



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: [www.snco.us/ap](http://www.snco.us/ap)

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

**Property Owner**

WADDELL, ROBERT & OKSANKA  
 1918 LAMESA DR  
 DODGE CITY KS 67801

**Quick Reference ID**

**R58474**

**RBR**

**Property ID**

089-145-15-0-10-01-003.86-2

**Property Description**

COUNTY FAIR EST #2 RP #2, S15, T12, R15, PT OF  
 SECOND REPLAT OF COUNTY FAIR EST 2  
 HUNTINGTON CONDOMINIUM APT

**Property Address**

2936 SW LYDIA AVE #210

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

2023 Valuation			2024 Valuation		
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value
R	55,800	6,417	R	56,920	6,545
<b>Total</b>	<b>55,800</b>	<b>6,417</b>	<b>Total</b>	<b>56,920</b>	<b>6,545</b>

**\*\*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".

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

Address	Property ID	Sale Date	Sale Price
2936 SW LYDIA AVE #210	<a href="http://www.snco.us/ap/089-145-15-0-10-01-003.86-2">089-145-15-0-10-01-003.86-2</a>	01/2023	55,000
3034 SW LYDIA AVE #211	<a href="http://www.snco.us/ap/089-145-15-0-10-01-004.25-2">089-145-15-0-10-01-004.25-2</a>	01/2023	65,000
2934 SW LYDIA AVE #204	<a href="http://www.snco.us/ap/089-145-15-0-10-01-003.79-2">089-145-15-0-10-01-003.79-2</a>	08/2023	67,210
3037 SW LYDIA AVE #203	<a href="http://www.snco.us/ap/089-145-15-0-10-01-004.63-2">089-145-15-0-10-01-004.63-2</a>	09/2023	71,500
2924 SW LYDIA AVE #221	<a href="http://www.snco.us/ap/089-145-15-0-10-01-003.57-2">089-145-15-0-10-01-003.57-2</a>	08/2023	59,000

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 <a href="http://www.pvd.com">PVD website</a> .
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		

