

## Printable page

**PARID: 5601230**  
**TRL RENTALS LLC**

**ROUTE: ST0033302006000**  
**727 GRAHAM RD**

### BASIC INFORMATION

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|                  |                                       |
|------------------|---------------------------------------|
| Alternate ID     | ST0033302006000                       |
| Site Address     | 727 GRAHAM RD , , STOW 44224-         |
| Description 1    | CITY FARMS #2 LOT 40 ALL GRAHAM RD    |
| Description 2    |                                       |
| Description 3    |                                       |
| Taxing District  | 56 - STOW CITY-STOW MUNROE FALLS CSD  |
| Inter-County     | 00630                                 |
| # of Cards       | 1                                     |
| Lister No., Date | 970,01-JAN-20                         |
| Vacant/Abandon   |                                       |
| Special Flag     |                                       |
| Land Use Code    | 442 - C - MEDICAL CLINICS AND OFFICES |
| Class            | C - COMMERCIAL                        |
| Neighborhood     | 30700406 -                            |

### OWNER(S)

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|                 |         |
|-----------------|---------|
| Owner 1         | Owner 2 |
| TRL RENTALS LLC |         |

### HOMESTEAD, OOC, RENTAL REG

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|  |    |
|--|----|
| Homestead Exemption                        | NO |
| 2006 Reduction Amount                      |    |
| Owner Occupancy Credit                     | NO |
| Rental Registration Date (M/D/Y)           |    |
| Rental Registration Exemption Date (M/D/Y) |    |

### LAND SUMMARY

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| Line # | Land Type | Square Feet | Acres | Market Land Value |
|--------|-----------|-------------|-------|-------------------|
|--------|-----------|-------------|-------|-------------------|

1 S - SqFt 24,450 .5613 182,760.00

**COMMERCIAL**

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Tax Year 2023  
Card Number 1  
Building Number 1  
Year Built 1991  
Effective Year Built  
Structure Code 349 - MEDICAL OFFICE BLDG

Improvement Name LOCAFFARO DDS MS/SHANE MA CCIA  
Class -  
Grade 100  
Square Feet 5,088

Base RCN \$334,660  
Percent Good 71%  
Percent Complete %  
Total RCNLD \$237,610  
Building Factor 1.35  
Cost Value \$320,770  
ADJ -

Units  
# Identical  
Notes HUBBARD & ASSOC

Other Improvements  
Other Imp Value

**OTHER FEATURE DETAILS**

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| Card | Int/Ext Line | Code | Area | Measurement 1 | Measurement 2 | Identical Units | RCN     |
|------|--------------|------|------|---------------|---------------|-----------------|---------|
| 1    | 1            | CP6  | 8    |               | 8             | 1               | \$1,360 |

**SUMMARY OF INTERIOR/EXTERIOR DATA**

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| Card | Line Number | Section | From Floor | To Floor | Area |
|------|-------------|---------|------------|----------|------|
|------|-------------|---------|------------|----------|------|

|   |   |    |    |    |       |
|---|---|----|----|----|-------|
| 1 | 1 | 01 | B1 | B1 | 1,800 |
| 1 | 2 | 01 | B1 | B1 | 744   |
| 1 | 3 | 01 | 01 | 01 | 2,544 |

**INTERIOR/EXTERIOR DETAILS**

**1 OF 3**

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|                         |                    |
|-------------------------|--------------------|
| Card                    | 1                  |
| Line Number             | 1                  |
| Section                 | 01                 |
| From Floor              | B1                 |
| To Floor                | B1                 |
| Area                    | 1,800              |
| Use Group               | 083-083            |
| Year Built              | 1991               |
| Class                   |                    |
| Physical Condition      | 3                  |
| Function                | 3                  |
| Construction Type       | 2 - FIRE RESISTENT |
| Wall Height             | 9                  |
| External Wall           | 00 - NONE          |
| MS Class                |                    |
| MS QualityType          |                    |
| Heat                    | 1 - HOT AIR        |
| Air                     | 1 - CENTRAL        |
| Plumbing                | 2 - NORMAL         |
| Units                   |                    |
| Base RCN                | \$83,260           |
| % Complete              | %                  |
| Depreciation            | 71                 |
| Functional Depr.        |                    |
| Functional Depr. Reason | -                  |
| Economic Depr.          |                    |
| Economic Depr. Reason   | -                  |
| Final Cost Value        | \$59,120           |

**APPRAISED VALUE (100%)**

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|                    |           |
|--------------------|-----------|
| Year               | 2023      |
| Appraised Land     | \$182,760 |
| Appraised Building | \$329,290 |

Appraised Total \$512,050  
 CAUV \$0

**ASSESSED VALUE (35%)**

Assessed Land \$63,970.00  
 Assessed Building \$115,250.00  
 Assessed Total \$179,220.00  
 CAUV \$0.00

**SALES SUMMARY**

| Date        | Price    | Trans # | Seller           | Buyer            | Validity Code | # of Parcels |
|-------------|----------|---------|------------------|------------------|---------------|--------------|
| NOV-06-2001 |          | 22751   | LOCAFFARO JOSEPH | TRL RENTALS LLC  | -             | 1            |
| OCT-11-1988 | \$68,000 | 17026   | RAJIAH SAME M.D. | LOCAFFARO JOSEPH | 1-VALID       | 0            |

**PERMITS**

| Permit Number | Date        | Amount  | Purpose | Status        |
|---------------|-------------|---------|---------|---------------|
| 900009        | 26-JAN-2009 | \$2,700 | AIR     | CLOSED PERMIT |

**SUMMARY INFORMATION**

Mailing Name T. R. L. RENTALS , LLC  
 Mailing Address 727 GRAHAM RD  
 CUYAHOGA FALLS OH 44221

Bank Code  
 Bank Name  
 Treasurer Code -

Current Year Refund  
 Prior Year Refund  
 Money in Escrow \$0.00  
 Money in Pretax

CAUV N

Forest N - \$0  
 Stub 56223909  
 Certified Year  
 Delinquent Contract  
 Bankruptcy  
 Foreclosure

**TAXES DUE**

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Tax Year 2023  
 Prior Due \$.00  
 First Half Due \$.00  
 1st Half Due Date 02/29/2024  
 Second Half Due \$5,960.23  
 2nd Half Due Date 07/19/2024  
 Total Due \$5,960.23

**SPECIAL ASSESSMENT**

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| Year | Project | Name                        | Begin | End  | 1st Half | 2nd Half | Fee   | Total    |
|------|---------|-----------------------------|-------|------|----------|----------|-------|----------|
| 2023 | 1AA000  | C10 SEWER MAINT- DSSS -9999 | 1987  | 9999 | \$93.25  | \$93.24  | \$.00 | \$186.49 |
| 2023 | 300256  | M20 STREET LTG-9999         | 1980  | 9999 | \$6.38   | \$6.38   | \$.52 | \$13.28  |