



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

KLATON THEATRES RIVERHILL LLC
 3024 SW WANAMAKER RD
 STE 300
 TOPEKA KS 66614

Quick Reference ID

R16141

SRB

Property ID

089-099-29-0-00-02-003.05-0

Property Description

RIVER HILL, S29, T11, R15, BLOCK A, Lot 2, BLK A PART
 LOT 2 BEG 196' N OF SW COR LOT 2 TH N 444.01 E 560'
 S

Property Address

6200 SW 6TH AVE

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
C	4,102,600	1,025,650	C	4,102,600	1,025,650
Total	4,102,600	1,025,650	Total	4,102,600	1,025,650

****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".

Classification - Description	Assess. Rt.	
R - Residential use including apartments and condominiums	11.5%	"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 .
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		

