



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
 NGUGI, CARRIE E
 2226 SE OHIO AVE
 TOPEKA KS 66605

Quick Reference ID
R35315
Property ID
 089-133-08-0-20-12-005.00-0

BJA

Property Address
 2226 SE OHIO AVE

Property Description
 HIGHLAND HEIGHTS , BLOCK 2 , Lot 11 + , OHIO AVE
 BLK 2 S 12 1/2 FT LOT 11 ALL LOTS 12-13 HIGHLAND
 HEI

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	105,100	12,087	R	117,000	13,455
Total	105,100	12,087	Total	117,000	13,455

****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
2226 SE OHIO AVE	089-133-08-0-20-12-005.00-0	06/2025	\$119,000
2132 SE PENNSYLVANIA AVE	089-133-08-0-20-05-006.00-0	09/2024	\$114,600
2700 SE MINNESOTA AVE	089-133-08-0-40-17-002.00-0	09/2025	\$82,237
2818 SE KENTUCKY AVE	089-133-08-0-30-27-004.00-0	12/2024	\$75,000
2304 SE OHIO AVE	089-133-08-0-20-15-002.00-0	12/2024	\$123,500

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		

