

20-06-14-376-007.000-009

KATTAU THOMAS L & JILL D

23741 RIVER DR

510, 1 Family Dwell - Platted Lot

0950292-Off River - Apple

General Information

Parcel Number 20-06-14-376-007.000-009
Local Parcel Number 06-14-376-007-009

Tax ID: 0614F

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County Elkhart

Township CONCORD TOWNSHIP

District 009 (Local 009) CONCORD TOWNSHIP

School Corp 2270 CONCORD COMMUNITY

Neighborhood 950292-009 0950292-Off River - Apple Acres, Ri

Section/Plat

Location Address (1) 23741 RIVER DR GOSHEN, IN 46526

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Monday, April 6, 2026

Review Group 2024

Ownership

KATTAU THOMAS L & JILL D
23741 River Dr
Goshen, IN 465289045

Legal

SOUTH RIVER MANOR LOT 2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, KATTAU THOMAS L &, CO, /, I

Notes

Table with columns: Description, Value. Includes Land Computations (Calculated Acreage 0.46, Total Value \$28,500) and other metrics.

Valuation Records

Table with columns: Assessment Year (2026-2022), Reason For Change (AA), As Of Date, Valuation Method (Indiana Cost Mod), Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 122' X 175', CI 122' X 175')

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. Row 1: F, F, 0, 135x150, 0.96, \$220, \$211, \$28,485, 0%, 1.0000, 100.00, 0.00, 0.00, \$28,490

Data Source Aerial

Collector 05/20/2024 Sara

Appraiser

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1497 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
Patio, Concrete	169	\$1,400

Plumbing

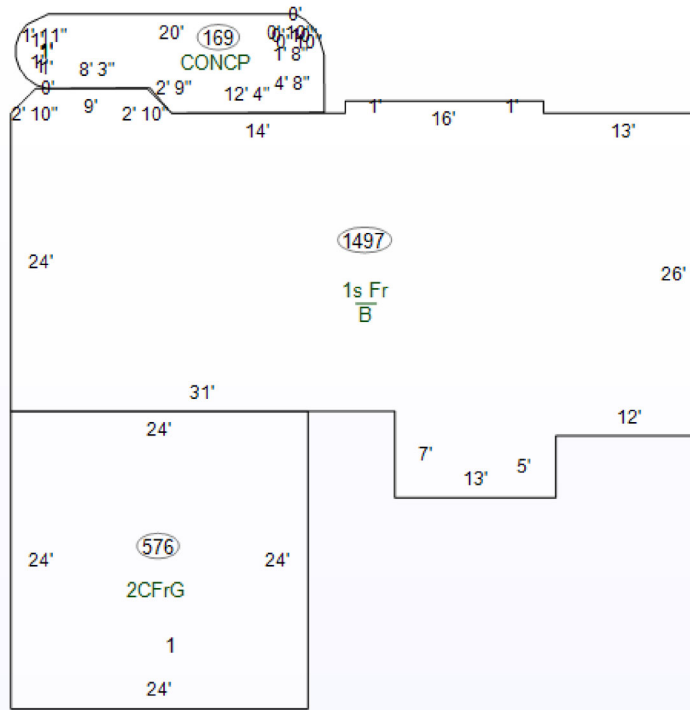
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1497	1497	\$172,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1497	0	\$73,300	
Crawl				
Slab				

Total Base \$245,300

Adjustments 1 Row Type Adj. x 1.00 \$245,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$6,400
No Heating (-)		\$0
A/C (+)	1:1497	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$1,400	\$7,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$263,300

Sub-Total, 1 Units

Exterior Features (+)	\$1,400	\$264,700
Garages (+) 576 sqft	\$26,800	\$291,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.92

Replacement Cost \$281,589

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	1	1/6 Maso	C+1	1989	1989	37 A		0.92		2,994 sqft	\$281,589	28%	\$202,740	0%	100%	1.140	1.000	100.00	0.00	0.00	\$231,100