



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

Date Mailed:
 Feb 27, 2025
 Appeal Deadline:
 March 30, 2025

Visit our website: www.snco.gov/ap

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

Property Owner
 FORD, SCARLETT
 5526 SE US HIGHWAY 40
 TECUMSEH KS 66542-9336

Quick Reference ID
R28367
Property ID
 089-124-19-0-30-01-033.00-0

TKS

Property Address
 5520 SE 45TH ST

Property Description
 SHAWNEE COURT SUB , BLOCK C , Lot 4 ,
 MCMAHAN COURT BLK C LOT 4 SHAWNEE COURT
 SUB SECTION 19 TOWNSHIP 12

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	237,710	27,337	R	247,220	28,431
Total	237,710	27,337	Total	247,220	28,431

****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
3349 SE TECUMSEH RD	089-136-13-0-30-01-021.00-0	02/2024	\$295,000
6141 SE SHAWNEE DR	089-201-02-0-00-01-006.00-0	10/2023	\$285,000
2149 SE 53RD ST	089-138-33-0-00-03-002.00-0	05/2023	\$252,000
4134 SE SHAWNEE HEIGHTS R	089-124-20-0-00-02-002.00-0	08/2024	\$230,000
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		

