SHAWNEE COUNTY APPRAISER'S OFFICE
1515 NW Saline Street, Suite 100
Topeka, KS 66618-2838
(785) 232-4461
Visit our website: www.snco.gov/ap

Date Mailed:
Feb 27, 2026
Appeal Deadline:
March 30, 2026

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

Property Owner
CASASMIRANDA LLC
PO BOX 3727
TOPEKA KS 66604-7727

Quick Reference ID
R46658

JRS

Property ID
089-141-02-0-40-24-005.00-0

Property Description
WESTWOOD PLACE, S02, T12, R15, BLOCK 2, Lot 1, OAKLEY AVE BLK 2 BEG AT SW COR LOT 1 TH E 95 FT TH N TO A PT

Property Address
2040 SW OAKLEY 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	177,160	20,374	R	154,800	17,802
Total	177,160	20,374	**Total**	154,800	17,802

****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
2040 SW OAKLEY AVE, Topeka, KS 66604	089-141-02-0-40-24-005.00-0	2025/07/28	$152,000
2031 SW OAKLEY AVE, Topeka, KS 66604	089-141-02-0-30-24-013.00-0	2025/11/05	$255,700
3636 SW STRATFORD RD, Topeka, KS 66604	089-141-02-0-20-16-006.00-0	2026/02/02	$196,600
3310 SW 17TH ST, Topeka, KS 66604	089-141-02-0-20-28-009.00-0	2025/10/10	$190,000
2028 SW BOWMAN CT, Topeka, KS 66604	089-141-02-0-30-21-008.00-0	2024/11/22	$209,000

Classification - Description	Assess. Rt.
R - Residential use including apartments and condominiums	11.5%
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	

"A guide to the Property Tax Appeals Process in Kansas" published by the Kansas Division of Property Valuation is available without charge at the Appraiser's Office, or the PVD website.

APPEAL PROCESS PLEASE READ THE FOLLOWING

You have the right to appeal the appraised value and the classification (the use) assigned to your property. Each year is a new valuation. If you have an appeal pending for the prior tax year, to preserve your rights for the current tax year, you must appeal the current year's valuation. A resolution of a prior tax year may not affect a subsequent tax year. Should you decide to appeal, follow these instructions. Please note the filing deadline: March 30, 2026.

1. You may ask questions or schedule an informal appeal by calling the taxpayer service number (785)232-4461.

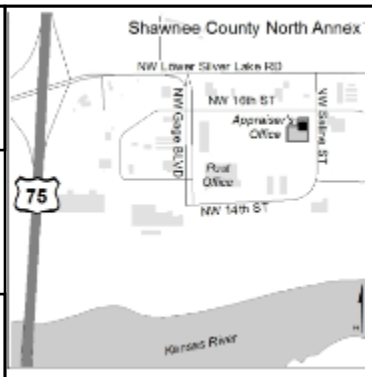
2. If you want to schedule an informal hearing on the valuation and/or classification of your property by mail, please mail this form to the appraiser's office. To be a valid appeal, this form must be postmarked on or before March 30, 2026. You will receive a confirmation letter stating the date and time of the hearing to be sent to you at the address shown on the front of this form (unless you have indicated a different address below), in advance of your scheduled hearing.

3. If you plan to be represented by someone other than an attorney, you must file a "Declaration of Representative" form with the appraiser's office prior to the date of the hearing. An immediate family member or attorney may represent you without filing a declaration. To obtain the representative form, contact the appraiser's office or visit our website.

4. All informal hearings will be conducted prior to May 1, 2026. Results of the hearings stating the county's final determination will be sent to you by mail no later than May 20, 2026.

5. For more property information visit our website, www.snco.gov/ap

2026 INFORMAL APPEAL FORM

NOTICE OF APPEAL	**INSTRUCTIONS FOR APPEALING: ONE APPLICATION PER PROPERTY** Print your name and address. List telephone number where you can be reached during the daytime hours. List your estimate of value. Sign and date the form. Mail the appeal form. THIS FORM MUST BE POSTMARKED ON OR BEFORE March 30, 2026. The county will send a confirmation letter of the date and time of the informal meeting prior to the scheduled date.	**RETURN THIS NOTICE TO:** **Shawnee Co. Appraiser's Office** **1515 NW Saline** **Topeka KS 66618-2838**
OWNER'S NAME AND ADDRESS	**Name and Address:** **Daytime Telephone Number:** (_____) (_____)-(_____) ☐ CHECK THIS BOX IF YOUR MAILING ADDRESS HAS CHANGED FROM THE ONE SHOWN ON THIS FORM.	
REPRESENTATIVE	Name of Representative or Attorney (If Applicable) Address:	
PARCEL IDENTIFICATION NUMBER	Quick Ref ID: R46658 Parcel Number: 089-141-02-0-40-24-005.00-0	
APPEALS WILL BE CONDUCTED BY PHONE	Email Address _____ ☐ TELEPHONE# (we will call you) (_____) (_____)-(_____) List unavailable Dates:	
OWNER'S ESTIMATE OF VALUE **Sign and DATE**	Owner's Estimate of Value: $_____ Basis of Estimate: Owner's Signature Date:	

IF YOU CHOOSE TO SCHEDULE YOUR INFORMAL HEARING BY MAIL, PLEASE RETURN THIS FORM TO THE APPRAISER'S OFFICE. RETAIN A COPY FOR YOUR RECORDS.