ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.

Chris M. Mattix
cmattix@rousepc.com
816.502.4739

June 24, 2025

Ms. Marilyn Sanders
City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64105

Re: Supplement to Submittal of Petition to Form Grey Oaks Community Improvement District

Dear Marilyn:

By letter dated June 23, 2025, you should have received a cover letter with enclosures for the Petition to form the Grey Oaks Community Improvement District. In addition to the attachments enclosed with that letter, I should have included the enclosed notarized record of assessment from the Clay County Assessor's office.

Please find enclosed the notarized 5-year assessment history for the property encompassing the proposed Grey Oaks Community Improvement District boundary area and attach this record to the signed petition on file.

Very truly yours,

Chris M. Mattix

CMM:cmm

cc: Abbey Brinkley (via e-mail Abbey.Brinkley@kcmo.org)
Eluard Alegre (via e-mail Eluard.Alegre@kcmo.org)
Michael Meier (via e-mail mmeier@aristocratrealty.com)
Prabhash Kumar Patro (via e-mail Patrocomm@sbcglobal.net)
Patricia Jensen (via e-mail pjensen@rousepc.com)

CLAY COUNTY ASSESSOR'S OFFICE

2024 Appraisal Card

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

Property ID: 270132 **Parcel ID:** 13605000400100

OWNER NAME & MAILING ADDR

PATRO BROTHERS LLC
21192 W 113TH PL
OLATHE, KS 66061-2847

PROPERTY SITUS

7825 N OAK TRFY 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	$2,940,600	$2,940,600	$940,990	$940,990
Total	$2,940,600	$2,940,600	$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 TRFY

BUILDING PERMIT

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

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:
Abatement:
TIF:

DEED HISTORY

Book/Page	Inst #	Date
8175/81	2018010717	4/9/2018
1420/0245		2/21/2005
2393/0447		2/21/2005

Effective Date of Assessment: January 1 Date Printed: 06/12/2025 4:39:31PM by OKNAUFF

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

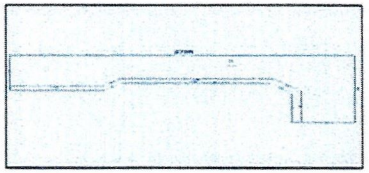
Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
178084	COM - Commercial		2.7200	$0	$764,500
		Total:	2.7200	$0	$764,500

IMPROVEMENT INFORMATION

Commercial

Imprv ID: 164965 Market Value: $2,562,500 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:	3	Basement Fin:	0.00



Type	Year	Class	Quality	Condition	Area	Height	RCN	Depr %	RCNLD
412	2002	30		30	27,091.5	14.0	$2,870,800	75.00%	$2,562,500
CAN	2002	30			3,965.0	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

2025 Appraisal Card

Data Provided by: TRACY BALDWIN County Assessor. Printed on 6/12/2025 at 4:38:31PM

Property ID: 270132 **Parcel ID:** 13606000400100

OWNER NAME & MAILING ADDR

PATRO BROTHERS LLC
21192 W 113TH PL
OLATHE, KS 66061-2847

PROPERTY SITUS

7825 N OAK TRFY 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	$2,940,600	$3,244,100	$940,990	$1,038,110
Total	$2,940,600	$3,244,100	$940,990	$1,038,110

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

BUILDING PERMIT

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

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:
Abatement:
TIF:

DEED HISTORY

Book/Page	Inst #	Date
8175/61	2018010717	4/9/2018
1420/0245		2/21/2005
2393/0447		2/21/2005

Effective Date of Assessment: January 1 Date Printed: 06/12/2025 4:38:31PM by GKNAUFF

State of Missouri, County of Clay

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Tracy Baldwin, Clay County Assessor

By _____

Property ID: 270132 **Parcel ID:** 13606000400100

LAND INFORMATION

Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
178084	COM - Commercial		2.7200	$0	$764,500
		Total:	2.7200	$0	$764,500

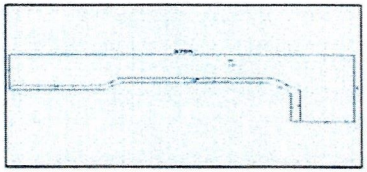
IMPROVEMENT INFORMATION

Commercial

Imprv ID: 164965 **Market Value:** $2,375,400 **Imprv 1 of 1**

Imprv Type: 412
Year Built: 2002
Total Area: 27,991.5
Stories: 1
# of Imprv: 3

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



Type	Year	Class	Quality	Condition	Area	Height	RCN	Depr %	RCNLD
412	2002	30		30	27,991.5	14.0	$2,870,800	73.00%	$2,375,400
CAN	2002	30			3,965.0	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

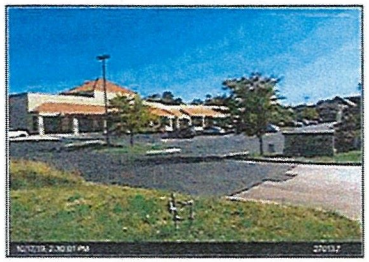
2021 Appraisal Card

Data Provided by: TRACY BALDWIN County Assessor. Printed on 6/12/2025 at 4:41:31PM

Property ID: 270132 **Parcel ID:** 13606000400100

OWNER NAME & MAILING ADDR

PATRO BROTHERS, LLC
21192 W 113TH PL
OLATHE, KS 66061-2847



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	$2,122,400	$2,620,100	$679,170	$838,430
Total	$2,122,400	$2,620,100	$679,170	$838,430

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

PROPERTY SITUS

7825 N OAK TRFY MO

LEGAL DESCRIPTION

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

BUILDING PERMIT

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

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:
Abatement:
TIF:

DEED HISTORY

Book/Page	Inst #	Date
8175/81	2018010717	4/9/2018
1420/0245		2/21/2005
2393/0447		2/21/2005

Effective Date of Assessment: January 1 Date Printed: 06/12/2025 4:41:31PM by GKNAUFF

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: 13606000400100

LAND INFORMATION

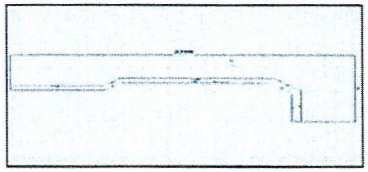
Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
178084	COM - Commercial		2.7200	$0	$764,500
		Total:	2.7200	$0	$764,500

IMPROVEMENT INFORMATION

Commercial

Imprv ID: 164965 Market Value: $2,084,100 Imprv 1 of 1

Imprv Type:	412	Exterior Wall:	
Year Built:	2002	Roofing:	
Total Area:	27,991.5	HVAC:	
Stories:	.1	Basement Area:	0.0
# of Imprv:	5	Basement Fin:	0.00



Type	Year	Class	Quality	Condition	Area	Height	RCN	Depr %	RCNLD
412	2002	30		30	27,991.5	14.0	$2,870,800	61.00%	$1,806,100
CAN	2002	30			3,955.0	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:** 13606000400100

OWNER NAME & MAILING ADDR

PATRO BROTHERS LLC
21192 W 113TH PL
OLATHE, KS 66061-2847

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	$2,620,100	$2,620,100	$838,430	$838,430
Total	$2,620,100	$2,620,100	$838,430	$838,430

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

PROPERTY SITUS

7825 N OAK TRFY MO

LEGAL DESCRIPTION

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

BUILDING PERMIT

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

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:
Abatement:
TIF:

DEED HISTORY

Book/Page	Inst #	Date
8175/81	2018010717	4/9/2018
1420/0245		2/21/2005
2393/0447		2/21/2005

Effective Date of Assessment: January 1 Date Printed: 06/12/2025 4:40:53PM by GKNAUFF

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: 13606000400100**

LAND INFORMATION

Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
178084	COM - Commercial		2.7200	$0	$764,500
		Total:	2.7200	$0	$764,500

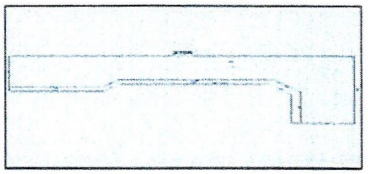
IMPROVEMENT INFORMATION

Commercial

Imprv ID: 164965 **Market Value:** $2,084,100 **Imprv 1 of 1**

Imprv Type: 412
Year Built: 2002
Total Area: 27,991.5
Stories: 1
# of Imprv: 5

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



Type	Year	Class	Quality	Condition	Area	Height	RCN	Depr %	RCNLD
412	2002	30		30	27,991.5	14.0	$2,870,800	78.00%	$1,896,100
CAN	2002	30			3,955.0	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

[redacted] 2023 Appraisal Card

Data Provided by: TRACY BALDWIN County Assessor. Printed on 6/12/2025 at 4:40:11PM

Property ID: 270132 **Parcel ID:** 13605000400100

OWNER NAME & MAILING ADDR

PATRO BROTHERS LLC

21192 W 113TH PL
OLATHE, KS 66061-2847

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	$2,620,100	$2,940,600	$838,430	$940,990
Total	$2,620,100	$2,940,600	$838,430	$940,990

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

PROPERTY SITUS

7825 N OAK TRFY MO

LEGAL DESCRIPTION

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

BUILDING PERMIT

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

PROPERTY CLASSIFICATION

Primary Use: 34 - IMPROVED RETAIL
NBHD Code: 2510
City: 314(KANSAS CITY)
School Dist: 274(NKC SCHOOL DIST)
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TIF:

DEED HISTORY

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Effective Date of Assessment: January 1 Date Printed: 06/12/2025 4:40:11PM by CKNAUFF

State of Missouri, County of Clay

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Witness my name and seal this
18 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)	Productivity Value	Market Value
178084	COM - Commercial		2.7200	$0	$764,500
		Total:	2.7200	$0	$764,500

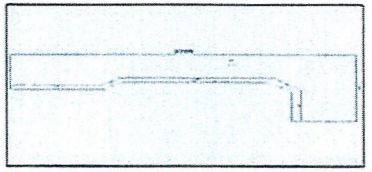
IMPROVEMENT INFORMATION

Commercial

Imprv ID: 164965 **Market Value:** $2,698,300 **Imprv 1 of 1**

Imprv Type: 412
Year Built: 2002
Total Area: 27,991.5
Stories: 1
# of Imprv: .5

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



Type	Year	Class	Quality	Condition	Area	Height	RCN	Depr %	RCNLD
412	2002	30		30	27,091.5	14.0	$2,870,800	77.00%	$2,510,300
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