



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 JOHNSON, CHRISTOPHER OWEN & MATHEU, NICOLE 2634 SW AVA ST TOPEKA KS 66614	Quick Reference ID R332310	JRS
	Property ID 089-151-12-0-30-01-004.01-0	
	Property Description SHERWOOD PARK SUB NO 9, S12, T12, R14, BLOCK A, Lot 1, ACRES 0.24, SHERWOOD PARK SUB NO 9, BLK A, LOT 1	
Property Address 2634 SW AVA ST		

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	455,200	52,348	R	473,860	54,494
Total	455,200	52,348	Total	473,860	54,494

****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
2634 SW AVA ST	089-151-12-0-30-01-004.01-0	05/2024	\$466,700
8012 SW 26TH TER	089-151-12-0-30-07-001.09-0	05/2025	\$523,500
8013 SW 27TH CT	089-151-12-0-30-03-010.00-0	07/2025	\$561,500
2804 SW SHERWOOD PARK DR	089-151-12-0-30-02-008.00-0	12/2024	\$439,000
8002 SW 28TH CT	089-151-12-0-30-03-014.00-0	07/2025	\$525,000

Classification - Description	Assess. Rt.	"A guide to the Property Tax Appeals Process in Kansas" published by the Kansas Division of Property Valuation is available without charge at the Appraiser's Office, or the PVD website .
R - Residential use including apartments and condominiums	11.5%	
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		

