



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

RUBY BLUE PROPERTIES LLC
 1400 SW PEMBROKE LN
 TOPEKA KS 66604

Quick Reference ID

R52976

SJN

Property ID

089-142-10-0-30-05-022.00-0

Property Description

CRESTVIEW ADDITION REPL , BLOCK 5 , Lot 22 ,
 SUNSET BLK 5 LOT 22 CRESTVIEW ADD REPLAT
 SECTION 10 TOWNSHI

Property Address

2601 SW SUNSET RD

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	109,440	12,586	R	114,910	13,215
Total	109,440	12,586	Total	114,910	13,215

****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
2601 SW SUNSET RD	089-142-10-0-30-05-022.00-0	04/2025	\$115,000
2429 SW VALLEY BROOK LN	089-142-10-0-30-03-032.00-0	10/2025	\$120,000
2621 SW SUNSET RD	089-142-10-0-30-05-017.00-0	12/2024	\$125,000
2120 SW MORNINGSIDE RD	089-142-10-0-20-03-004.00-0	11/2024	\$99,700
2625 SW HILLCREST RD	089-142-10-0-30-04-012.00-0	05/2025	\$109,901

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		

