



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
 SA PROPERTY LLC
 7701 E KELLOGG DR
 WICHITA KS 67207

Quick Reference ID
R28373
Property ID
 089-124-19-0-40-01-006.00-0

TKS

Property Description
 ANNO SUB , Lot 15 , ANNO DR LOT 15 ANNO SUB
 SECTION 19 TOWNSHIP 12 RANGE 17

Property Address
 5750 SE 44TH 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	263,660	30,321	R	274,210	31,534
Total	263,660	30,321	Total	274,210	31,534

****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
6017 SE 43RD ST	089-124-20-0-00-03-002.00-0	08/2024	\$255,000
4134 SE SHAWNEE HEIGHTS R	089-124-20-0-00-02-002.00-0	08/2024	\$230,000
4130 SE TECUMSEH RD	089-136-24-0-40-01-007.00-0	07/2024	\$273,000
4935 SE TECUMSEH RD	089-137-25-0-30-01-016.00-0	03/2025	\$240,000
5627 SE 10TH ST	089-123-06-0-40-01-002.00-0	04/2024	\$250,000

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		

