



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

CITY OF TOPEKA
 215 SE 7TH ST STE 353
 TOPEKA KS 66603-3914

Quick Reference ID

R26459

TMB

Property ID

089-109-31-0-40-11-004.00-0

Property Description

ORIGINAL TOWN, S31, T11, R16, Lot 273 +, KANSAS
 AVE LOT 273-275-277-279-281-283-285-287 LESS
 RESERVED SPACES

Property Address

825 S KANSAS AVE

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
E	3,272,500		E	3,272,500	
Total	3,272,500		Total	3,272,500	

****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 guide to the Property Tax Appeals Process in Kansas" 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		

