



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

Date Mailed:  
 Feb 27, 2026  
 Appeal Deadline:  
 March 30, 2026

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

**2026 ANNUAL NOTICE OF VALUE - THIS IS NOT A TAX BILL**

**Property Owner**

FRISON, ROBERT  
 404 SW BUCHANAN ST  
 TOPEKA KS 66606

**Quick Reference ID**

**R12555**

**MAM**

**Property ID**

089-097-36-0-10-01-003.00-0

**Property Description**

HORNE'S ADDITION , Lot 114 , BUCHANAN ST LOT 114  
 HORNES ADD BOST DIV 87D419 SECTI

**Property Address**

404 SW BUCHANAN ST

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

2025 Valuation			2026 Valuation		
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value
R	104,500	12,017	R	109,730	12,619
<b>Total</b>	<b>104,500</b>	<b>12,017</b>	<b>Total</b>	<b>109,730</b>	<b>12,619</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
404 SW BUCHANAN ST	<a href="http://www.snco.gov/ap/089-097-36-0-10-01-003.00-0">089-097-36-0-10-01-003.00-0</a>	08/2024	\$99,170
329 SW CLAY ST	<a href="http://www.snco.gov/ap/089-109-30-0-30-19-017.00-0">089-109-30-0-30-19-017.00-0</a>	06/2024	\$96,030
511 SW WESTERN AVE	<a href="http://www.snco.gov/ap/089-109-31-0-20-16-019.00-0">089-109-31-0-20-16-019.00-0</a>	05/2025	\$140,000
508 SW HORNE ST	<a href="http://www.snco.gov/ap/089-097-36-0-10-06-005.00-0">089-097-36-0-10-06-005.00-0</a>	05/2025	\$161,000
910 SW 3RD ST	<a href="http://www.snco.gov/ap/089-109-30-0-30-16-013.00-0">089-109-30-0-30-16-013.00-0</a>	02/2024	\$87,500

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		

