



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

Date Mailed:
 Feb 27, 2024
 Appeal Deadline:
 March 30, 2024

Visit our website: www.snco.gov/ap

2024 ANNUAL NOTICE OF VALUE - THIS IS NOT A TAX BILL

Property Owner
 RIDLEY, CHRIS A
 TOPEKA KS 66604

Quick Reference ID
R15448
Property ID
 089-098-33-0-40-05-003.00-0

RBR

Property Address
 5413 SW 11TH ST

Property Description
 WESTDALE SUB , BLOCK B , Lot 3 , SW 11TH ST BLK
 B LOT 3 WESTDALE SUB SECTION 33 TOWNSHIP 11
 RANGE 15

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

2023 Valuation			2024 Valuation		
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value
R	242,850	27,928	R	247,710	28,487
Total	242,850	27,928	Total	247,710	28,487

****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
5215 SW 11TH TER	089-098-33-0-40-07-003.00-0	01/2022	\$230,000
1100 SW BELLE AVE	089-098-33-0-40-06-023.00-0	06/2023	\$309,750
5407 SW 11TH TER	089-098-33-0-40-08-005.00-0	07/2022	\$225,000
1033 SW HARVEY ST	089-098-33-0-30-05-038.00-0	06/2023	\$251,000
5931 SW 10TH TER	089-098-33-0-30-05-018.00-0	08/2023	\$200,000

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		

