



SHAWNEE COUNTY APPRAISER'S OFFICE
 1515 NW Saline Street, Suite 100
 Topeka, KS 66618-2838
 (785) 232-4461

Date Mailed:
 Feb 28, 2025
 Appeal Deadline:
 March 31, 2025

Visit our website: www.snco.gov/ap

2025 ANNUAL NOTICE OF VALUE - THIS IS NOT A TAX BILL

Property Owner

HALL, CASSIDY
 2520 SW DUNCAN DR
 TOPEKA KS 66614

Quick Reference ID

R53327

SJN

Property ID

089-142-10-0-40-03-007.00-0

Property Description

WESTVIEW HEIGHTS MANOR , BLOCK 3 , Lot 18 ,
 DUNCAN DR BLK 3 LOT 18 WESTVIEW HGT S MANOR
 SECTION 10 TOWNSHI

Property Address

2520 SW DUNCAN DR

Prior and Current Values assigned by the County Appraiser to the above property:

2024 Valuation			2025 Valuation		
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value
R	131,400	15,111	R	162,800	18,722
Total	131,400	15,111	Total	162,800	18,722

****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
4105 SW 26TH ST	089-142-10-0-40-10-018.00-0	09/2024	\$162,000
3924 SW DIXIE CT	089-142-10-0-40-11-011.00-0	08/2024	\$149,500
2520 SW DUNCAN DR	089-142-10-0-40-03-007.00-0	06/2024	\$160,500
2537 SW MISSION AVE	089-142-10-0-40-02-025.00-0	03/2024	\$148,500
4005 SW 26TH ST	089-142-10-0-40-10-015.00-0	08/2023	\$175,000

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		

