



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

RUSSELL, CLAYTON J & CAROL L
 2819 SW JAMES ST
 TOPEKA KS 66614

Quick Reference ID

R53552

SJN

Property ID

089-142-10-0-40-15-020.00-0

Property Description

PARKLAND SUB , BLOCK 5 , Lot 20 , JAMES ST BLK 5
 LOT 20 PARKLAND SUB SECTION 10 TOWNSHIP 12
 RANGE 15

Property Address

2819 SW JAMES ST

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 | 187,980 | 21,618 | R | 248,500 | 28,577 |
| Total | 187,980 | 21,618 | Total | 248,500 | 28,577 |

****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 |
|----------------------|--|-----------|------------|
| 2819 SW JAMES ST | 089-142-10-0-40-15-020.00-0 | 08/2025 | \$247,000 |
| 2837 SW HILLCREST RD | 089-142-10-0-30-13-017.00-0 | 10/2025 | \$227,500 |
| 2707 SW BURNETT RD | 089-142-10-0-40-16-032.00-0 | 11/2025 | \$173,160 |
| 2807 SW JAMES ST | 089-142-10-0-40-15-022.00-0 | 10/2024 | \$181,000 |
| 2842 SW INDIAN TRL | 089-142-10-0-40-15-015.00-0 | 05/2025 | \$212,500 |

| 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 | | |

