



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

Date Mailed:
 March 1, 2024
 Appeal Deadline:
 April 1, 2024

Visit our website: www.snco.us/ap

2024 ANNUAL NOTICE OF VALUE - THIS IS NOT A TAX BILL

Property Owner KLEIN, CURTIS R 4128 SE SHAWNEE HEIGHTS RD TECUMSEH KS 66542	Quick Reference ID R28456	TKS
Property Address 4128 SE SHAWNEE HEIGHTS RD	Property ID 089-124-20-0-00-02-001.00-0	
	Property Description CAMPBELLS SUB , Lot 1 + , ACRES 1.08 , DYRE DR LOT 1 & 2 CAMPBELL SUB SECTION 20 TOWNSHIP 12 RANGE 17	

Prior and Current Values assigned by the County Appraiser to the above property:

2023 Valuation			2024 Valuation		
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value
R	198,700	22,850	R	206,650	23,764
Total	198,700	22,850	Total	206,650	23,764

****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".

You can find more detailed information about your comparables by selecting the corresponding Property ID link below.

Address	Property ID	Sale Date	Sale Price
4128 SE SHAWNEE HEIGHTS R	089-124-20-0-00-02-001.00-0	01/2023	202,175
4822 SE 21ST ST	089-131-01-0-40-02-005.00-0	11/2022	174,000
2149 SE 53RD ST	089-138-33-0-00-03-002.00-0	05/2023	252,000
2327 SE 53RD ST	089-138-33-0-00-02-005.00-0	04/2022	233,000
2101 SE 53RD ST	089-138-33-0-00-03-005.00-0	05/2022	270,000

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		

