



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](http://www.snco.gov/ap)

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

**Property Owner**

ROBERTS, KEITH L & JENNIFER L  
 5805 SW CLARION LAKES WAY  
 TOPEKA KS 66610

**Quick Reference ID**

**R61600**

**JRS**

**Property ID**

089-145-21-0-30-01-039.00-0

**Property Description**

CLARION LAKES , BLOCK B , Lot 19 , BLK B LOT 19  
 CLARION LAKES SECTION 21 TOWNSHIP 12 RANGE 15

**Property Address**

5805 SW CLARION LAKES WAY

**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	634,500	72,968	R	634,500	72,968
<b>Total</b>	<b>634,500</b>	<b>72,968</b>	<b>Total</b>	<b>634,500</b>	<b>72,968</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".

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](http://www.snco.gov/ap)

Address	Property ID	Sale Date	Sale Price
5805 SW CLARION LAKES WAY	<a href="http://www.snco.gov/ap/089-145-21-0-30-01-039.00-0">089-145-21-0-30-01-039.00-0</a>	05/2023	\$630,000
5817 SW CLARION LAKES WAY	<a href="http://www.snco.gov/ap/089-145-21-0-30-01-042.00-0">089-145-21-0-30-01-042.00-0</a>	09/2024	\$740,000
5919 SW 43RD CT	<a href="http://www.snco.gov/ap/089-145-21-0-30-01-046.00-0">089-145-21-0-30-01-046.00-0</a>	05/2023	\$650,000
5813 SW CLARION LAKES WAY	<a href="http://www.snco.gov/ap/089-145-21-0-30-01-041.00-0">089-145-21-0-30-01-041.00-0</a>	05/2023	\$625,000
5645 SW CLARION LAKES DR	<a href="http://www.snco.gov/ap/089-145-21-0-30-01-016.00-0">089-145-21-0-30-01-016.00-0</a>	07/2023	\$675,000

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.org">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		

