



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](http://www.snco.gov/ap)

**2026 ANNUAL NOTICE OF VALUE - THIS IS NOT A TAX BILL**

**Property Owner**

HOBBS, JAMES  
 4001 SE CALIFORNIA AVE  
 TOPEKA KS 66609

**Quick Reference ID**

**R39610**

**TKS**

**Property ID**

089-134-20-0-10-06-005.00-0

**Property Description**

S20, T12, R16, ACRES 2.87, 20-12-16 PT OF NE 1/4 BEG AT A PT NO DEG. 17 MIN 23 SEC W 460 FT OF THE NE COR OF

**Property Address**

4001 SE CALIFORNIA AVE

**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	399,500	45,942	R	415,480	47,780
<b>Total</b>	<b>399,500</b>	<b>45,942</b>	<b>Total</b>	<b>415,480</b>	<b>47,780</b>

**\*\*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](http://www.snco.gov/ap)

Address	Property ID	Sale Date	Sale Price
4001 SE CALIFORNIA AVE	<a href="http://www.snco.gov/ap/089-134-20-0-10-06-005.00-0">089-134-20-0-10-06-005.00-0</a>	07/2024	\$399,900
5452 SE 42ND TER	<a href="http://www.snco.gov/ap/089-124-19-0-30-01-003.00-0">089-124-19-0-30-01-003.00-0</a>	07/2025	\$405,000
4827 SE TECUMSEH RD	<a href="http://www.snco.gov/ap/089-137-25-0-20-01-001.03-0">089-137-25-0-20-01-001.03-0</a>	06/2024	\$367,700
4631 SE MANITOWOC DR	<a href="http://www.snco.gov/ap/089-138-27-0-10-08-004.00-0">089-138-27-0-10-08-004.00-0</a>	06/2024	\$266,000
5635 SE PAULEN RD	<a href="http://www.snco.gov/ap/089-137-35-0-00-01-020.01-0">089-137-35-0-00-01-020.01-0</a>	03/2025	\$370,000

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 <a href="http://www.pvd.org">PVD website</a> .
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		

