

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

Visit our website: www.snco.gov/ap

Date Mailed: Feb 28, 2025 Appeal Deadline: March 31, 2025

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

**Property Owner EVANS. MATTHEW & MEGAN PHOUTHAVONG** 7317 RIVER BEND RD NASHVILLE TN 37221

**Quick Reference ID** 

**EMA** 

R63808

**Property ID** 

089-146-14-0-10-03-013.00-0

**Property Description** 

JARDINE HEIGHTS REPL # 1, S14, T12, R15, BLOCK A, Lot 6, PT OF LT 6 BLK A DAF BEG AT SW COR SD LT TH

N 109.9

**Property Address** 

2618 SW 30TH ST

Pi	rior and Current Va	alues assigned by th	e County Appraiser to	the above propert	y:	
2024 Valuation			2025 Valuation			
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value	
R	128,630	14,793	R	182,600	20,999	
Total	128,630	14,793	Total	182,600	20,999	

<sup>\*\*</sup>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
2618 SW 30TH ST	089-146-14-0-10-03-013.00-0	11/2024	\$184,000
2512 SW 30TH ST	089-146-14-0-10-03-021.00-0	01/2023	\$128,575
5703 SW 27TH ST	089-142-09-0-30-09-001.01-0	01/2024	\$155,200
4916 SW 28TH ST	<u>089-142-10-0-30-10-017.01-0</u>	07/2024	\$178,750
2948 SW RANDOLPH AVE	<u>089-146-14-0-10-03-009.00-0</u>	12/2023	\$155,000

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 APPEAL	INSTRUCTIONS FOR APPEALING: ONE APPLICATION PER PROPERTY  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 March 31, 2025. The county will send a confirmation letter of the date and time of the informal meeting prior to the scheduled date.				RETURN THIS NOTICE TO: 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 MAILIN FORM.	IG ADDRESS HAS CHANGED	( FROM	) ( The One	)-( E SHOWN ON	) THIS	
REPRESENTATIVE	Name of Representative or Attorney ( Address:	lf Applicable)					
PARCEL IDENTIFICATION NUMBER	Quick Ref ID: R63808  Parcel Number: 089-146-14-0-10-03-013.00-0			1\	Lower Silver Lake RD  NW 1de ST  Appraiser S	Annex	
APPEALS WILL BE CONDUCTED BY PHONE	Email Address			3	Rud Office NW 14th ST	17	
	TELEPHONE# (we will call you)	List unavailable Dates:			Kerses Reer		
	() ()-()						
OWNER'S ESTIMATE OF VALUE	Owner's Estimate of Value: Basis of Estimate:						
Sign and DATE	Owner's Signature			Date:			