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:** 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	$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 GKNAUFF

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.

Harris Govern

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

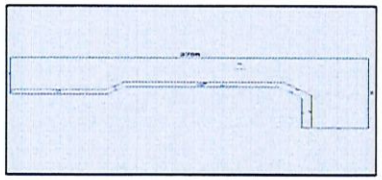
Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
178084	COM - Commercial		2.7200	$0	$764,500
		Total:	2.7200	$0	$764,500

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:	27,991.5	**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	27,991.5	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 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

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 4:38:31PM by GKNAUFF

State of Missouri, County of Clay

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Harris Glovern

Witness my name and seal this
18th day of June, 20 25
Tracy Baldwin, Clay County Assessor
By

Property ID: 270132 **Parcel ID:** 1360600400100

LAND INFORMATION

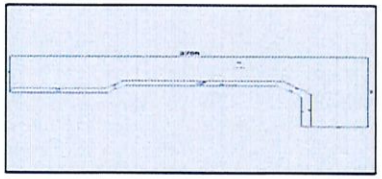
Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
178084	COM - Commercial		2.7200	$0	$764,500
		Total:	2.7200	$0	$764,500

IMPROVEMENT INFORMATION

Commercial

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

Imprv Type:	412	**Exterior Wall:**	
Year Built:	2002	**Roofing:**	
Total Area:	27,991.5	**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	27,991.5	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		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 4:41:31PM 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

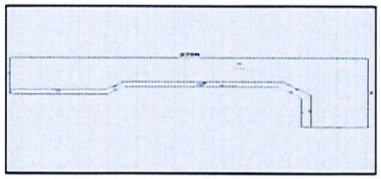
Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
178084	COM - Commercial		2.7200	$0	$764,500
		Total:	2.7200	$0	$764,500

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	81.00%	$1,896,100
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

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 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	$2,620,100	$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

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

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Harris Govern

Witness my name and seal this 18th day of June, 2025

Tracy Baldwin, Clay County Assessor

By T Baldwin

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

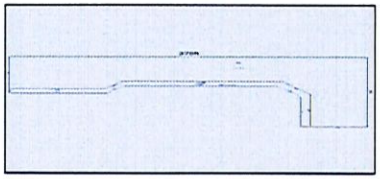
IMPROVEMENT INFORMATION

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	79.00%	$1,896,100
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

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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	$2,620,100	$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

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
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By

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

LAND INFORMATION

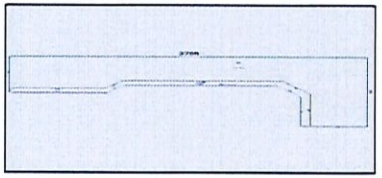
Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
178084	COM - Commercial		2.7200	$0	$764,500
		Total:	2.7200	$0	$764,500

IMPROVEMENT INFORMATION

Commercial

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

Imprv Type:	412	**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	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