



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

Date Mailed:
 Feb 28, 2025
 Appeal Deadline:
 March 31, 2025

Visit our website: www.snco.gov/ap

2025 ANNUAL NOTICE OF VALUE - THIS IS NOT A TAX BILL

Property Owner

STREETER, JOSHUA M & CORTNEY L
 3540 SW 69TH ST
 WAKARUSA KS 66546

Quick Reference ID

R70990

TKS

Property ID

089-191-02-0-00-01-009.05-0

Property Description

MAKENNA LEANNE SUB , Lot 8 + , ACRES 17.86 ,
 LOTS 8-9 MAKENNA LEANNE SUB SECTION 02
 TOWNSHIP 13 RANGE 15

Property Address

3540 SW 69TH ST

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

2024 Valuation			2025 Valuation		
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value
A	1,070	321	R	745,700	85,756
F	618,180	71,091			
Total	619,250	71,412	Total	745,700	85,756

****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
3540 SW 69TH ST	089-191-02-0-00-01-009.05-0	04/2024	\$752,707
3623 SW 93RD ST	089-197-26-0-00-01-004.00-0	05/2024	\$520,000
10600 SW 69TH ST	089-182-04-0-00-01-010.05-0	05/2024	\$580,000
6230 SW VALENCIA RD	089-182-04-0-00-01-010.02-0	10/2023	\$590,000
10727 SW AUBURN RD	089-187-35-0-00-01-002.00-0	10/2024	\$427,500

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		

