



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**

FIRST AVENUE LEASING LLC  
 1400 NW SALINE ST  
 TOPEKA KS 66618-2841

**Quick Reference ID**

**R25105**

**RBR**

**Property ID**

089-109-30-0-30-12-001.01-0

**Property Description**

S30, T11, R16, ACRES 0.25, ORIGINAL TOWN, S30, T11, R16, PT OF LTS & SW 1ST ST LOTS 45 & 47 ORIGINAL TOWN, D

**Property Address**

631 SW 1ST 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
C	22,090	5,523	C	29,460	7,366
<b>Total</b>	<b>22,090</b>	<b>5,523</b>	<b>Total</b>	<b>29,460</b>	<b>7,366</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".

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

