



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

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

Visit our website: www.snco.gov/ap

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

Property Owner
 SPRIGGS, CODY
 3222 NW TOPEKA BLVD
 TOPEKA KS 66617

Quick Reference ID
R17843
Property ID
 089-103-08-0-30-01-020.00-0

KMM

Property Description
 NAYLOR LOTS 1 & 2, S08, T11, R16, Lot 2, ACRES 1.3,
 TR DAF: POB SW COR LOT 2: TH N 121.5, E 242, N 90, E
 136

Property Address
 3222 NW TOPEKA BLVD

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 | 277,540 | 31,917 | R | 290,600 | 33,419 |
| Total | 277,540 | 31,917 | Total | 290,600 | 33,419 |

****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 |
|-----------------------|--|-----------|------------|
| 3222 NW TOPEKA BLVD | 089-103-08-0-30-01-020.00-0 | 11/2024 | \$295,000 |
| 3325 NW TOPEKA BLVD | 089-103-08-0-30-02-012.00-0 | 06/2023 | \$190,000 |
| 421 E POTTAWATOMIE ST | 089-048-34-0-10-01-025.00-0 | 08/2024 | \$221,500 |
| 416 NAVARRE ST | 089-048-34-0-20-08-004.00-0 | 09/2024 | \$205,000 |
| 562 NW 62ND ST | 089-014-19-0-00-01-019.00-4 | 12/2023 | \$235,000 |

| 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 | | |

