



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
 RENFRO, CHAD
 2920 SE PECK RD
 TOPEKA KS 66605

Quick Reference ID
R42050
Property ID
 089-136-14-0-20-14-004.00-0

JRS

Property Address
 2920 SE PECK RD

Property Description
 THUNDERBIRD SUB NO 2 , BLOCK A , Lot 7 , BLK A
 LOT 7 THUNDERBIRD SUB #2 SECTION 14 TOWNSHIP
 12 RANGE 16

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	238,480	27,425	R	250,400	28,796
Total	238,480	27,425	Total	250,400	28,796

****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
2920 SE PECK RD	089-136-14-0-20-14-004.00-0	07/2025	\$235,000
3917 SE 34TH TER	089-136-14-0-30-12-001.00-4	03/2024	\$248,700
3927 SE 34TH ST	089-136-14-0-40-07-001.00-0	04/2024	\$271,844
3037 SE STARLITE DR	089-136-14-0-10-09-021.00-0	02/2025	\$280,883
3832 SE 37TH ST	089-136-14-0-30-13-004.00-0	06/2025	\$319,999

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		

