



SHAWNEE COUNTY APPRAISER'S OFFICE
 1515 NW Saline Street, Suite 100
 Topeka, KS 66618-2838
 (785) 232-4461

Date Mailed:
 Feb 27, 2025
 Appeal Deadline:
 March 30, 2025

Visit our website: www.snco.gov/ap

2025 ANNUAL NOTICE OF VALUE - THIS IS NOT A TAX BILL

Property Owner

WT PROPERTY ENTERPRISES LLC
 6321 NW HUMPHREY RD
 TOPEKA KS 66618

Quick Reference ID

R4711

KMM

Property ID

089-048-34-0-10-01-020.01-0

Property Description

ROSSVILLE, S34, T10, R13, Lot 66 +, BEG 5' N SE COR
 LT 70 ORANGE ST CITY OF ROSSVILLE; TH W 69.5' N
 60.62'

Property Address

420 ORANGE ST

Prior and Current Values assigned by the County Appraiser to the above property:

2024 Valuation			2025 Valuation		
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value
R	94,860	10,909	R	118,600	13,639
Total	94,860	10,909	Total	118,600	13,639

****Assessed Value is calculated based on classification and is not Tax Amount Due**

Note: According to Kansas law, real property must be valued at its "fair market value" as it exists on January 1 of each year, except for land devoted to agricultural use which is appraised at its "use value", not "market value".

Listed below are the sales we considered in the valuation of your property. More detail to these properties may be found on our website: www.snco.gov/ap

Address	Property ID	Sale Date	Sale Price
420 ORANGE ST	089-048-34-0-10-01-020.01-0	06/2024	\$118,000
225 PEARL ST	089-048-34-0-10-03-013.00-0	03/2023	\$173,000
618 GRISWOLD CT	089-048-34-0-40-01-063.00-0	06/2023	\$215,000
415 ORANGE ST	089-048-34-0-10-06-012.00-0	08/2024	\$175,300
4412 NW 52ND TER	089-028-34-0-10-04-006.00-0	11/2024	\$225,000

Classification - Description	Assess. Rt.	"A guide to the Property Tax Appeals Process in Kansas"
R - Residential use including apartments and condominiums	11.5%	published by the Kansas Division of Property Valuation is available without charge at the Appraiser's Office, or the PVD website .
F - Residences on farm homesites	11.5%	
A - Land devoted to agricultural use	30.0%	
A - Improvements on land devoted to agricultural use	25.0%	
V - Vacant lots	12.0%	
N - Real property owned and operated by non-profit organizations	12.0%	
C - Real property used for commercial or industrial purposes	25.0%	
O - All other rural and urban real property	30.0%	
U - Public utility real property	33.0%	
E - Exempt property		

