

PROPERTY REPORT

727 Graham Rd, Cuyahoga Falls, OH 44221



Presented by

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**Berkshire Hathaway HomeServices
Stouffer Realty**

130 North Miller Road
Fairlawn, OH 44333

727 Graham Rd, Cuyahoga Falls, OH 44221

■ Off Market

* Public Record

Property Facts	Public Facts	Listing Facts
Property Type	Healthcare	-
Property Subtype	Medical Bldg/Clinic	-
Number of Units	0	-
Number of Stories	1 story with Basement	-
Building Area (sq ft)	5,088	-
Lot Size	0.56 acres	-
Lot Dimensions	24437 SF	-
Year Built	1991	-
Heating	Forced Air Unit	-
Cooling	Central	-
Garage (spaces)	0	-
Basement	Basement	-
Construction	Frame	-
Exterior Walls	Concrete Block	-

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Extended Property Facts

Interior Details

Interior Walls	Finished/Painted
1st Floor	2544 sq ft
Basement	2544 sq ft
Canopy/Awning	64 sq ft

Exterior Details

Lot Size - Square Feet	24437 sq ft
Lot Size - Acres	0.561 ac
Neighborhood Code	30700 406

Other Details

Building Condition	Average
Concrete Paving	8000

Public Facts

Owner Information

Owner Name	TRL RENTALS LLC
Mailing Address	727 Graham Rd Cuyahoga Falls OH 44221-1054
Vesting	Company/Corporation
Number of Tenants	1

Legal Description

APN	56-01230
Tax ID	ST0033302006000
FIPS Parcel Number	3915356-01230
Census Tract	391535306.031024
Abbreviated Description	CITY/MUNI/TWP:STOW CITY CITY FARMS #2 LOT 40 ALL GRAHAM RD
City/Municipality/Township	Cuyahoga Falls, OH 44221
Building Name	JOSEPH LOCAFFARO
General Use	Medical Bldg/Offices
Overall Use	MEDICAL

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$115,250	\$63,970	\$179,220	\$11,920
2022	\$86,150	\$49,210	\$135,360	\$10,350
2021	\$86,150	\$49,210	\$135,360	\$9,298
2020	\$86,150	\$49,210	\$135,360	\$10,014
2019	\$81,860	\$55,630	\$137,490	\$9,830
2018	\$81,860	\$55,630	\$137,490	\$9,830
2017	\$81,860	\$55,630	\$137,490	\$9,687
2016	\$81,860	\$55,630	\$137,490	\$9,687
2015	\$81,860	\$55,630	\$137,490	\$9,687
2014	\$81,860	\$55,630	\$137,490	\$9,695
2013	-	-	-	\$9,155
2012	\$78,380	\$51,170	\$129,550	\$9,176
2011	\$78,383	\$51,174	\$129,557	-
2010	\$88,011	\$55,626	\$143,637	\$8,525
2009	\$88,011	\$55,626	\$143,637	\$8,379

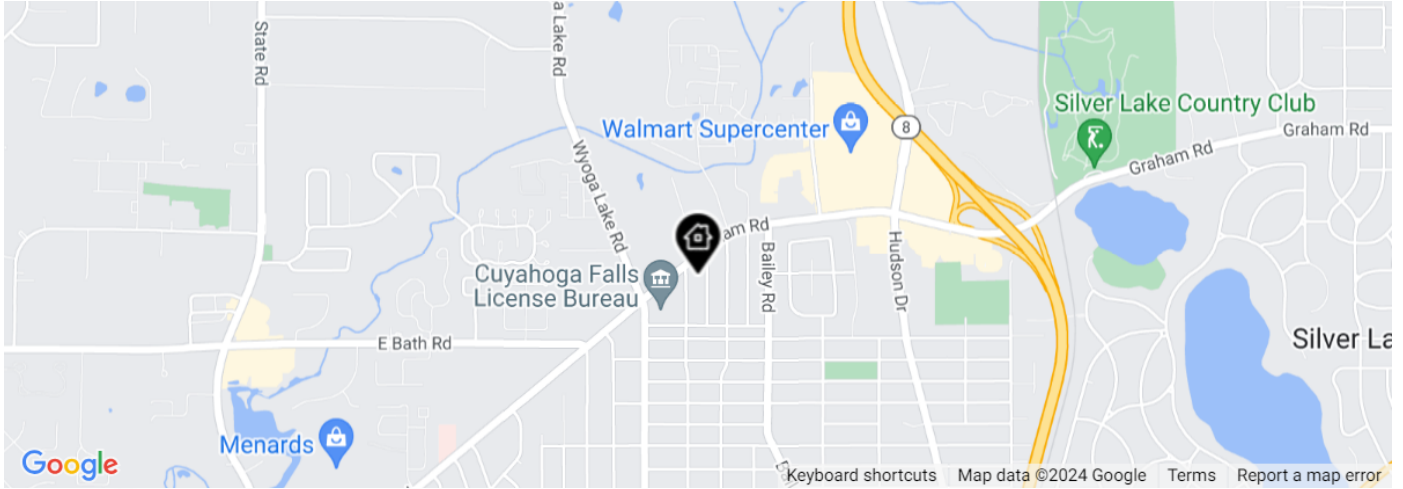
Deed Records

Recording Date	11/6/2001
Document Type	Quit Claim Deed (non-arm's length)
Sales Price Code	Transfer Tax on document indicated as EXEMPT.
Buyer Name	T R L RENTALS LLC
Buyer ID	Company or Corporation
Seller ID	Seller is owner on current Assessment File
Document #	54618065
Contract Date	10/1/2001

Financial Details

Adjusted Prop. Value	\$512,050
Est. Prop Change Current Owner	15%
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant Underwriting Score	53
Property Use Reliability Score	53
Property Use Risk Score	B
Financial Risk Score	53
Local Area Credit Risk Score	B
Special Risk Characteristics	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK

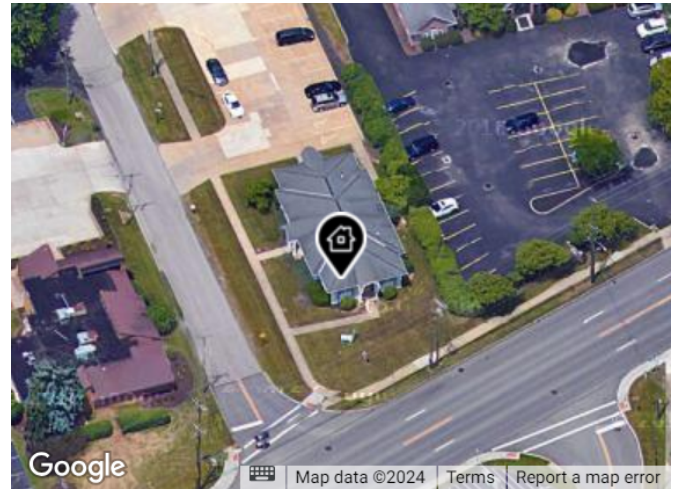
Maps



Legend: Subject Property

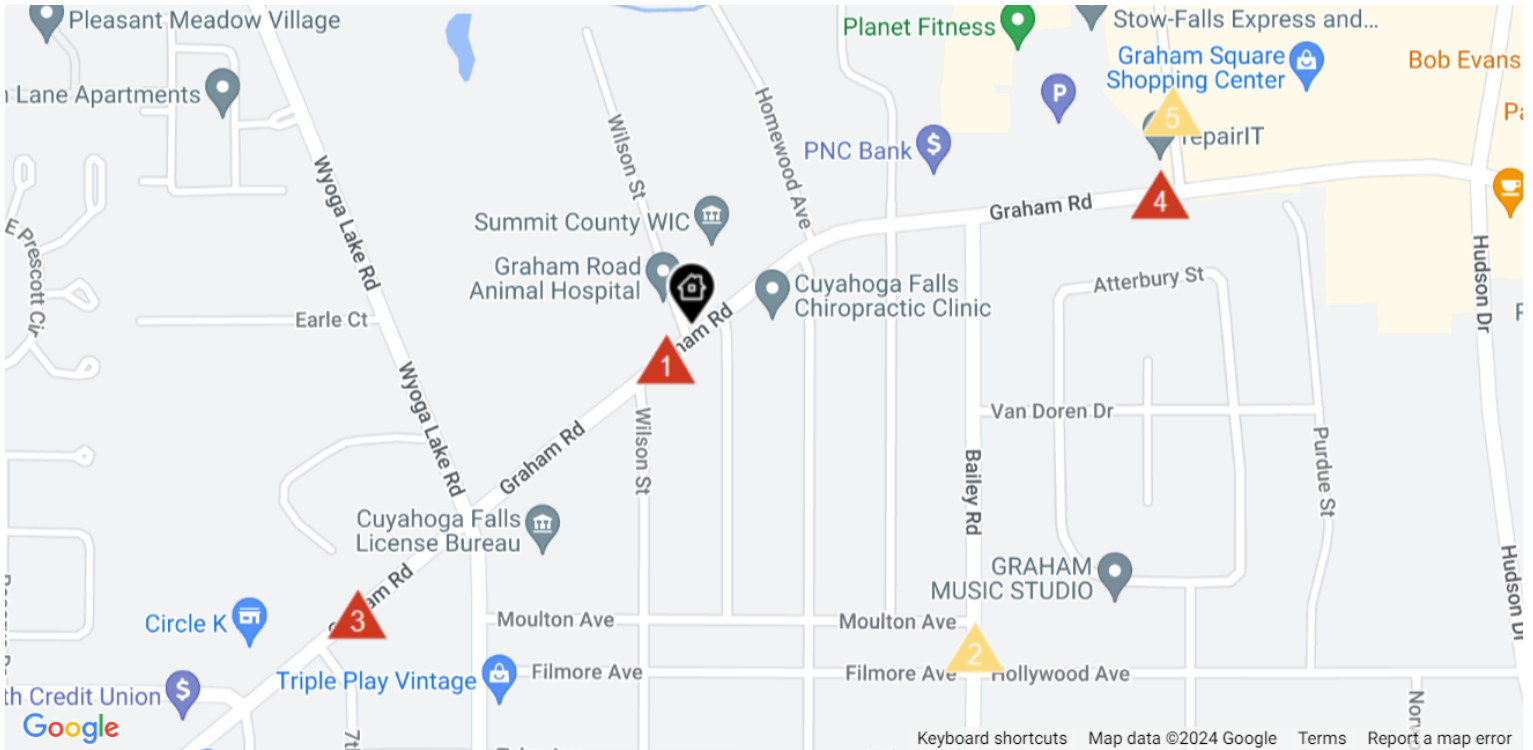


Legend: Subject Property



Legend: Subject Property

Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

▲ 1

21,583

2023 Est. daily traffic counts

Street: **Graham Rd**
 Cross: **Wilson St**
 Cross Dir: **NE**
 Dist: **0.02 miles**

Historical counts

Year	Count	Type
2021	▲ 21,726	AADT
2020	▲ 20,731	AADT
2019	▲ 22,388	AADT
2016	▲ 21,455	AADT
2015	▲ 20,590	AADT

▲ 2

5,076

2023 Est. daily traffic counts

Street: **Bailey Rd**
 Cross: **Hollywood Ave**
 Cross Dir: **S**
 Dist: **0.02 miles**

Historical counts

Year	Count	Type
2015	▲ 5,257	AADT
2005	▲ 5,330	ADT

▲ 3

18,761

2023 Est. daily traffic counts

Street: **Graham Rd**
 Cross: **7th St**
 Cross Dir: **SW**
 Dist: **0.02 miles**

Historical counts

Year	Count	Type
2021	▲ 19,088	AADT
2020	▲ 18,214	AADT
2019	▲ 19,670	AADT
2016	▲ 18,850	AADT
2015	▲ 18,090	AADT

▲ 4

20,499

2023 Est. daily traffic counts

Street: **Graham Rd**
 Cross: **Gilbert Rd**
 Cross Dir: **E**
 Dist: **0.01 miles**

Historical counts

Year	Count	Type
2015	▲ 20,214	AADT
2007	▲ 21,820	ADT
2001	▲ 23,360	ADT
1997	▲ 21,050	ADT

▲ 5

3,105

2023 Est. daily traffic counts

Street: **GILBERT RD**
 Cross: **Graham Rd**
 Cross Dir: **S**
 Dist: **0.05 miles**

Historical counts

Year	Count	Type
2020	▲ 2,976	AADT
2019	▲ 3,299	AADT
2018	▲ 3,250	AADT
2016	▲ 3,211	AADT
2015	▲ 3,058	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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