



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

QUINDARO INVESTMENTS LLC
 2611 SW 17TH ST
 STE 282
 TOPEKA KS 66604

Quick Reference ID

R44927

MAM

Property ID

089-141-01-0-40-35-005.00-0

Property Description

STEELE'S , BLOCK 08 , Lot 784 + , WASHBURN WAS
 BOLLES AVE LOT 784 & 786 STEELES ADD SECTION 01
 TOWNSHIP 12

Property Address

2064 SW WASHBURN 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	145,580	16,741	R	152,860	17,579
Total	145,580	16,741	Total	152,860	17,579

****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
923 SW 8TH AVE	089-109-31-0-20-33-007.00-0	09/2025	\$109,000
820 SW 6TH AVE	089-109-31-0-20-17-009.00-0	08/2024	\$157,500
1025 SE REPUBLICAN AVE	089-132-04-0-20-06-029.00-0	02/2024	\$120,000
1511 SW 15TH ST	089-141-01-0-20-24-003.00-0	01/2024	\$88,500
2600 SW CLAY ST	089-141-12-0-10-27-003.00-0	10/2024	\$186,900

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		

