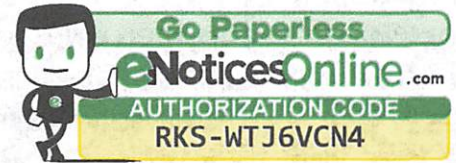




VALUATION NOTICE
RENO COUNTY APPRAISER'S OFFICE
125 W. 1ST AVE
HUTCHINSON, KS 67501
PHONE: 620-694-2915

Visit our website:
www.renocountyks.gov

Date Mailed:
February 27th, 2026
Appeal Deadline:
March 31st, 2026



14881*33**G50**0.4455**1/2*****AUTO**ALL FOR AADC 670
906 HUTCH, LLC
400 N WOODLAWN
STE 210
WICHITA KS 67208



Parcel ID:
078-132-09-0-30-01-005.00

Quick Reference Identification:
R20642

Legal Description:

Acres: 2.2
Section: 09 Township: 23 Range: 05W
Township/Subdivision: H I D NO 1

Property Address:
906 N HALSTEAD ST, Hutchinson, KS 67501

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

2025	VALUATION		2026	VALUATION	
<u>Classification</u>	<u>Appraised Value</u>	<u>Assessed Value</u>	<u>Classification</u>	<u>Appraised Value</u>	<u>Assessed Value</u>
C	\$382,250	\$95,563	C	\$133,460	\$33,366
<u>Total</u>	\$382,250	\$95,563	<u>Total</u>	\$133,460	\$33,366

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".

***THIS IS NOT A TAX BILL**

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

Classification	Description	Assessment
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.html

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



**REAL ESTATE
INFORMAL APPEAL FORM**

TO APPEAL, THIS FORM MUST BE FILLED OUT AND RETURNED
WITHIN 30 DAYS OF VALUE NOTICE BEING MAILED.

COMPLETE FORM AND RETURN TO:

RENO COUNTY APPRAISER'S OFFICE

125 W 1ST AVE, HUTCHINSON KS 67501

OR CALL: 620-694-2915

For office use only

Scheduled: Date _____

Time _____

PARCEL NUMBER: 078-132-09-0-30-01-005.00

QUICK REF: R20642

PROPERTY ADDRESS: 906 N HALSTEAD ST, Hutchinson, KS 67501

OWNERS NAME: 906 HUTCH, LLC

CONTACT NAME (IF DIFFERENT): _____

ARE YOU A REPRESENTATIVE OF THE OWNER? ____YES ____NO

**(IF YOU ARE REPRESENTING THE OWNER, OUR OFFICE WILL NEED
A DECLARATION OF REPRESENTATIVE FORM FILLED OUT)**

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

DAY-TIME PHONE: _____

REASON FOR APPEAL: ☐ VALUE IS OVER MARKET ☐ CLASSIFICATION

WHAT IS YOUR ESTIMATE OF VALUE: _____

Type of Hearing (Select One):

☐ Based on evidence supplied: There will be no in-person contact, and the appraiser's office will only contact you by phone if: A) you supply such contact information, and B) the appraiser reviewing the appeal has any questions or needs clarification. You agree that this satisfies the statutory requirement to hold a meeting. Choosing this option does not increase or decrease the likelihood of an adjustment. The appeal will be given full consideration based on the evidence provided as well as other data available to the appraiser's office, which is the same consideration an in-person or telephone hearing would receive. Enclose your evidence when you submit this appeal application. Evidence could include but is not limited to: Fee/Bank appraisal, Photos, Bids/Estimates, Other Real Estate Data, Letter/Narrative, etc.

☐ Telephone: **YOU CALL US** at 620-694-2915 at your scheduled date/time.

☐ In-Person: You come to our office at your scheduled date/time unless other arrangements are made in advance.

PREFERRED DAY AND TIME FOR HEARING: _____

MONDAY
1:30 TO 4:00

TUESDAY THRU THURSDAY
8:30 TO 11:30 AND 1:30 TO 4:00

FRIDAY
8:30 TO 11:30

***FAILURE TO APPEAR FOR YOUR HEARING WILL RESULT IN THE HEARING BEING CONSIDERED A NO SHOW AND NO ADJUSTMENT
WILL BE MADE TO THE VALUE UNLESS YOU CONTACT OUR OFFICE BEFORE THE END OF THE NEXT BUSINESS DAY TO RESCHEDULE.**

****IT IS OUR POLICY TO ALLOW ONE RESCHEDULE PER PARCEL.**

*****APPEAL FORM AND DECLARATION OF REPRESENTATIVE FORM ONLINE AT: WWW.RENOCOUNTYKS.GOV/APPRaiser UNDER
FORMS.**

Kansas law provides for informal hearings between property owners and the county appraisal office to review the appraised value and ensure that all information on file is correct. A VALUATION APPEAL IS NOT A COMPLAINT ABOUT HIGHER TAXES. It is an effort to reconcile your property to its fair market value. Please remember that the county appraiser is required by law to value property in a uniform and equal manner and should not be considered an adversary. An increase in value does not necessarily result in an increase in taxes. A guide to the appeal process is available free of charge in the appraiser's office or visit the Reno County website at WWW.RENOCOUNTYKS.GOV/APPRaiser.