



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

GUINN, JUSTIN & DANIELLE
 3609 SW NICHOLAS CT
 TOPEKA KS 66610

Quick Reference ID

R65765

BJA

Property ID

089-146-23-0-30-03-013.00-0

Property Description

COLLY CREEK SUB NO 4 , BLOCK B , Lot 3 , BLK B
 LOT 3 SECTION 23 TOWNSHIP 12 RANGE 15

Property Address

3609 SW NICHOLAS CT

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	373,340	42,934	R	368,500	42,377
Total	373,340	42,934	Total	368,500	42,377

****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
3609 SW NICHOLAS CT	089-146-23-0-30-03-013.00-0	05/2025	\$357,500
3615 SW NORMAN CT	089-146-23-0-30-03-038.00-0	06/2025	\$340,000
3914 SW 38TH LN	089-145-22-0-10-12-012.00-0	11/2025	\$280,000
3814 SW MISSION AVE	089-145-22-0-10-10-023.00-0	02/2025	\$237,000
3905 SW 43RD ST	089-145-22-0-40-07-006.00-0	08/2025	\$308,000

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		

