

*Expanding your Horizon...*



**Metzger**  
*Property Services, LLC*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**



***Secluded Ranch Home with 3 bedrooms, 2 baths, full basement & 2-Car Attached Garage!***

*Tucked away in a peaceful wooded setting, this inviting ranch home offers the perfect blend of privacy & comfort*

*Featuring 3 bedrooms, 2 baths, the home welcomes you with an open-concept kitchen, dining, and living area filled with natural light. Vaulted ceilings and a stunning stone gas-log fireplace create a warm and spacious atmosphere that can be enjoyed throughout the main living spaces.*



*The full basement provides endless possibilities for additional finished living space, workshop area, or abundant storage. A 2-car attached garage adds everyday convenience, while the secluded surroundings offer a relaxing retreat to come home to.*

*Add the ambiance of the peaceful Elkhart River nearby, this property is a great getaway while still being minutes from town!*



***Beautiful Home in a Beautiful Setting!***

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 39

DOM 39

Auction No

MLS #	202618625	23741 River Drive	Goshen	IN	46528	LP	\$285,000
-------	-----------	-------------------	--------	----	-------	----	-----------



**Area** Elkhart County **Parcel ID** 20-06-14-376-007.000-009 **Type** Site-Built Home **Waterfront** No  
**Sub** River Manor **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0  
**Township** Concord **Style** One Story **REO** No **Short Sale** No  
**School District** Concord Community Schools **Elem** Concord Ox Bow  
**Intermediate** Concord **JrH** Concord **SrH** Concord  
**Legal Description** SOUTH RIVER MANOR LOT 2  
**Directions to Property** US Highway 20 E, S on County Road 115, Right on River Road, slight Right, First place on N side of road

Inside City Limits	City Zoning	County Zoning	Zoning Description
--------------------	-------------	---------------	--------------------

**Remarks** Secluded Ranch Home with 3 bedrooms, 2 baths & full basement! Tucked away in a peaceful wooded setting, this inviting ranch home offers the perfect blend of privacy & comfort Featuring 3 bedrooms, 2 baths, the home welcomes you with an open-concept kitchen, dining, and living area filled with natural light. Vaulted ceilings and a stunning stone gas -log fireplace create a warm and spacious atmosphere that can be enjoyed throughout the main living spaces. The full basement provides endless possibilities for additional finished living space, workshop area, or abundant storage. A 2-car attached garage adds everyday convenience, while the secluded surroundings offer a relaxing retreat to come home to. Add the ambiance of the peaceful Elkhart River nearby, this property is a great getaway while still being minutes from town!

**Agent Remarks**

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	0.4600 / 20,038 / 135x150	<b>Lot Desc</b>	Level, Partially Wooded
<b>Above Gd Fin SqFt</b>	1,497	<b>Above Gd Unfin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,497
<b>Age</b>	38	<b>New Const</b>	No	<b>Ttl Fin SqFt</b>	1,497
		<b>Date Complete</b>		<b>Year Built</b>	1988
		<b>Ext</b>	Brick, Vinyl	<b>Bsmt</b>	Full Basement, Unfinished
				<b># Rooms</b>	3
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>Well</b>
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	2	0	<b>Well</b>
<b>LR</b>	19 x 14	<b>B-Upper</b>	0	0	<b>Sewer</b>
<b>DR</b>	11 x 13	<b>B-Blw G</b>	0	0	<b>Fuel /</b>
<b>FR</b>	x	<b>Laundry Rm</b>	Main	<b>Heating</b>	Gas, Forced Air
<b>KT</b>	10 x 11	<b>Laundry L/W</b>	6 x 7	<b>Cooling</b>	Central Air
<b>BK</b>	x	<b>AMENITIES</b>	1st Bdrm En Suite, Breakfast Bar, Cable Available, Ceiling-9+, Ceiling-Cathedral, Ceiling Fan(s), Ceilings-Vaulted, Countertops-Laminate, Dryer Hook Up Electric, Eat-In Kitchen, Foyer		
<b>DN</b>	x				
<b>1B</b>	13 x 13	<b>M</b>			
<b>2B</b>	13 x 11	<b>M</b>			
<b>3B</b>	10 x 13	<b>M</b>	<b>Garage</b>	2.0 / Attached	/ 23 x 22 / 506.00
<b>4B</b>	x		<b>Outbuilding 1</b>	None	x
<b>5B</b>	x		<b>Outbuilding 2</b>		x
<b>RR</b>	x		<b>Assn Dues</b>	\$100.00	<b>Frequency</b> Annually
<b>LF</b>	x		<b>Other Fees</b>		
<b>EX</b>	x		<b>Restrictions</b>		
<b>Water</b>		<b>Wtr Name</b>		<b>Water Frontage</b>	
<b>Water</b>				<b>Water Type</b>	
<b>Auctioneer Name</b>		<b>Lic</b>		<b>Auction Date</b>	<b>Time</b>
<b>Financing: Existing</b>		<b>Proposed</b>			
<b>Annual</b>	\$2,036.00	<b>Exemptions</b>		<b>Year Taxes Payable</b>	2026
<b>Possession</b>	At closing			<b>Excluded Party</b>	None
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050	<b>Assessed Value</b>	
<b>Agent E-mail</b>	chad@metzgerauction.com	<b>List Agent - User Code</b>	UP388053395	<b>List Team</b>	
<b>Co-List Office</b>		<b>Co-List Agent</b>			
<b>Showing</b>	Showingtime or Open House				
<b>List Date</b>	5/15/2026	<b>Start Showing Date</b>		<b>Exp Date</b>	11/30/2026
<b>Seller Concessions Offer Y/N</b>	No	<b>Seller Concession Amount</b>	\$	<b>Owner/Seller a Real Estate</b>	No
<b>Contract Type</b>	Exclusive Right to Sell			<b>Agent/Owner Related</b>	No
<b>Virtual</b>	Unbranded Virtual Tour	<b>Lockbox</b>	Mechanical/Combo	<b>Lockbox Location</b>	Front Door
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession</b>		<b>Special List Cond.</b>	None
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Type of Sale</b>	
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>		<b>How Sold</b>	
<b>Presented by:</b>	Tiffany Reimer - Cell: 260-571-7910			<b>Conc Paid By</b>	
				<b>Sell Team</b>	

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.



- Addresses
- Active
  - Proposed
  - Retired
  - 🏥 Hospitals and Rural Health Clinics (ISDH)
  - 📖 Libraries
  - 🗺️ Civil Townships
  - 🗺️ Townships
  - 🗺️ Unincorporated Communities
  - 📐 Parcels

Property address (number and street, city, state, and ZIP code)

23741 River Dr. Goshen, IN 46526

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓		✓	
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal			✓	
Freezer				
Gas Grill	✓			
Hood			✓	
Microwave Oven	✓			
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)				✓
Garage Door Opener / Controls				✓
Inside Telephone Wiring and Blocks / Jacks				✓
Light Fixtures				✓
Sauna	✓			
Smoke / Fire Alarms				✓
Carbon Monoxide Detectors	✓			
Switches and Outlets				✓
Vent Fan(s)				✓
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input checked="" type="checkbox"/> 200 Amp Service				
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Cistern			✓		
Septic Field / Bed					
Septic & Holding Tank / Septic Mound			✓		
Hot Tub	✓				
Plumbing			✓		
Aerator System	✓				
Sump Pump			✓		
Irrigation Systems	✓				
Water Heater / Electric	✓				
Water Heater / Gas			✓		
Water Heater / Solar	✓				
Water Purifier	✓				
Water Softener			✓		
Well			✓		
Geothermal and Heat Pump	✓				
Other Sewer System (Explain)	✓				
Swimming Pool & Pool Equipment	✓				
			Yes	No	Unknown
Are the structures connected to a public water system?				✓	
Are the structures connected to a public sewer system?				✓	
Are there any additions that may require improvements to the sewage disposal system?				✓	
If yes, have the improvements been completed on the sewage disposal system?				✓	
Are the structure(s) connected to a private / community water system?				✓	
Are the structure(s) connected to a private / community sewer system?				✓	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Thomas Kattan</i>	Date (mm / dd / yyyy) 5/5/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Jill Kattan</i>	Date (mm / dd / yyyy) 5/5/2026	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

23741 River Dr. Goshen, IN 46526

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump			✓	
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace			✓	
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			
<b>2. ROOF</b>			Yes	No
Age, if known: <u>8</u> Years.				
Does the roof leak?				✓
Is there present damage to the roof?				✓
Is there more than one layer of shingles on the house?				✓
If yes, how many layers? _____				
<b>3. WATER HEATER</b>				
Age, if known: <u>5</u> Years.				
<b>4. FURNACE</b>				
Age, if known: <u>9</u> Years.				
<b>5. CENTRAL AIR CONDITIONING</b>				
Age, if known: <u>9</u> Years.				
<b>6. HAZARDOUS CONDITIONS</b>			Yes	No
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?				✓
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?				✓
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				✓
Explain:				

Radon mitigation System Installed.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Joe Kattan</i>	Date (mm / dd / yyyy) 5/5/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Thomas Kattan</i>	Date (mm / dd / yyyy) 5/5/2026	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Property address (number and street, city, state, and ZIP code)

23741 River Dr. Goshen, IN 46526

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		✓	
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? <u>100 annual</u>	✓		
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?		✓	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a> .		✓	
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See <a href="http://www.irs.gov/publications/p515/index.html">http://www.irs.gov/publications/p515/index.html</a> .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		✓	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <u>Thomas L Kattau</u>	Date (mm / dd / yyyy) <u>05-05-2026</u>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <u>Jill Kattau</u>	Date (mm / dd / yyyy) <u>5/5/2026</u>	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)



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, etc.) and Total Value \$28,500.

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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.

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**

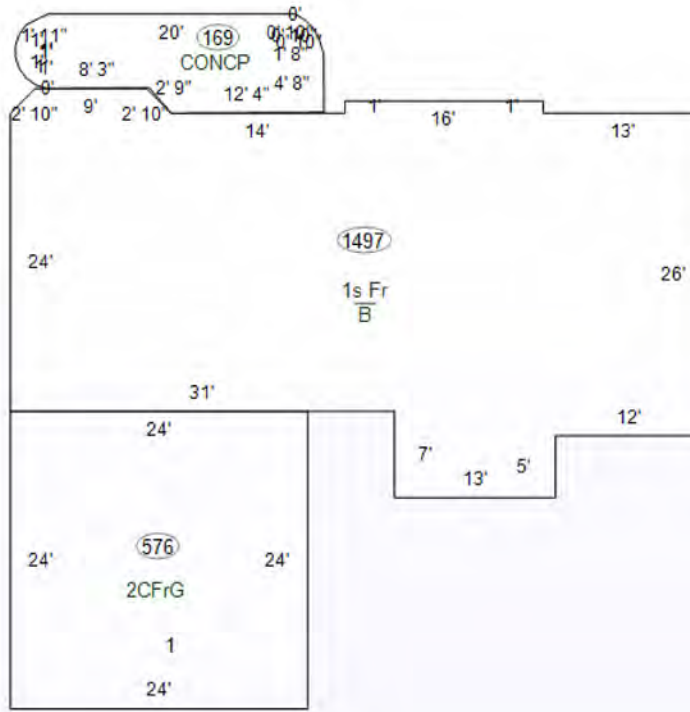
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>5</b>	<b>10</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>9</b>

**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
<b>Replacement Cost</b>		<b>\$281,589</b>

**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



# Metzger Property Services, LLC (MPS, LLC) Agency Disclosure Form

## MPS, LLC AND ITS' AGENTS, REPRESENT THE SELLER ONLY IN THIS TRANSACTION.

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana, Ohio, and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana, Ohio, and Michigan law.

### Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,  
(MPS, LLC Owner/Agent)

The Owner: X The Purchaser: \_\_\_\_\_ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Thomas Kattau 4-30-26  
Owner Date

Green Kattau 4-30-26  
Owner Date

\_\_\_\_\_  
Owner Date

\_\_\_\_\_  
Owner Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date

*...Generation after Generation*



**Metzger**  
*Property Services, LLC*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**