

Downtown Transfers, February 2021

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Urban Affairs, Cleveland State University

Parcel Number	Parcel Address	Parcel Municipality	Parcel Zip	Statistical Planning Area	2014 Ward	2009 Ward	2010 Census Tract	Land Use Type	Deed Type	Conveyance Price	Conveyance Flag	Transfer Date	Receipt Number	Auditor Filing Number
101-07-004	55 PUBLIC SQUARE	Cleveland	44113	Downtown	3	3	107701	Office buildings - 3 or more stories (el	LPE	0		9-Feb-21		
101-07-004	55 PUBLIC SQUARE	Cleveland	44113	Downtown	3	3	107701	Office buildings - 3 or more stories (el	LIM	14000000		12-Feb-21		
101-08-340	1133 W 9 ST	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	WAR	214000		19-Feb-21		
101-09-346	408 WEST ST CLAIR ST	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	WAR	132396		16-Feb-21		
101-09-512	635 W LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	QTC	0		9-Feb-21		
101-17-009	1720 COLUMBUS RD	Cleveland	44113	Cuyahoga Valley	3	3	107701	Commercial warehouse (under 75,000 sq. f	PLT	0		5-Feb-21		AFN202102050085
101-17-023	1720 COLUMBUS RD	Cleveland	44113	Cuyahoga Valley	3	3	107701	Commercial warehouse (under 75,000 sq. f	WAR	700000	EMV*	18-Feb-21		
101-17-024	1720 COLUMBUS RD	Cleveland	44113	Cuyahoga Valley	3	3	107701	Commercial warehouse (under 75,000 sq. f	LIM	300000	EMV*	18-Feb-21		
101-19-017	1776 COLUMBUS RD	Cleveland	44113	Cuyahoga Valley	3	3	107701	Manufacturing and assembly, light	WAR	650000		18-Feb-21	1012253	
101-19-040	MERWIN AVE	Cleveland	44113	Cuyahoga Valley	3	3	107701	Manufacturing and assembly, light	WAR	650000		18-Feb-21	1012253	
102-08-053	1934 ST CLAIR AVE	Cleveland	44114	Downtown	7	3	107802	Small (under 7500 sq. ft.) detached reta	PCT	0		17-Feb-21		AFN202102170642
102-09-077	2241 ST CLAIR AVE	Cleveland	44114	Downtown	7	3	107802	Other commercial structures	WAR	53000		25-Feb-21		
102-16-041	2335 SUPERIOR AVE	Cleveland	44114	Downtown	7	3	107802	Commercial parking lot	WAR	0		5-Feb-21		
102-16-093	1449 SUPERIOR AVE	Cleveland	44114	Downtown	7	3	107802	Commercial parking lot	LIM	0		5-Feb-21		

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Parcel Number	Parcel Address	Number of Parcels Combined (\$)	Property Class	Taxable Assessed Building Value	Taxable Assessed Land Value	Taxable Assessed Total Value	Taxable Estimated Market Value	Total EMV Mult. Recpt. Est. Mkt. Val.	Ratio Price to Est. Mkt. Val.	Buyer Name	Seller Name
101-07-004	55 PUBLIC SQUARE	1	Commercial	\$4,586,260	\$2,427,565	\$7,013,825	\$20,039,500		0	OPTIMA 55 PUBLIC SQUARE LLC	OPTIMA 55 PUBLIC SQUARE LLC
101-07-004	55 PUBLIC SQUARE	1	Commercial	\$4,586,260	\$2,427,565	\$7,013,825	\$20,039,500		0.7	KD 55 PUBLIC SQUARE LLC	OPTIMA 55 PUBLIC SQUARE LLC
101-08-340	1133 W 9 ST	1	Residential	\$87,465	\$9,730	\$97,195	\$277,700		0.77	CORNEIL, LINCOLN P	SOLEATHER, JAMES H
101-09-346	408 WEST ST CLAIR ST	1	Residential	\$30,205	\$3,395	\$33,600	\$96,000		1.38	SEVERN, VINCENT	BORGER REAL ESTATE HOLDINGS, LLC
101-09-512	635 W LAKESIDE AVE	1	Residential	\$13,755	\$6,370	\$20,125	\$57,500		0	GEHRISCH, KEVIN J (TRUSTEE)	GEHRISCH, KEVIN J
101-17-009	1720 COLUMBUS RD	1	Commercial	\$50,785	\$36,715	\$87,500	\$250,000		0	FABCO FLATS LLC	FABCO FLATS LLC
101-17-023	1720 COLUMBUS RD	1	Commercial	\$0	\$0	\$0	\$0			CLE1736COLUMBUS LLC	FABCO FLATS LLC
101-17-024	1720 COLUMBUS RD	1	Commercial	\$0	\$0	\$0	\$0			RAP1720COLUMBUS LLC	FABCO FLATS LLC
101-19-017	1776 COLUMBUS RD	2	Industrial	\$118,510	\$49,595	\$168,105	\$480,300	\$650,000	1	IRG COLUMBUS RD PARTNERS LLC	COLUMBUS ROAD FOUNDRY, LLC
101-19-040	MERWIN AVE	2	Industrial	\$0	\$59,395	\$59,395	\$169,700	\$650,000	1	IRG COLUMBUS RD PARTNERS LLC	COLUMBUS ROAD FOUNDRY, LLC
102-08-053	1934 ST CLAIR AVE	1	Commercial	\$13,300	\$16,170	\$29,470	\$84,200		0	LENEGHAN, BRIAN	LENEGHAN, PETER P
102-09-077	2241 ST CLAIR AVE	1	Commercial	\$1,750	\$49,525	\$51,275	\$146,500		0.36	2241 ST CLAIR LLC	IVANHOE RLTY CO
102-16-041	2335 SUPERIOR AVE	1	Commercial	\$3,885	\$28,525	\$32,410	\$92,600		0	2335 SUPERIOR LLC	2530 SUPERIOR LLC
102-16-093	1449 SUPERIOR AVE	1	Commercial	\$5,740	\$88,690	\$94,430	\$269,800		0	1449 24TH STREET LLC	2530 SUPERIOR AVE,LLC

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Parcel Number	Parcel Address	Tax Mailing Name	Tax Mailing Address	Tax Mailing Municipality	Tax Mailing State	Tax Mailing Zip code	Old SPA Name	Taxable + Non-Taxable Est.Mkt.Val.	2000 Census Tract	Dupl. Flag
101-07-004	55 PUBLIC SQUARE	KD 55 PUBLIC SQUARE LLC	4420 SHERWIN RD	WILLOUGHBY	OH	44094	Downtown	20039500	107600	0
101-07-004	55 PUBLIC SQUARE	KD 55 PUBLIC SQUARE LLC	4420 SHERWIN RD	WILLOUGHBY	OH	44094	Downtown	20039500	107600	0
101-08-340	1133 W 9 ST	CORNEIL, LINCOLN P	1133 W 9 ST	CLEVELAND	OH	44113	Downtown	277700	107100	0
101-09-346	408 WEST ST CLAIR ST	SEVERN, VINCENT	1073 ROSALIE DR	LAKESIDE	OH	44107	Downtown	96000	107100	0
101-09-512	635 W LAKESIDE AVE	GEHRISCH, KEVIN J (TRUSTEE)	635 W LAKESIDE AVE	CLEVELAND	OH	44113	Downtown	172400	107100	0
101-17-009	1720 COLUMBUS RD	FABCO FLATS LLC	1730 COLUMBUS RD	CLEVELAND	OH	44113	Downtown	250000	107600	0
101-17-023	1720 COLUMBUS RD	CLE1736COLUMBUS LLC	27900 N WOODLAND RD	PEPPER PIKE	OH	44124	Downtown		107600	0
101-17-024	1720 COLUMBUS RD	RAP1720COLUMBUS LLC	27900 N WOODLAND AVE	PEPPER PIKE	OH	44124	Downtown		107600	0
101-19-017	1776 COLUMBUS RD	IRG COLUMBUS RD PARTNERS LLC	23425 COMMERCE PARK DR	BROOK PARK	OH	44142	Downtown	480300	107600	0
101-19-040	MERWIN AVE	IRG COLUMBUS RD PARTNERS LLC	1776 COLUMBUS RD	CLEVELAND	OH	44113	Downtown	169700	107600	0
102-08-053	1934 ST CLAIR AVE	BRIAN LENEGHAN	2287 THURMAN AVE	CLEVELAND	OH	44113	Downtown	84200	107300	0
102-09-077	2241 ST CLAIR AVE	2241 ST CLAIR LLC	1616 W 25 ST	CLEVELAND	OH	44113	Downtown	146500	107300	0
102-16-041	2335 SUPERIOR AVE	2335 SUPERIOR LLC	2101 SUPERIOR AVE	CLEVELAND	OH	44114	Downtown	92600	107300	0
102-16-093	1449 SUPERIOR AVE	1449 24TH STREET LLC	?? SUPERIOR AVE	CLEVELAND	OH	44114	Goodrich/Kirtland Park	269800	107500	0