5 = 10 x \$800	\$8,000
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$214,200

Sub-Total, 1 Units

Exterior Features (+)	\$23,000	\$237,200
Garages (+) 462 sqft	\$18,900	\$256,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$228,569

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: Residential Dwelling	2	1/6 Maso	C+1	2005	2005	20	A		0.85		2,320 sqft	\$228,569	20%	\$182,860	0%	100%	1.170	1.000	100.00	0.00	0.00	\$213,900