

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

Date Mailed: March 1, 2024 Appeal Deadline: April 1, 2024

Visit our website: <u>www.snco.us/ap</u>

2024 ANNUAL NOTICE OF VALUE - THIS IS NOT A TAX BILL

Property Owner	Quick Reference ID	JRS
ADE, DAVID & HARSIN, STEPHANIE	R56716	
6050 SW 34TH TER	Property ID	
TOPEKA KS 66614	089-144-17-0-40-01-036.00-0	
	Property Description	
	SHADYWOOD WEST SUB # 3 , BLOCK A	, Lot 34,

Property Address

6050 SW 34TH TER

Pi	rior and Current Va	alues assigned by th	e County Appraiser to	the above propert	y:
2023 Va	luation		2024 Va	luation	
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value
R	413,100	47,507	R	429,620	49,406
Total	413,100	47,507	Total	429,620	49,406

**Assessed Value is calculated based on classification and is not Tax Amount Due

SECTION 17 TOWNSHIP 12 R

BLOCK A LOT 34 SHADYWOOD WEST SUB # 3

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".

You can find more detailed information about your comparables by selecting the corresponding Property ID link below.

Address	Property ID	Sale Date	Sale Price
6050 SW 34TH TER	<u>089-144-17-0-40-01-036.00-0</u>	04/2022	387,000
3460 SW ALAMEDA DR	<u>089-144-17-0-40-03-006.00-0</u>	06/2023	390,000
3300 SW ALAMEDA DR	<u>089-144-17-0-40-01-025.00-0</u>	06/2023	445,900
6028 SW STONYBROOK CT	<u>089-144-17-0-40-01-019.00-0</u>	06/2022	415,000
6142 SW 38TH TER	<u>089-144-20-0-10-02-019.00-0</u>	07/2022	465,000

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 PV	
- Residences on farm homesites	11.5%	website.	
- Land devoted to agricultural use	30.0%		
- Improvements on land devoted to agricultural use	25.0%		
- Vacant lots	12.0%		
- Real property owned and operated by non-profit organizations	12.0%		
- Real property used for commercial or industrial purposes	25.0%		
- All other rural and urban real property	30.0%		
I - Public utility real property	33.0%		
- Exempt property			

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 dealine: April 1, 2024.

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 April 1, 2024. 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, 2024. Results of the hearings stating the county's final determination will be sent to you by mail no later than May 20, 2024.

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

2024 INFORMAL APPEAL FORM

NOTICE OF	INSTRUCTIONS FOR APPEALING: ONE APPLI	RETURN THIS NOTICE TO:		
APPEAL	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 April 1, 2024. The county will send a confirmation letter of the date and time of the informal meeting prior to the scheduled date.			
OWNER'S NAME AND ADDRESS	Name and Address:		Daytime Telephone Number:	
	CHECK THIS BOX IF YOUR MAILING FORM.	_ ADDRESS HAS CHANGED FRO) ()-() M THE ONE SHOWN ON THIS	
REPRESENTATIVE	Name of Representative or Attorney (If Applicable)			
	Address:			
PARCEL IDENTIFICATION NUMBER	Quick Ref ID: R56716 Parcel Number: 089-144-17-0-40-01-036.00-0		Shawnee County North Annex	
APPEALS WILL BE CONDUCTED BY PHONE	Email Address		75 Pow Office NN 14th ST	
	TELEPHONE# (we will call you)	List unavailable Dates:	Kursas Ravr	
	() ()-()			
OWNER'S ESTIMATE OF	Owner's Estimate of Value: \$	Basis of Estimate:		
VALUE	Owner's Signature	C	Date:	
Sign and 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.