

SHAWNEE COUNTY APPRAISER'S OFFICE 1515 NW Saline Street, Suite 100 Topeka, KS 66618-2838 (785) 232-4461 Date Mailed: March 1, 2024 Appeal Deadline: April 1, 2024

Visit our website: <u>www.snco.us/ap</u>

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

Property Owner LB LOTS LLC 3024 SW WANAMAKER RD STE 300 TOPEKA KS 66614-4424 Quick Reference IDJRSR309705Property ID089-149-29-0-20-01-022.00-0Property Description

LAUREN'S BAY ESTATES, BLOCK I, Lot 13, ACRES 0.46

Property Address

4649 SW MARLBORO RD

Prior and Current Values assigned by the County Appraiser to the above property:								
2023 Va	luation		2024 Valuation					
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value			
V	13,300	1,596	V	13,300	1,596			
Total	13,300	1,596	Total	13,300	1,596			

**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".

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 <u>PVI</u> <u>website</u> .	
- Residences on farm homesites	11.5%		
- Land devoted to agricultural use	30.0%		
A - Improvements on land devoted to agricultural use	25.0%		
- Vacant lots	12.0%		
I - Real property owned and operated by non-profit organizations	12.0%		
- Real property used for commercial or industrial purposes	25.0%		
) - All other rural and urban real property	30.0%		
J - Public utility real property	33.0%		
- 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 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	INSTRUCTIONS FOR APPEALING: ONE APPLI	CATION PER PROPERTY	RETURN THIS NOTICE TO:				
APPEAL	Print your name and address. List telephone numl the daytime hours. List your estimate of value. Sig form. THIS FORM MUST BE POSTMARKED ON will send a confirmation letter of the date and time scheduled date.	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 ADDRESS HAS CHANGED FROM THE ONE SHOWN ON TH FORM.						
REPRESENTATIVE	Name of Representative or Attorney (If Applicable) Address:						
PARCEL IDENTIFICATION NUMBER	Quick Ref ID: R309705 Parcel Number: 089-149-29-0-20-0	NW Lower Silver Lake RD NW Lower Silver Lake RD NW 10th ST					
APPEALS WILL BE CONDUCTED BY PHONE	Email Address						
	TELEPHONE# (we will call you)	List unavailable Dates:	Hurses River				
	() ()-()						
OWNER'S ESTIMATE OF	Owner's Estimate of Value: \$						
VALUE	Owner's Signature	Pate:					
Sign and DATE							

IF YOU CHOOSE TO SCHEDULE YOUR INFORMAL HEARING BY MAIL, PLEASE RETURN THIS FORM TO THE APPRAISER'S OFFICE. RETAIN A COPY FOR YOUR RECORDS.