



CLAY COUNTY ASSESSOR'S OFFICE

2024 Appraisal Card

Date Provided by: TRACY BALDWIN County Assessor, Printed on 6/12/2025 at 4:39:31PM

Property ID: 270132

Parcel ID: 1360600400100

OWNER NAME & MAILING ADDR
PATRO BROTHERS LLC
21102 W 113TH PL
CLATHE, KS 66061-2647

PROPERTY STATUS
7822 N OAK TREE MO



PROPERTY VALUATION	Property Classification	Previous Market Value	Current Market Value	Previous Assessed	Current Assessed
Residential	\$0	\$0	\$0	\$0	\$0
Agricultural	\$2,940,600	\$2,940,600	\$940,990	\$940,990	\$940,990
Commercial	\$2,940,600	\$2,940,600	\$940,990	\$940,990	\$940,990
Total	\$2,940,600	\$2,940,600	\$940,990	\$940,990	\$940,990

Final Estimate of Fair Market Value using the income approach: \$2,940,600

LEGAL DESCRIPTION

GREY OAKS COMMONS LT 1 ALSO 7801
THRU 7829 N OAK TREE

PROPERTY CLASSIFICATION

Primary Use: 34 - IMPROVED RETAIL
NBHD Code: 2810
City: 314 KANSAS CITY
School Dist: 27 KANSAS CITY
Fire District: 480 NO FIRE DISTRICT
Exemption:
Advalorem:
TF:

BUILDING PERMIT

Permit #	Active	Issue Date	Complete Date	Type Code	Value	% Comp
2023-00348	No	4/21/2023		CHAMPREV		
CHFC-2020-0	No	9/23/2020	10/26/2021	CHAMISC		
CHFC-2020-0	No	9/10/2020	10/26/2021	CHAMISC		
0812505	No	7/5/2007	7/5/2007	CHV		100.00%
4433	No	4/1/2005	10/25/2005	CHV		100.00%

DEED HISTORY

Book/Page	Inst #	Date
817361	2018010717	4/6/2018
14200245		2/21/2005
23500447		2/21/2005

State of Missouri, County of Clay

This certifies that the foregoing is a true and correct copy of the documents on file in the Clay County Assessor's office.

Witness my name and seal this

18th day of June, 2025

Tracy Baldwin, Clay County Assessor

By

Property ID: 270132

Parcel ID: 1360600400100

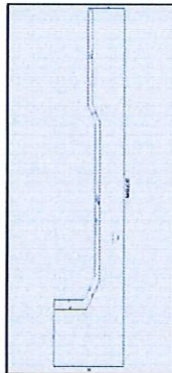
LAND INFORMATION			
Land ID	Type Code	Method	
178084	COM - Commercial		
Total:		2.7200	
		2.7200	
		50	
		\$0	
		\$764,500	

IMPROVEMENT INFORMATION

Commercial	Imprv ID: 164965	Market Value: \$2,562,500	Imprv 1 of 1
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Imprv Type: 412
Year Built: 2002
Total Area: 27,091.5
Stories: 1
of Imprv: 3

Exterior Wall:
Roofing:
HVAC:
Basement Area: 0.0
Basement Ftr: 0.00



Type	Year	Class	Quality	Condition	Area	Height	RCH	Dep %	RCHLD
412	2002	30		30	27,091.5	14.0	\$2,870,800	75.00%	\$2,562,500
CAN	2002	30			3,065.0	0.0	\$104,000	35.00%	\$0
PVS	2002	30			24,000.0	0.0	\$77,500	20.00%	\$0



CLAY COUNTY ASSESSOR'S OFFICE

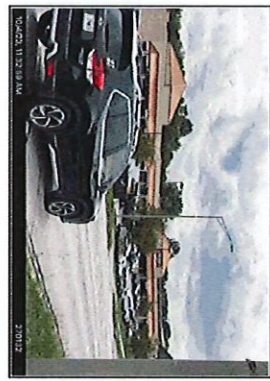
2025 Appraisal Card

Data Provided by: TRACY BALDWIN County Assessor. Printed on 6/12/2025 at 4:36:31 PM

Property ID: 270132 Parcel ID: 1360600400100

OWNER NAME & MAILING ADDR
PATRO BROTHERS LLC
2102 W 113TH PL
CLAYMO, MO 65001-2647

PROPERTY STATUS
7025 N OAK TRFY MO



PROPERTY VALUATION				
Property Classification	Previous Market Value	Current Market Value	Previous Assessed	Current Assessed
Residential	\$0	\$0	\$0	\$0
Agricultural	\$2,940,600	\$3,244,100	\$040,090	\$1,028,110
Commercial	\$2,940,600	\$3,244,100	\$940,990	\$1,028,110
Total				

Final Estimate of Fair Market Value using the Income approach: \$3,244,100

LEGAL DESCRIPTION
GREY OAKS COMMONS LT 1 ALSO 7801
THRU 7829 N OAK TRFY

PROPERTY CLASSIFICATION
Primary Use: 34 - IMPROVED RETAIL
NBHD Code: 2810
City: 314 KANSAS CITY
School Dist: 274 KNC SCHOOL DIST
Fire District: 400 NO FIRE DISTRICT
Exemption:
Assessment:
TIF:

BUILDING PERMIT				
Permit #	Active	Issue Date	Complete Date	Type Code
2023-00348	No	4/21/2023	10/26/2021	CHAMPV
CPREC-2020-0	No	9/20/2020	10/26/2021	CHAMISC
CPREC-2020-0	No	9/10/2020	10/26/2021	CHAMISC
0812305	No	7/5/2007	7/5/2007	CHV
4433	No	4/17/2005	10/26/2005	CHV

DEED HISTORY		
Book/Page	Inst #	Date
817361	2018010717	4/9/2018
14200245		2/21/2005
23930447		2/21/2005

State of Missouri, County of Clay

This certifies that the foregoing is a true and correct copy of the documents on file in the Clay County Assessor's office.

Witness my name and seal this

18th day of June, 2025

Tracy Baldwin, Clay County Assessor

By

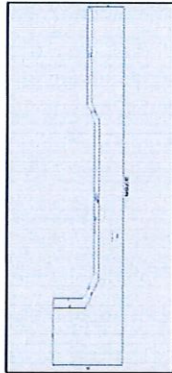
Property ID: 270132 Parcel ID: 13606000400100

LAND INFORMATION			
Land ID	Type Code	Method	Size (Ac)
178094	COM - Commercial		2.7200
Total:			2.7200
		Productivity Value	Market Value
		\$0	\$764,500

IMPROVEMENT INFORMATION

Commercial	Market Value: \$2,375,400	Imprv 1 of 1
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Imprv Type: 412 Exterior Wall:
Year Built: 2002 Roofing:
Total Area: 27,091.5 HVAC:
Stories: 1 Basement Area: 0.0
of Imprv: 3 Basement Finc: 0.00



Type	Year	Class	Quality	Condition	Area	Height	RCM	Deep %	RCMLD
412	2002	30		30	27,091.5	14.0	\$2,870,800	75.00%	\$2,375,400
CAN	2002	30			3,985.0	0.0	\$104,000	35.00%	\$0
PAS	2002	30			24,000.0	0.0	\$77,500	20.00%	\$0



CLAY COUNTY ASSESSOR'S OFFICE

2021 Appraisal Card

Data Provided by: TRACY BALDWIN County Assessor. Printed on 6/12/2023 at 4:41:31PM

Property ID: 270132

Parcel ID: 1360600400100

OWNER NAME & MAILING ADDR

PATRO BROTHERS LLC
21192 W 113TH PL
CLAYTON, MO 64501-2847

PROPERTY STATUS
7025 N OAK TRFY, MO



PROPERTY VALUATION				
Property Classification	Previous Market Value	Current Market Value	Previous Assessed	Current Assessed
Residential	\$0	\$0	\$0	\$0
Agricultural	\$2,122,400	\$2,620,100	\$679,170	\$838,430
Commercial	\$0	\$0	\$0	\$0
Total	\$2,122,400	\$2,620,100	\$679,170	\$838,430

Final Estimate of Fair Market Value using the income approach: \$2,620,100

LEGAL DESCRIPTION
GREY OAKS COMMONS LT 1 ALSO 7801
THRU 7025 N OAK TRFY

PROPERTY CLASSIFICATION

Primary Use: 34 - IMPROVED RETAIL
NBHD Code: 2810
City: 314(KANSAS CITY)
School Dist: 274(KNC SCHOOL DIST)
Fire District: 400(ND FIRE DISTRICT)
Exemption:
Assessment:
TIF:

BUILDING PERMIT				
Permit #	Active	Issue Date	Complete Date	Type Code
2003-00048	No	4/21/2003	10/26/2003	CHIMPRV
CPCC-2020-0	No	09/20/2020	10/26/2021	CHIMISC
CPCC-2020-0	No	9/10/2020	10/26/2021	CHIMISC
0812505	No	7/9/2007	7/9/2007	CHV
4433	No	4/1/2005	10/25/2005	CHV

DEED HISTORY		
Book/Pg	Inst #	Date
817361	2018010717	4/9/2018
14200245		2/21/2005
23800447		2/21/2005

Page 1 of 2

Effective Date of Assessment: January 1

Date Printed: 06/12/2023 4:41:31PM

By: GRNAUPE

State of Missouri, County of Clay

This certifies that the foregoing is a true and correct copy of the documents on file in the Clay County Assessor's office.

Witness my name and seal this

18th day of June, 2023

Tracy Baldwin, Clay County Assessor

By

[Signature]

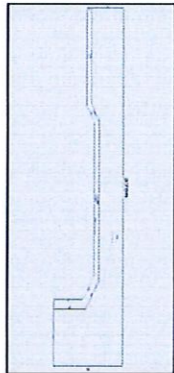
Property ID: 270132 Parcel ID: 1360600400100

LAND INFORMATION			
Land ID	Type Code	Method	Size (Ac)
178094	COMM - Commercial		2.7200
Total:			2.7200
			Productivity Value
			\$0
			Market Value
			\$764,500

IMPROVEMENT INFORMATION			
Commercial			

Imprv ID: 164905 Market Value: \$2,084,100 Imprv 1 of 1

Imprv Type: 412 Exterior Wall:
Year Built: 2002 Roofing:
Total Area: 27,091.5 HVAC:
Stories: 1 Basement Area: 0.0
of Imprv: 5 Basement Finc: 0.00



Type	Year	Class	Quality	Condition	Area	Height	RCM	Deep %	RCMLD
412	2002	30		30	27,091.5	14.0	\$2,870,800	81.00%	\$1,898,100
CAN	2002	30			3,085.0	0.0	\$104,000	35.00%	\$104,000
LTFM	2002	10			6.0	0.0	\$6,300	35.00%	\$6,300
LTPS	2002	10			3.0	0.0	\$200	35.00%	\$200
PAS	2002	30			24,000.0	0.0	\$77,500	20.00%	\$77,500



CLAY COUNTY ASSESSOR'S OFFICE

2022 Appraisal Card

Data Provided by: TRACY BALDWIN County Assessor, Printed on 6/12/2025 at 4:40:53PM

Property ID: 270132

Parcel ID: 1368000400100

OWNER NAME & MAILING ADDR
PATRO BROTHERS LLC
21102 W 113TH PL
CLATNE, KS 66691-2647

PROPERTY STATUS
7822 N OAK TREE MO



PROPERTY VALUATION				
Property Classification	Previous Market Value	Current Market Value	Previous Assessed	Current Assessed
Residential	\$0	\$0	\$0	\$0
Agricultural	\$2,620,100	\$2,620,100	\$838,430	\$838,430
Commercial	\$2,620,100	\$2,620,100	\$838,430	\$838,430
Total	\$2,620,100	\$2,620,100	\$1,676,860	\$1,676,860

Final Estimate of Fair Market Value using the income approach: \$2,620,100

LEGAL DESCRIPTION
GREY OAKS COMMONS LT 1 ALSO 7801
THRU 7829 N OAK TREE

PROPERTY CLASSIFICATION

Primary Use: 34 - IMPROVED RETAIL
NBHD Code: 2510
City: 314(KANSAS CITY)
School Dist: 274(NKC SCHOOL DIST)
Fire District: 400(NO FIRE DISTRICT)
Exemption:
Mileage:
TF:

BUILDING PERMIT				
Permit #	Active	Issue Date	Complete Date	Type
2003-00048	No	4/21/2023	10/26/2021	CHIMPRV
CPEC-2020-0	No	9/23/2020	10/26/2021	CHIMISC
CPEC-2020-0	No	9/10/2020	10/26/2021	CHIMISC
0812505	No	7/5/2007	7/5/2007	CHV
4433	No	4/1/2005	10/25/2005	CHV

DEED HISTORY		
Book/Page	Inst #	Date
817361	2016010717	4/9/2018
14200245		2/21/2005
20300447		2/21/2005

Page 1 of 2

Effective Date of Assessment: January 1

Date Printed: 06/12/2025 4:40:53PM

By: CDAULIFF

State of Missouri, County of Clay

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Witness my name and seal this

18th day of June, 2025

Tracy Baldwin, Clay County Assessor

By

Property ID: 270132

Parcel ID: 1360600400100

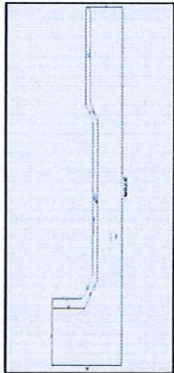
LAND INFORMATION

Land ID	Type Code	Method	Size (Ac)	Productivity Value	Market Value
178094	COU - Commercial		2.7200	\$0	\$794,500
Total:			2.7200	\$0	\$794,500

IMPROVEMENT INFORMATION

Commercial	Market Value \$2,084,100	Impr 1 of 1
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Impr. Type: 412 Exterior Wall:
Year Built: 2002 Roofing:
Total Area: 27,091.5 HVAC:
Stories: 1 Basement Area: 0.0
of Impr: 5 Basement Finc: 0.00



Type	Year	Class	Quality	Condition	Area	Height	RCM	Dep %	RCMD
412	2002	30		30	27,091.5	14.0	\$2,870,800	78.00%	\$1,886,100
CAN	2002	30			3,965.0	0.0	\$104,000	35.00%	\$104,000
LTFM	2002	10			6.0	0.0	\$6,300	35.00%	\$6,300
LTPS	2002	10			3.0	0.0	\$200	35.00%	\$200
PAS	2002	30			24,000.0	0.0	\$77,500	20.00%	\$77,500



CLAY COUNTY ASSESSOR'S OFFICE

2023 Appraisal Card

Data Provided by: TRACY BALDWIN County Assessor, Printed on 6/12/2023 at 4:40:11PM

Property ID: 270132

Parcel ID: 1380600400100

OWNER NAME & MAILING ADDR

PATRO BROTHERS LLC
21103 W 113TH PL
CLAYTON, MO 64005-2847

PROPERTY STATUS
7823 N OAK TREE MO



PROPERTY VALUATION				
Property Classification	Previous Market Value	Current Market Value	Previous Assessed	Current Assessed
Residential	\$0	\$0	\$0	\$0
Agricultural	\$0	\$0	\$0	\$0
Commercial	\$2,020,100	\$2,040,600	\$638,430	\$640,900
Total	\$2,020,100	\$2,040,600	\$638,430	\$640,900

Final Estimate of Fair Market Value using the income approach: \$2,040,600

LEGAL DESCRIPTION
GREY OAKS COMMONS LT 1 ALSO 7801
THRU 7823 N OAK TREE

BUILDING PERMIT				
Permit #	Active	Issue Date	Complete Date	Type
2023-00048	No	4/21/2023		CHIMNEY
CPEC-2020-0	No	9/23/2020	10/26/2021	CHIMNEY
CPEC-2020-0	No	9/10/2020	10/26/2021	CHIMNEY
0812345	No	7/5/2007	7/5/2007	CHIMNEY
4453	No	4/1/2005	10/25/2005	CHIMNEY

PROPERTY CLASSIFICATION

Primary Use: 34 - IMPROVED RETAIL
NBHD Code: 2810
CITY: 314 (KANSAS CITY)
School Dist: 27 (KANSAS CITY)
Fire District: 400 (NO FIRE DISTRICT)
Exemption:
Maintenance:
TIF:

DEED HISTORY

Book/Page	Inst #	Date
817361	2018010717	4/6/2018
14200245		2/21/2005
23530447		2/21/2005

State of Missouri, County of Clay

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By

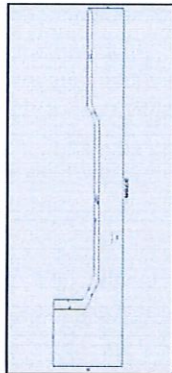
Property ID: 270132 Parcel ID: 1360600400100

Land ID		Type Code	Method	LAND INFORMATION		Spec (A/C)	Productivity Value	Market Value
178064	COIL - Commercial			Total:		2.7200	\$0	\$704,500
						2.7200		\$704,500

Improvement Information	
Commercial	

Imprv ID: 164065 Market Value: \$2,686,300 Imprv 1 of 1

Imprv Type: 412 Exterior Wall:
Year Built: 2002 Roofing:
Total Area: 27,091.5 HVAC:
Stories: 1 Basement Area: 0.0
of Imprv: .5 Basement Finc: 0.00



Type	Year	Class	Quality	Condition	Area	Height	RCM	Depr %	RCMLD
412	2002	30		30	27,091.5	14.0	\$2,670,800	77.00%	\$2,510,300
CAN	2002	30			3,985.0	0.0	\$194,000	35.00%	\$104,000
LTPM	2002	10			6.0	0.0	\$6,300	35.00%	\$6,300
LTPS	2002	10			3.0	0.0	\$200	35.00%	\$200
PAS	2002	30			24,000.0	0.0	\$77,200	20.00%	\$77,500