



SHAWNEE COUNTY APPRAISER'S OFFICE

1515 NW Saline Street, Suite 100
Topeka KS 66618-2838

Date Mailed:
February 29, 2008
Appeal Deadline:
March 31, 2008

Visit our website: www.snco.us

2008 ANNUAL NOTICE OF VALUE – THIS IS NOT A TAX BILL

Property Owner:



PHELPS FRED W & MARGIE M
PO BOX 1886
TOPEKA KS 66601-1886

Property Address:
1414 SW TOPEKA BLVD

Property Description

TOPEKA AVE LOT 518-520-522,
BLK 15 HUNTOONS ADD & TR B
EG AT SW COR LOT 522 TOP AV
E TH E 162 FT TO SE COR TH

NBHD 310.0
MODEL
LAND USE 631

Parcel Number:
1330602017004000

Current and prior values assigned by the county appraiser to the above property:

2007 VALUATION		
Classification	Appraised Value	Assessed Value
C	232,900	58,225
	0	0
	0	0
TOTAL	232,900	58,225

2008 VALUATION		
Classification	Appraised Value	Assessed Value
C	232,900	58,225
	0	0
	0	0
TOTAL	232,900	58,225

Note: According to Kansas law, property must be valued at its "fair market value" as it exists on January 1 each year, except for land devoted to agricultural use which is appraised at its "use value", not "market value".

Valuation History for Your Property*

Year	Appraised Value	Year	Appraised Value
2005	223,800	2006	225,300

*"Valuation History" is provided only for properties that have had the same classification since 2004.

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.us

Addresses and Identification Numbers of Properties

No Sales Available

Sale Date

Actual Sale Price

Real property is classified & assessed at a percentage of appraised value

Classification	Description	Assessment Rate
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 not-for-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	

"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.

www.ksrevenue.org/pvdappeals.htm

Please see the reverse side for additional information on appealing your valuation.