

## 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: <u>www.snco.gov/ap</u>

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

Property Owner	Quick Reference ID	ВКА	
SOWERS, JACOB & HALEY	R61064		
5654 SW 34TH PL TOPEKA KS 66614	Property ID		
	089-145-16-0-30-23-019.00-0		
	Property Description		
Property Address	PRAIRIE TRACE SUB NO 7 , BLOCK I , L LOT 3 PRAIRIE TRACE SUB #7 SECTI		
5654 SW 34TH PL	TOWNSHIP 12 RAN		
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	262,490	30,187	R	304,500	35,018
Total	262,490	30,187	Total	304,500	35,018

#### \*\*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
5654 SW 34TH PL	<u>089-145-16-0-30-23-019.00-0</u>	07/2024	\$312,500
5659 SW 34TH PL	<u>089-145-16-0-30-21-098.00-0</u>	04/2024	\$297,000
5631 SW 34TH PL	<u>089-145-16-0-30-09-001.04-0</u>	09/2024	\$305,000
5716 SW 35TH ST	<u>089-145-16-0-30-21-112.00-0</u>	09/2024	\$300,000
5656 SW 34TH PL	<u>089-145-16-0-30-23-020.00-0</u>	06/2023	\$295,000

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
F - Residences on farm homesites	11.5%	website.
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		

## 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 deadline: March 31, 2025.

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 March 31, 2025. 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, 2025. Results of the hearings stating the county's final determination will be sent to you by mail no later than May 20, 2025.

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

#### **2025 INFORMAL APPEAL FORM**

NOTICE OF	INSTRUCTIONS FOR APPEALING: ONE APPLICATION PER PROPERTY RETURN THIS NOTICE TO:		
APPEAL	Print your name and address. List telephone numl the daytime hours. List your estimate of value. Sig form. THIS FORM MUST BE POSTMARKED ON county will send a confirmation letter of the date a the scheduled date.	Shawnee Co. Appraiser's Office 1515 NW Saline Topeka KS 66618-2838	
OWNER'S NAME AND ADDRESS	Name and Address:		Daytime Telephone Number:
	CHECK THIS BOX IF YOUR MAILING FORM.		) ()-() M THE ONE SHOWN ON THIS
REPRESENTATIVE	Name of Representative or Attorney (If A	Applicable)	
	Address:		-
PARCEL IDENTIFICATION NUMBER	Quick Ref ID: R61064 Parcel Number: 089-145-16-0-30-23-019.00-0		NW Low Stor Like RD
APPEALS WILL BE CONDUCTED BY PHONE	Email Address		75 Aut Att ST
	TELEPHONE# (we will call you)	List unavailable Dates:	Hurses Rever H
	() ()-()		
OWNER'S ESTIMATE OF VALUE	Owner's Estimate of Value: \$	Basis of Estimate:	
VALUE	Owner's Signature D		ate:
Sign and DATE			
IF YOU CHOOS	SE TO SCHEDULE YOUR INFORMAL HE	ARING BY MAIL. PLEASE RETU	JRN THIS FORM TO THE

APPRAISER'S OFFICE. RETAIN A COPY FOR YOUR RECORDS.