



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
 HAPPY NEST PROPERTIES LLC
 22877 KRAFT DR
 VASSAR KS 66543

Quick Reference ID
R62345
Property ID
 089-146-13-0-10-10-010.00-0

SJN

Property Address
 3130 SW LANE ST

Property Description
 BELLE HAVEN SUB # 2 , Lot 53 , LANE AVE LOT 53
 BELLE HAVEN SUB NO 2 SECTION 13 TOWNSHIP 12
 RANGE 15

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	129,250	14,864	R	140,000	16,100
Total	129,250	14,864	Total	140,000	16,100

****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
3130 SW LANE ST	089-146-13-0-10-10-010.00-0	11/2025	\$140,000
1402 SW 32ND ST	089-146-13-0-10-10-015.00-0	10/2025	\$151,525
1324 SW 30TH ST	089-146-13-0-10-03-016.00-0	10/2025	\$130,000
1306 SW 31ST ST	089-146-13-0-10-04-018.00-0	07/2025	\$140,000
1817 SW HARP PL	089-146-13-0-30-06-010.00-0	05/2025	\$163,000

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 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		

