



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

FANOUS, MINA SAFWAT SOBHI & BESHAY MIREILLE
 4406 SE OAK BEND DR
 TOPEKA KS 66609

Quick Reference ID

R306833

BEJ

Property ID

089-135-22-0-40-06-015.00-0

Property Description

ROCKFIRE AT THE LAKE SUB, BLOCK D, Lot 15, ACRES
 0.14, BLK D LOT 15 ROCKFIRE AT THE LAKE SUB
 LESS A TRACT

Property Address

4406 SE OAK BEND DR

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	225,600	25,944	R	323,500	37,202
Total	225,600	25,944	Total	323,500	37,202

****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
4406 SE OAK BEND DR	089-135-22-0-40-06-015.00-0	08/2025	\$327,500
3400 SE TAURUS AVE	089-132-10-0-40-06-012.01-0	04/2024	\$205,000
4415 SE OAKVIEW LN	089-134-19-0-40-09-008.01-0	02/2024	\$189,000
3434 SE TAURUS AVE	089-132-10-0-40-06-004.01-0	11/2025	\$227,000
4428 SE OAKVIEW LN	089-134-19-0-40-08-022.00-0	06/2025	\$246,000

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		

