

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: <u>www.snco.us/ap</u>

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

Property Owner	Quick Reference ID	TKS
KLEIN, CURTIS R	R28456	
4128 SE SHAWNEE HEIGHTS RD	Property ID	
TECUMSEH KS 66542	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

Property Address

4128 SE SHAWNEE HEIGHTS RD

P	rior and Current Va	alues assigned by th	e County Appraiser to	the above propert	y:
2023 Va	luation		2024 Va		
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	<u>089-124-20-0-00-02-001.00-0</u>	01/2023	202,175
4822 SE 21ST ST	<u>089-131-01-0-40-02-005.00-0</u>	11/2022	174,000
2149 SE 53RD ST	<u>089-138-33-0-00-03-002.00-0</u>	05/2023	252,000
2327 SE 53RD ST	<u>089-138-33-0-00-02-005.00-0</u>	04/2022	233,000
2101 SE 53RD ST	<u>089-138-33-0-00-03-005.00-0</u>	05/2022	270,000

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 PV
- Residences on farm homesites	11.5%	website.
- Land devoted to agricultural use	30.0%	
- Improvements on land devoted to agricultural use	25.0%	
- Vacant lots	12.0%	
- Real property owned and operated by non-profit organizations	12.0%	
- Real property used for commercial or industrial purposes	25.0%	
- All other rural and urban real property	30.0%	
I - Public utility real property	33.0%	
- Exempt property		

APPEAL PROCESS PLEASE READ THE FOLLOWING

You have the right to appeal the appraised value and the classification (the use) assigned to your property. Each year is a new valuation. If you have an appeal pending for the prior tax year, to preserve your rights for the current tax year, you must appeal the current year's valuation. A resolution of a prior tax year may not affect a subsequent tax year. Should you decide to appeal, follow these instructions. Please note the filing dealine: April 1, 2024.

1. You may ask questions or schedule an informal appeal by calling the taxpayer service number (785)232-4461.

2. If you want to schedule an informal hearing on the valuation and/or classification of your property by mail, please mail this form to the appraiser's office. To be a valid appeal, this form must be postmarked on or before April 1, 2024. You will receive a confirmation letter stating the date and time of the hearing to be sent to you at the address shown on the front of this form (unless you have indicated a different address below), in advance of your scheduled hearing.

3. If you plan to be represented by someone other than an attorney, you must file a "Declaration of Representative" form with the appraiser's office prior to the date of the hearing. An immediate family member or attorney may represent you without filing a declaration. To obtain the representative form, contact the appraiser's office or visit our website.

4. All informal hearings will be conducted prior to May 1, 2024. Results of the hearings stating the county's final determination will be sent to you by mail no later than May 20, 2024.

5. For more property information visit our website, www.snco.us/ap

2024 INFORMAL APPEAL FORM

NOTICE OF	INSTRUCTIONS FOR APPEALING: ONE APPLI	RETURN THIS NOTICE TO:		
APPEAL	Print your name and address. List telephone number where you can be reached during the daytime hours. List your estimate of value. Sign and date the form. Mail the appeal form. THIS FORM MUST BE POSTMARKED ON OR BEFORE April 1, 2024. The county will send a confirmation letter of the date and time of the informal meeting prior to the scheduled date.			
OWNER'S NAME AND ADDRESS	Name and Address:		Daytime Telephone Number:	
	CHECK THIS BOX IF YOUR MAILING FORM.	_ ADDRESS HAS CHANGED FRO) ()-() M THE ONE SHOWN ON THIS	
REPRESENTATIVE	Name of Representative or Attorney (If Applicable)			
	Address:			
PARCEL IDENTIFICATION NUMBER	Quick Ref ID: R28456 Parcel Number: 089-124-20-0-00-02-001.00-0		Shawnee County North Annex NW Lower Stiver Lake RD NW York ST Approximation ST A	
APPEALS WILL BE CONDUCTED BY PHONE	Email Address		75 Read Office NW 14th ST	
	TELEPHONE# (we will call you)	List unavailable Dates:	parses River	
	() ()-()			
OWNER'S ESTIMATE OF	Owner's Estimate of Value: \$	Basis of Estimate:		
VALUE	Owner's Signature		Date:	
Sign and DATE				

IF YOU CHOOSE TO SCHEDULE YOUR INFORMAL HEARING BY MAIL, PLEASE RETURN THIS FORM TO THE APPRAISER'S OFFICE. RETAIN A COPY FOR YOUR RECORDS.