



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

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

Property Owner

M998 LLC
 5600 W 95TH ST
 STE 307
 OVERLAND PARK KS 66207

Quick Reference ID

R20509

TKS

Property ID

089-107-36-0-40-02-002.00-0

Property Description

S36, T11, R16, ACRES 1.22, BEG 150 W OF NE COR BLK
 L TH S 292.06, W 185, N 291.66, E 185 TO POB

Property Address

5011 SE 2ND 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	267,100	30,717	R	277,780	31,945
Total	267,100	30,717	Total	277,780	31,945

****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
4220 SE DYRE DR	089-124-20-0-00-01-017.00-0	01/2024	\$269,900
4031 SE 37TH ST	089-136-23-0-10-01-005.01-0	10/2025	\$338,500
9938 SE HERSCHELL RD	089-218-27-0-00-01-005.00-0	09/2024	\$290,000
4300 SE MCMAHAN CT	089-124-19-0-30-01-026.00-0	03/2025	\$402,000
3311 SE 61ST ST	089-202-03-0-00-01-007.00-0	09/2024	\$226,000

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		

