



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

Visit our website: [www.snco.gov/ap](http://www.snco.gov/ap)

Date Mailed:  
Feb 28, 2025  
Appeal Deadline:  
March 31, 2025

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

**Property Owner**

LARUFFA, KYLE F  
826 SW RANDOLPH AVE  
TOPEKA KS 66606

**Quick Reference ID**

**R10644**

**Property ID**

089-097-35-0-10-27-007.00-0

**Property Description**

KISTLER'S SUB (CORRECTED, S35, T11, R15, BLOCK 4,  
Lot 10, RANDOLPH AVE BLK 4 LOT 10 KISTLERS SUB  
SECTION 35

**SJN**

**Property Address**

826 SW RANDOLPH AVE

**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	141,390	16,260	R	157,700	18,135
<b>Total</b>	<b>141,390</b>	<b>16,260</b>	<b>Total</b>	<b>157,700</b>	<b>18,135</b>

**\*\*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](http://www.snco.gov/ap)

Address	Property ID	Sale Date	Sale Price
826 SW RANDOLPH AVE	<a href="http://www.snco.gov/ap/089-097-35-0-10-27-007.00-0">089-097-35-0-10-27-007.00-0</a>	03/2024	\$155,000
2613 SW 8TH AVE	<a href="http://www.snco.gov/ap/089-097-35-0-10-27-003.00-0">089-097-35-0-10-27-003.00-0</a>	05/2024	\$168,500
3401 SW 8TH AVE	<a href="http://www.snco.gov/ap/089-097-35-0-20-15-001.00-0">089-097-35-0-20-15-001.00-0</a>	02/2024	\$182,900
745 SW GRANDVIEW AVE	<a href="http://www.snco.gov/ap/089-097-35-0-10-13-013.00-0">089-097-35-0-10-13-013.00-0</a>	10/2024	\$193,000
845 SW HEDGEWOOD AVE	<a href="http://www.snco.gov/ap/089-097-35-0-10-30-037.00-0">089-097-35-0-10-30-037.00-0</a>	09/2024	\$140,000

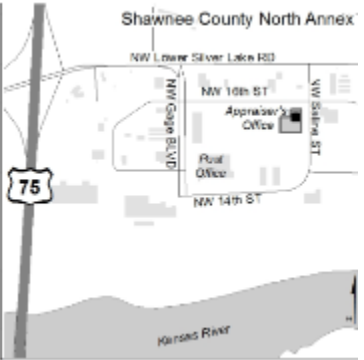
Classification - Description	Assess. Rt.	"A guide to the Property Tax Appeals Process in Kansas"
R - Residential use including apartments and condominiums	11.5%	published by the Kansas Division of Property Valuation is available without charge at the Appraiser's Office, or the <a href="http://www.pvd.org">PVD website</a> .
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		

## APPEAL PROCESS PLEASE READ THE FOLLOWING

You have the right to appeal the appraised value and the classification (the use) assigned to your property. Each year is a new valuation. If you have an appeal pending for the prior tax year, to preserve your rights for the current tax year, you must appeal the current year's valuation. A resolution of a prior tax year may not affect a subsequent tax year. Should you decide to appeal, follow these instructions. Please note the filing deadline: March 31, 2025.

1. You may ask questions or schedule an informal appeal by calling the taxpayer service number (785)232-4461.
2. If you want to schedule an informal hearing on the valuation and/or classification of your property by mail, please mail this form to the appraiser's office. To be a valid appeal, this form must be postmarked on or before March 31, 2025. You will receive a confirmation letter stating the date and time of the hearing to be sent to you at the address shown on the front of this form (unless you have indicated a different address below), in advance of your scheduled hearing.
3. If you plan to be represented by someone other than an attorney, you must file a "Declaration of Representative" form with the appraiser's office prior to the date of the hearing. An immediate family member or attorney may represent you without filing a declaration. To obtain the representative form, contact the appraiser's office or visit our website.
4. All informal hearings will be conducted prior to May 1, 2025. Results of the hearings stating the county's final determination will be sent to you by mail no later than May 20, 2025.
5. For more property information visit our website, [www.snco.gov/ap](http://www.snco.gov/ap)

### 2025 INFORMAL APPEAL FORM

<b>NOTICE OF APPEAL</b>	<b>INSTRUCTIONS FOR APPEALING: ONE APPLICATION PER PROPERTY</b> Print your name and address. List telephone number where you can be reached during the daytime hours. List your estimate of value. Sign and date the form. Mail the appeal form. <b>THIS FORM MUST BE POSTMARKED ON OR BEFORE March 31, 2025.</b> The county will send a confirmation letter of the date and time of the informal meeting prior to the scheduled date.		<b>RETURN THIS NOTICE TO:</b> <b>Shawnee Co. Appraiser's Office</b> <b>1515 NW Saline</b> <b>Topeka KS 66618-2838</b>
<b>OWNER'S NAME AND ADDRESS</b>	<b>Name and Address:</b>  <div style="text-align: right;">(     ) (     )-(     )</div> <div style="margin-top: 10px;"> <input type="checkbox"/> CHECK THIS BOX IF YOUR MAILING ADDRESS HAS CHANGED FROM THE ONE SHOWN ON THIS FORM.                 </div>		
<b>REPRESENTATIVE</b>	Name of Representative or Attorney (If Applicable)  Address:		
<b>PARCEL IDENTIFICATION NUMBER</b>	Quick Ref ID:    R10644  Parcel Number:    089-097-35-0-10-27-007.00-0		
<b>APPEALS WILL BE CONDUCTED BY PHONE</b>	Email Address  <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> TELEPHONE# (we will call you)                       (     ) (     )-(     )                 </div> <div style="width: 45%;">                     List unavailable Dates:                 </div> </div>		
<b>OWNER'S ESTIMATE OF VALUE</b>	Owner's Estimate of Value: \$ _____	Basis of Estimate:	
<b>Sign and DATE</b>	Owner's Signature		Date:

**IF YOU CHOOSE TO SCHEDULE YOUR INFORMAL HEARING BY MAIL, PLEASE RETURN THIS FORM TO THE APPRAISER'S OFFICE. RETAIN A COPY FOR YOUR RECORDS.**