



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](http://www.snco.gov/ap)

**2026 ANNUAL NOTICE OF VALUE - THIS IS NOT A TAX BILL**

**Property Owner**

QUINTANILLA, RYAN A & WOODS-QUINTANILLA, RE  
 2401 SW ROY RD  
 TOPEKA KS 66614

**Quick Reference ID**

**R67360**

**TKS**

**Property ID**

089-151-11-0-00-02-014.00-0

**Property Description**

DAVIS HEIGHTS SUB # 2 , Lot 24 , SW ROY RD LOT 24  
 DAVIS HGTS SUB NO 2 SECTION 11 TOWNSHIP 12  
 RANGE 14

**Property Address**

2401 SW ROY RD

**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              | 312,420         | 35,929         | R              | 324,920         | 37,366         |
| <b>Total</b>   | <b>312,420</b>  | <b>35,929</b>  | <b>Total</b>   | <b>324,920</b>  | <b>37,366</b>  |

**\*\*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](http://www.snco.gov/ap)

| Address                | Property ID  | Sale Date | Sale Price |
|------------------------|--|-----------|------------|
| 2401 SW ROY RD         | <a href="http://www.snco.gov/ap/089-151-11-0-00-02-014.00-0">089-151-11-0-00-02-014.00-0</a> | 08/2024   | \$310,000  |
| 6005 SW SHADY RIDGE RD | <a href="http://www.snco.gov/ap/089-157-35-0-00-01-021.00-0">089-157-35-0-00-01-021.00-0</a> | 03/2024   | \$300,000  |
| 5849 SW AUBURN RD      | <a href="http://www.snco.gov/ap/089-157-35-0-00-01-034.00-0">089-157-35-0-00-01-034.00-0</a> | 06/2024   | \$259,000  |
| 1834 SW VALLEY GLEN RD | <a href="http://www.snco.gov/ap/089-143-05-0-30-02-006.00-0">089-143-05-0-30-02-006.00-0</a> | 08/2024   | \$256,500  |
| 8030 SW 23RD TER       | <a href="http://www.snco.gov/ap/089-151-12-0-20-09-005.00-0">089-151-12-0-20-09-005.00-0</a> | 12/2024   | \$270,000  |

| 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 <a href="http://www.pvd.org">PVD website</a> . |
| 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  |             |   |

