

Downtown Transfers, September 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 Conveyance			Transfer Date	Receipt Number	Auditor Filing Number	Number of Parcels Combined (\$)	Property Class
									Type	Price	Flag					
101-01-015	FRONT AVE	Cleveland	44113	Downtown	3	3	107101	Commercial parking lot	QTC	0		17-Sep-21	1048723		4	Commercial
101-08-365	1133 W 9 ST	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	WAR	185000		27-Sep-21			1	Residential
101-09-312	408 WEST ST CLAIR AVE	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	WAR	136500		2-Sep-21			1	Residential
101-09-508	635 W LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	SUR	393000		28-Sep-21			1	Residential
101-09-540	635 WEST LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	QTC	0	EMV	24-Sep-21			1	Commercial
101-09-540	635 WEST LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	FID	306000	EMV*	24-Sep-21			1	Commercial
101-11-014	996 FRONT AVE	Cleveland	44113	Downtown	3	3	107101	Nightclub restaurant	QTC	0		17-Sep-21	1048723		4	Commercial
101-11-017	1056 OLD RIVER AVE	Cleveland	44113	Downtown	3	3	107101	Nightclub restaurant	QTC	0		17-Sep-21	1048723		4	Commercial
101-12-307	950 MAIN AVE	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	QTC	0		17-Sep-21			1	Commercial
101-13-036	1146 MAIN AVE	Cleveland	44113	Downtown	3	3	107101	Commercial vacant land	QTC	0		17-Sep-21	1048723		4	Commercial
101-14-026	951-00955 WEST ST CLAIR AVE	Cleveland	44113	Downtown	3	3	107101	Apartments 20-39 units (walk-up)	LIM	19750000		17-Sep-21			1	Commercial
101-29-415	750 PROSPECT AVE	Cleveland	44115	Downtown	3	3	107701	Residential condominiums	SUR	115000		22-Sep-21			1	Residential
101-36-329	1104 PROSPECT AVE	Cleveland	44113	Downtown	3	3	107701	Residential condominiums	WAR	0		2-Sep-21			1	Residential
101-36-342	1104 PROSPECT AVE	Cleveland	44115	Downtown	3	3	107701	Residential condominiums	WAR	0		2-Sep-21			1	Residential
102-08-048	ST CLAIR AVE	Cleveland	44114	Downtown	7	3	107802	General retail with walk-up apartments	WAR	91500		14-Sep-21	1048143		2	Commercial
102-08-049	2006 ST CLAIR AVE	Cleveland	44114	Downtown	7	3	107802	General retail with walk-up apartments	WAR	91500		14-Sep-21	1048143		2	Commercial
102-11-015	2651 ST CLAIR AVE	Cleveland	44114	Downtown	7	3	107802	Commercial warehouse (under 75,000 sq. f	WAR	215000		1-Sep-21			1	Commercial

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Parcel Number	Parcel Address	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
101-01-015	FRONT AVE	\$407,995	\$1,323,000	\$1,730,995	\$4,945,700	\$9,630,800		0 FLATS EAST PHASE 2 LLC	CLEVELAND-CUYAHOGA COUNTY PORT AUTH
101-08-365	1133 W 9 ST	\$58,380	\$6,475	\$64,855	\$185,300			1 BEYER, JOSEPH D	THOMAS, JENNIFER ANNE
101-09-312	408 WEST ST CLAIR AVE	\$23,800	\$2,905	\$26,705	\$76,300			1.79 PM PROPERTIES OF OHIO, LLC	B3 CAPITAL LLC
101-09-508	635 W LAKESIDE AVE	\$29,120	\$7,175	\$36,295	\$103,699			3.79 ROGERS, JAMES H & SUSAN TRYON	SCHNUR, LORI A TRS
101-09-540	635 WEST LAKESIDE AVE	\$0	\$0	\$0	\$0			GUS GEORGALIS TRUSTEE	GUS GEORGALIS TRUSTEE
101-09-540	635 WEST LAKESIDE AVE	\$0	\$0	\$0	\$0			GLAVAC, KEITH L	GUS GEORGALIS TRUSTEE
101-11-014	996 FRONT AVE	\$139,650	\$261,415	\$401,065	\$1,145,900	\$9,630,800		0 FLATS EAST PHASE 2 LLC	CLEVELAND-CUYAHOGA COUNTY PORT AUTH
101-11-017	1056 OLD RIVER AVE	\$565,495	\$223,335	\$788,830	\$2,253,800	\$9,630,800		0 FLATS EAST PHASE 2 LLC	CLEVELAND-CUYAHOGA COUNTY PORT AUTH
101-12-307	950 MAIN AVE	\$3,391,115	\$685,580	\$4,076,695	\$11,647,700			0 FLATS EAST PARKING MANAGEMENT LLC	CLEVELAND-CUYAHOGA COUNTY PORT AUTH
101-13-036	1146 MAIN AVE	\$250,635	\$199,255	\$449,890	\$1,285,400	\$9,630,800		0 FLATS EAST PHASE 2 LLC	CLEVELAND-CUYAHOGA COUNTY PORT AUTH
101-14-026	951-00955 WEST ST CLAIR AVE	\$3,123,085	\$803,635	\$3,926,720	\$11,219,200			1.76 955 ST CLAIR LLC	CRITTENDEN COURT APARTMENT ASSOC L
101-29-415	750 PROSPECT AVE	\$36,120	\$2,695	\$38,815	\$110,900			1.04 BEERS, MICHAEL BRYANT AND BEERS, KI	DAMASIN, ERIK
101-36-329	1104 PROSPECT AVE	\$83,440	\$9,275	\$92,715	\$264,900			0 1104 PROSPECT UNIT 303, LLC	FRANGOS PROPERTIES GROUP, LLC
101-36-342	1104 PROSPECT AVE	\$55,650	\$6,300	\$61,950	\$177,000			0 1104 PROSPECT UNIT 504, LLC	1104 PROSPECT REDEVELOPEMENT LLC
102-08-048	ST CLAIR AVE	\$1,155	\$14,700	\$15,855	\$45,300	\$141,000		0.65 YOUNG, JEFRY L	MISUREC, ROBERT A
102-08-049	2006 ST CLAIR AVE	\$18,795	\$14,700	\$33,495	\$95,700	\$141,000		0.65 YOUNG, JEFRY L	MISUREC, ROBERT A
102-11-015	2651 ST CLAIR AVE	\$24,920	\$28,875	\$53,795	\$153,700			1.4 PJT REAL ESTATE, LP	CASAVERO LLC

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Parcel Number	Parcel Address	Tax Mailing Name	Tax Mailing Address	Tax Mailing Municipality	x Mail/Fax Mailin	State	Zip code	Old SPA Name	Taxable + Non-Taxable Est.Mkt.Val.	2000 Census Tract	Dupl. Flag
101-01-015	FRONT AVE	FLATS EAST PHASE 2 LLC	950 E MAIN AVE	CLEVELAND	OH	44113	Downtown		4945700	107100	0
101-08-365	1133 W 9 ST	BEYER, JOSEPH D	1133 W 9 ST	CLEVELAND	OH	44113	Downtown		185300	107100	0
101-09-312	408 WEST ST CLAIR AVE	PM PROPERTIES OF OHIO, LLC	206 OAK ST	COLUMBUS	OH	43235	Downtown		76300	107100	0
101-09-508	635 W LAKESIDE AVE	ROGERS, JAMES H	635 WEST LAKESIDE AVE	CLEVELAND	OH	44113	Downtown		374600	107100	0
101-09-540	635 WEST LAKESIDE AVE	GLAVAC, KEITH L	635 W LAKESIDE AVE	CLEVELAND	OH	44113	Downtown			107100	0
101-09-540	635 WEST LAKESIDE AVE	GLAVAC, KEITH L	635 W LAKESIDE AVE	CLEVELAND	OH	44113	Downtown			107100	0
101-11-014	996 FRONT AVE	FLATS EAST PHASE 2 LLC	950 E MAIN AVE	CLEVELAND	OH	44113	Downtown		1145900	107100	0
101-11-017	1056 OLD RIVER AVE	FLATS EAST PHASE 2 LLC	950 E MAIN AVE	CLEVELAND	OH	44113	Downtown		2253800	107100	0
101-12-307	950 MAIN AVE	FLATS EAST PARKING MANAGEMENT LLC	950 MAIN AVE	CLEVELAND	OH	44113	Downtown		11647700	107100	0
101-13-036	1146 MAIN AVE	FLATS EAST PHASE 2 LLC	950 E MAIN AVE	CLEVELAND	OH	44113	Downtown		1285400	107100	0
101-14-026	951-00955 WEST ST CLAIR AVE	955 ST CLAIR LLC	7139 PINE ST	CHAGRIN FALLS	OH	44022	Downtown		11219200	107100	0
101-29-415	750 PROSPECT AVE	MICHAEL BRYANT BEERS AND KIMBERLY B	79 SW 12 ST	MIAMI	FL	33130	Downtown		110900	107700	0
101-36-329	1104 PROSPECT AVE	1104 PROSPECT UNIT 303, LLC	1325 CARNEGIE AVE	CLEVELAND	OH	44115	Downtown		264900	107700	0
101-36-342	1104 PROSPECT AVE	1104 PROSPECT UNIT 504, LLC	1325 CARNEGIE AVE	CLEVELAND	OH	44115	Downtown		180000	107700	0
102-08-048	ST CLAIR AVE	YOUNG, JEFRY L	2006 ST CLAIR AVE	CLEVELAND	OH	44114	Downtown		45300	107300	0
102-08-049	2006 ST CLAIR AVE	JEFRY L YOUNG	2006 ST CLAIR AVE	CLEVELAND	OH	44114	Downtown		95700	107300	0
102-11-015	2651 ST CLAIR AVE	PJT REAL ESTATE, LP	712 TERMINAL WAY	KENNETT SQUARE	PA	19348	Goodrich/Kirtland Park		153700	107500	0