

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

(785) 232-4461 Visit our website: <u>www.snco.us/ap</u> Date Mailed: March 1, 2024 Appeal Deadline: April 1, 2024

2024 ANNUAL NOTICE OF VALUE - THIS IS NOT A TAX BILL

Property Owner
WALLISCH, DEREK & ANDREA
4605 SW SHENANDOAH RD
TOPEKA KS 66610

Quick Reference ID

TKS

R66860

Property ID

089-149-29-0-10-01-018.00-0

Property Description

WOODLAND HEIGHTS SUB #2, S29, T12, R15, BLOCK F, Lot 1, ACRES 0.99, SHENANDOAH RD BLK F LOT 1

WOODLAND HGTS

Property Address

4605 SW SHENANDOAH RD

Prior and Current Values assigned	by the County Appraiser to the above property:
Valuation	2024 Valuation

2023 Valuation			2024 Valuation			
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value	
R	306,510	35,248	R	387,200	44,528	
Total	306,510	35,248	Total	387,200	44,528	

^{**}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".

You can find more detailed information about your comparables by selecting the corresponding Property ID link below.

Address	Property ID	Sale Date	Sale Price
4605 SW SHENANDOAH RD	<u>089-149-29-0-10-01-018.00-0</u>	09/2023	385,000
4605 SW SHENANDOAH RD	<u>089-149-29-0-10-01-018.00-0</u>	04/2022	305,000
8517 SW 21ST ST	<u>089-151-11-0-00-01-006.00-0</u>	04/2023	360,000
6000 SW URISH RD	<u>089-149-32-0-00-01-043.01-0</u>	09/2023	444,900
2211 SW AUBURN RD	<u>089-151-11-0-00-01-046.00-0</u>	06/2022	260,000

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		
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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 dealine: April 1, 2024.

- 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 April 1, 2024. 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, 2024. Results of the hearings stating the county's final determination will be sent to you by mail no later than May 20, 2024.
- 5. For more property information visit our website, www.snco.us/ap

2024 INFORMAL APPEAL FORM

NOTICE OF APPEAL	INSTRUCTIONS FOR APPEALING: ONE APPLIC Print your name and address. List telephone number the daytime hours. List your estimate of value. Sign form. THIS FORM MUST BE POSTMARKED ON will send a confirmation letter of the date and time 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 MAILING FORM.	(_ ADDRESS HAS CHANGED FRC	M THE ONE SHOWN ON THIS	
REPRESENTATIVE	Name of Representative or Attorney (If A Address:	Applicable)		
PARCEL IDENTIFICATION NUMBER	Quick Ref ID: R66860 Parcel Number: 089-149-29-0-10-01-018.00-0		Shawnee County North Annex	
APPEALS WILL BE CONDUCTED BY PHONE	UCTED		75 Road Office MW 14th ST	
	TELEPHONE# (we will call you)	List unavailable Dates:	Karsas River	
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OWNER'S ESTIMATE OF VALUE	Owner's Estimate of Value: \$	Basis of Estimate:	:	
Sign and DATE	Owner's Signature		Date:	