

Downtown Transfers, December 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	Number of Parcels Combined (\$)
101-05-006	SUPERIOR AVE	Cleveland	44114	Downtown	3	3	107701		LIM	0	EMV	8-Dec-21			1
101-07-004	55 PUBLIC SQUARE	Cleveland	44113	Downtown	3	3	107701	Office buildings - 3 or more stories (el	QTC	0		1-Dec-21			1
101-07-004	55 PUBLIC SQUARE	Cleveland	44113	Downtown	3	3	107701	Office buildings - 3 or more stories (el	QTC	0		1-Dec-21			1
101-09-305	1313 W WEST 6 ST	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	LIM	0		15-Dec-21			1
101-09-306	408 WEST ST CLAIR AVE	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	LIM	0		27-Dec-21			1
101-09-425	701 WEST LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	WAR	368000		1-Dec-21			1
101-09-495	1260 W 4 ST	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	WAR	0		6-Dec-21			1
101-13-007	1285 OLD RIVER RD	Cleveland	44113	Downtown	3	3	107101	Commercial warehouse (under 75,000 sq. f	LIM	0		7-Dec-21			1
101-13-019	1322 OLD RIVER RD	Cleveland	44113	Downtown	3	3	107101	Other retail structures	LIM	0		7-Dec-21	1062446		3
101-13-020	1294-01310 OLD RIVER RD	Cleveland	44113	Downtown	3	3	107101	Furniture marts	LIM	0		7-Dec-21	1062446		3
101-13-021	1290 OLD RIVER RD	Cleveland	44113	Downtown	3	3	107101	Commercial parking lot	LIM	0		29-Dec-21			1
101-13-038	1316 OLD RIVER RD	Cleveland	44113	Downtown	3	3	107101	Other retail structures	LIM	0		7-Dec-21	1062446		3
101-17-006	1678 LEONARD RD	Cleveland	44113	Cuyahoga Valley	3	3	107701	Other industrial structures	LIM	0		30-Dec-21			1
101-21-002	351 CANAL RD	Cleveland	44113	Downtown	3	3	107701	Commercial parking lot	WAR	0		3-Dec-21	1061831		2
101-23-050A	HURON RD	Cleveland	44113	Downtown	3	3	107701	Commercial parking lot	WAR	0		3-Dec-21	1061831		2
101-26-383	140 PUBLIC SQUARE ST	Cleveland	44114	Downtown	3	3	107701	Residential condominiums	AFF	0		8-Dec-21			1
101-26-387	140 PUBLIC SQUARE ST	Cleveland	44114	Downtown	3	3	107701	Residential condominiums	WAR	190100		16-Dec-21			1
101-27-041	EUCLID AVE	Cleveland	44114	Downtown	3	3	107701	Commercial parking lot	LIM	0	EMV*	23-Dec-21			1
101-27-041	EUCLID AVE	Cleveland	44114	Downtown	3	3	107701	Commercial parking lot	WAR	7150000	EMV*	23-Dec-21			1
101-38-043	1317 CARNEGIE AVE	Cleveland	44115	Downtown	5	3	107701	Auto repair garage	WAR	0		14-Dec-21			1
102-06-029	ST CLAIR AVE	Cleveland	44114	Downtown	3	3	107802	Commercial parking lot	AFF	0		1-Dec-21	1061195		2
102-06-029	ST CLAIR AVE	Cleveland	44114	Downtown	3	3	107802	Commercial parking lot	QTC	0		1-Dec-21	1061332		2
102-06-029	ST CLAIR AVE	Cleveland	44114	Downtown	3	3	107802	Commercial parking lot	PCT	0		15-Dec-21	1063723		2
102-06-030	ST CLAIR AVE	Cleveland	44114	Downtown	3	3	107802	Commercial parking lot	AFF	0		1-Dec-21	1061195		2
102-06-030	ST CLAIR AVE	Cleveland	44114	Downtown	3	3	107802	Commercial parking lot	QTC	0		1-Dec-21	1061332		2
102-06-030	ST CLAIR AVE	Cleveland	44114	Downtown	3	3	107802	Commercial parking lot	PCT	0		15-Dec-21	1063723		2
102-09-019	2000 LAKESIDE AVE	Cleveland	44114	Downtown	7	3	107101	Small shops (machine, tool and die, etc.	LIM	0		16-Dec-21	1063869		2
102-09-020	2020 LAKESIDE AVE	Cleveland	44114	Downtown	7	3	107101	Small shops (machine, tool and die, etc.	LIM	0		16-Dec-21	1063869		2
102-15-048	2331 SUPERIOR AVE	Cleveland	44114	Downtown	7	3	107802	Other retail structures	WAR	0		23-Dec-21			1
102-23-078	1433 LINDAZZO (REAR) AVE	Cleveland	44114	Downtown	7	3	107802	Single family dwelling	WAR	387500		20-Dec-21			1
102-25-006	2212 SUPERIOR AVE	Cleveland	44114	Downtown	7	8	107802	Commercial warehouse (under 75,000 sq. f	WAR	0		26-Dec-21	1065409		2
102-25-007	2230 SUPERIOR AVE	Cleveland	44114	Downtown	7	8	107802	Other industrial structures	WAR	0		26-Dec-21	1065409		2
102-25-039	1565 E 22 ST	Cleveland	44114	Downtown	7	8	107802	Manufacturing and assembly, light	WAR	200000		26-Dec-21	1065410		2
102-25-040	E 22 ST	Cleveland	44114	Downtown	7	8	107802	Manufacturing and assembly, light	WAR	200000		26-Dec-21	1065410		2
102-26-004	2498 SUPERIOR AVE	Cleveland	44114	Downtown	7	8	107802	Manufacturing and assembly, light	QTC	0		3-Dec-21			1
103-02-070	1835 PROSPECT AVE	Cleveland	44115	Downtown	3	3	107701	Office buildings - 1 and 2 stories	LIM	2700000	EMV*	1-Dec-21			1
103-03-307	2030 EUCLID AVE	Cleveland	0	Downtown	5	8	107701	Residential condominiums	WAR	312500		20-Dec-21			1
103-12-018	CARNEGIE AVE	Cleveland	44115	Downtown	5	5	107701	Billboard sites	WAR	0		21-Dec-21			1
122-20-014	601 STONES LEVEE RD	Cleveland	44113	Cuyahoga Valley	3	3	980100	Commercial warehouse (under 75,000 sq. f	QTC	0	EMV*	2-Dec-21			1
122-20-014	601 STONES LEVEE RD	Cleveland	44113	Cuyahoga Valley	3	3	980100	Commercial warehouse (under 75,000 sq. f	QTC	0	EMV*	2-Dec-21			1

Downtown Transfers, December 2021  
Source: Cuyahoga County Fiscal Office  
Prepared by Northern Ohio Data and Informa

Parcel Number	Parcel Address	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
101-05-006	SUPERIOR AVE	Exempt		\$0	\$0	\$0			THE BOARD OF TRUSTEES OF THE CLEVEL	THE BOARD OF TRUSTEES OF THE CLEVEL
101-07-004	55 PUBLIC SQUARE	Commercial	\$4,586,260	\$2,427,565	\$7,013,825	\$20,039,500			0 KD 55 PUBLIC SQUARE LLC	CITY OF CLEVELAND
101-07-004	55 PUBLIC SQUARE	Commercial	\$4,586,260	\$2,427,565	\$7,013,825	\$20,039,500			0 CITY OF CLEVELAND	KD 55 PUBLIC SQUARE LLC
101-09-305	1313 W WEST 6 ST	Commercial	\$92,295	\$14,350	\$106,645	\$304,700			0 BEEJA, LLC	GA, 110, LLC
101-09-306	408 WEST ST CLAIR AVE	Commercial	\$51,870	\$9,695	\$61,565	\$175,900			0 IONIANLLS, LLC	GA 120,LLC
101-09-425	701 WEST LAKESIDE AVE	Residential	\$125,790	\$11,795	\$137,585	\$393,100		0.94	PENCE, MICHAEL A - TRUSTEE	GIANFORTI, ANGELA M
101-09-495	1260 W 4 ST	Residential	\$95,655	\$12,495	\$108,150	\$309,000			0 PETKAC, CINDY (TRUSTEE)	PETKAC, CINDY
101-13-007	1285 OLD RIVER RD	Commercial	\$134,750	\$450,800	\$585,550	\$1,673,000			0 1285 OLD RIVER ROAD LLC	SAMSEL ROPE MARINE
101-13-019	1322 OLD RIVER RD	Commercial	\$37,205	\$36,890	\$74,095	\$211,700	\$1,201,300		0 1285 OLD RIVER ROAD LLC	SAMSEL REALTY INC
101-13-020	1294-01310 OLD RIVER RD	Commercial	\$114,555	\$196,035	\$310,590	\$887,400	\$1,201,300		0 1322 OLD RIVER ROAD LLC	SAMSEL REALTY CO
101-13-021	1290 OLD RIVER RD	Commercial	\$7,560	\$371,105	\$378,665	\$1,081,900			0 BOARD OF PARK COMMISSIONERS OF THE	1290 LLC
101-13-038	1316 OLD RIVER RD	Commercial	\$32,585	\$3,185	\$35,770	\$102,200	\$1,201,300		0 1322 OLD RIVER ROAD LLC	SAMSEL REALTY CO
101-17-006	1678 LEONARD RD	Industrial	\$43,995	\$26,425	\$70,420	\$201,200			0 SP COLUMBUS LLC	CTOWN STRENGTH PROPERTIES LLC
101-21-002	351 CANAL RD	Commercial	\$56,805	\$6,860,245	\$6,917,050	\$19,763,000	\$42,000,000		0 ROCK OHIO CAESARS CLEVELAND LLC	ROCK OHIO CAESARS CLEVELAND LLC
101-23-050A	HURON RD	Commercial	\$0	\$7,782,950	\$7,782,950	\$22,237,000	\$42,000,000		0 HURON HOLDINGS, LLC	ROCK OHIO CAESARS CLEVELAND LLC
101-26-383	140 PUBLIC SQUARE ST	Residential	\$181,860	\$18,445	\$200,305	\$572,300			0 FERGUSON, JENNY RENAE	FERGUSON, ROBERT D
101-26-387	140 PUBLIC SQUARE ST	Residential	\$110,040	\$10,745	\$120,785	\$345,100		0.55	KEYSOLVERS, LLC	DICKERSON, ANDREW
101-27-041	EUCLID AVE	Commercial	\$7,735	\$543,200	\$550,935	\$1,574,100			0 RG TIC, LLC, ET AL	GSK 720 EUCLID,LLC& 720 EUCLID GARA
101-27-041	EUCLID AVE	Commercial	\$7,735	\$543,200	\$550,935	\$1,574,100		4.54	CCA CBD CLEVELAND LLC	RG TIC, LLC, ET AL
101-38-043	1317 CARNEGIE AVE	Commercial	\$24,850	\$76,825	\$101,675	\$290,500			0 1317 CARNEGIE LLC	DULIK, LUCY R - TRUSTEE
102-06-029	ST CLAIR AVE	Commercial	\$1,820	\$52,500	\$54,320	\$155,200	\$531,500		0 JENKINS, WADE A & SCHREINER, SUSAN	JENKINS, WADE A & SCHREINER, SUSAN
102-06-029	ST CLAIR AVE	Commercial	\$1,820	\$52,500	\$54,320	\$155,200	\$531,500		0 JENKINS, WADE A & SCHREINER, SUSAN	JENKINS, WADE A & SCHREINER, SUSAN
102-06-029	ST CLAIR AVE	Commercial	\$1,820	\$52,500	\$54,320	\$155,200	\$531,500		0 JENKINS, SANDRA & SCHREINER, SUSAN	JENKINS, WADE A & SCHREINER, SUSAN
102-06-030	ST CLAIR AVE	Commercial	\$4,515	\$127,190	\$131,705	\$376,300	\$531,500		0 JENKINS, WADE A & SCHREINER, SUSAN	JENKINS, WADE A & SCHREINER, SUSAN
102-06-030	ST CLAIR AVE	Commercial	\$4,515	\$127,190	\$131,705	\$376,300	\$531,500		0 JENKINS, WADE A & SCHREINER, SUSAN	JENKINS, WADE A & SCHREINER, SUSAN
102-06-030	ST CLAIR AVE	Commercial	\$4,515	\$127,190	\$131,705	\$376,300	\$531,500		0 JENKINS, SANDRA & SCHREINER, SUSAN	JENKINS, WADE A & SCHREINER, SUSAN
102-09-019	2000 LAKESIDE AVE	Industrial	\$2,345	\$12,075	\$14,420	\$41,200	\$414,900		0 COUNTY OF CUYAHOGA	CASTLE HEATING & AIR, INC
102-09-020	2020 LAKESIDE AVE	Industrial	\$96,250	\$34,545	\$130,795	\$373,700	\$414,900		0 COUNTY OF CUYAHOGA	CASTLE HEATING & AIR, INC
102-15-048	2331 SUPERIOR AVE	Commercial	\$59,780	\$39,935	\$99,715	\$284,900			0 2331 SUPERIOR HOLDINGS LLC	SUPERIOR MANAGER LLC
102-23-078	1433 LINDAZZO (REAR) AVE	Residential	\$0	\$22,960	\$22,960	\$65,600		5.91	RAYER, TODD	FEEMAN, ALEC J
102-25-006	2212 SUPERIOR AVE	Commercial	\$125,895	\$67,375	\$193,270	\$552,200	\$1,007,700		0 RJL 2230 SA LLC	2230 SUPERIOR AVE CORP
102-25-007	2230 SUPERIOR AVE	Industrial	\$94,045	\$65,380	\$159,425	\$455,500	\$1,007,700		0 RJL 2230 SA LLC	2230 SUPERIOR AVE PARTNERS
102-25-039	1565 E 22 ST	Industrial	\$105	\$14,175	\$14,280	\$40,800	\$102,000	1.96	CC SUPERIOR PARKING LLC	2130 SUPERIOR AVENUE, LLC
102-25-040	E 22 ST	Industrial	\$210	\$21,210	\$21,420	\$61,200	\$102,000	1.96	CC SUPERIOR PARKING LLC	2130 SUPERIOR AVENUE, LLC
102-26-004	2498 SUPERIOR AVE	Industrial	\$102,480	\$109,550	\$212,030	\$605,800			0 2498 SUPERIOR HOLDINGS LLC	STERLING SUPERIOR, LLC
103-02-070	1835 PROSPECT AVE	Commercial	\$0	\$0	\$0	\$0			INNOVATION LANDING LLC	POLTORKE, TERRY L
103-03-307	2030 EUCLID AVE	Residential	\$0	\$9,205	\$9,205	\$26,300		11.88	SKUBIAK JR , JOSEPH P	SCHNELLINGER PAMELA R & WIEDEMAN J
103-12-018	CARNEGIE AVE	Industrial	\$0	\$44,625	\$44,625	\$127,500			0 STATE OF OHIO, DEPARTMENT OF TRANSP	ROSENTHAL, JEREMY S & ROSENTHAL,
122-20-014	601 STONES LEVEE RD	Commercial	\$81,165	\$37,065	\$118,230	\$337,800			0 THE CITY OF CLEVELAND, OHIO	FLATS SOUTH CLEVELAND, LLC
122-20-014	601 STONES LEVEE RD	Commercial	\$81,165	\$37,065	\$118,230	\$337,800			0 FLATS SOUTH CLEVELAND LLC	THE CITY OF CLEVELAND, OHIO

Downtown Transfers, December 2021

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Informa

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
101-05-006	SUPERIOR AVE	THE BOARD OF TRUSTEES OF THE CLEVEL	325 SUPERIOR AVE	CLEVELAND	OH	44114	Downtown	497300	107600	0
101-07-004	55 PUBLIC SQUARE	KD 55 PUBLIC SQUARE LLC	4420 SHERWIN RD	WILLOUGHBY	OH	44094	Downtown	20039500	107600	1
101-07-004	55 PUBLIC SQUARE	KD 55 PUBLIC SQUARE LLC	4420 SHERWIN RD	WILLOUGHBY	OH	44094	Downtown	20039500	107600	0
101-09-305	1313 W WEST 6 ST	BEEJA, LLC	1313 W 6 ST	CLEVELAND	OH	44113	Downtown	304700	107100	0
101-09-306	408 WEST ST CLAIR AVE	IONIANLLS, LLC	2001 CROCKER TER	WESTLAKE	OH	44145	Downtown	175900	107100	0
101-09-425	701 WEST LAKESIDE AVE	PENCE, MICHAEL A - TRUSTEE	7 YORK CIR	OKATIE	SC	29909	Downtown	393100	107100	0
101-09-495	1260 W 4 ST	PETKAC, CINDY (TRUSTEE)	12703 FLAGSHIP CT	HERNDON	VA	20170	Downtown	321500	107100	0
101-13-007	1285 OLD RIVER RD	1285 OLD RIVER ROAD LLC	1285 OLD RIVER RD	CLEVELAND	OH	44113	Downtown	1520900	107100	0
101-13-019	1322 OLD RIVER RD	1322 OLD RIVER ROAD LLC	1285 OLD RIVER RD	CLEVELAND	OH	44113	Downtown	211700	107100	0
101-13-020	1294-01310 OLD RIVER RD	1322 OLD RIVER ROAD LLC	1285 OLD RIVER RD	CLEVELAND	OH	44113	Downtown	887400	107100	0
101-13-021	1290 OLD RIVER RD	BOARD OF PARK COMMISSIONERS OF THE	4101 FULTON PKWY	CLEVELAND	OH	44144	Downtown	1081900	107100	0
101-13-038	1316 OLD RIVER RD	1322 OLD RIVER ROAD LLC	1285 OLD RIVER RD	CLEVELAND	OH	44113	Downtown	102200	107100	0
101-17-006	1678 LEONARD RD	SP COLUMBUS LLC	23425 COMMERCE PARK DR	BEACHWOOD	OH	44122	Downtown	182900	107600	0
101-21-002	351 CANAL RD	ROCK OHIO CAESARS CLEVELAND LLC	620 WOODWARD AVENUE	DETROIT	MI	48226	Downtown	20201500	107600	0
101-23-050A	HURON RD	HURON HOLDINGS, LLC	630 WOODWARD AVE	DETROIT	MI	48226	Downtown	20562100	107600	0
101-26-383	140 PUBLIC SQUARE ST	FERGUSON, JENNY RENAE	140 PUBLIC SQ	CLEVELAND	OH	44114	Downtown	480900	107600	0
101-26-387	140 PUBLIC SQUARE ST	KEYSOLVERS, LLC	4450 BUCKEYE LN	DAYTON	OH	45440	Downtown	290000	107600	0
101-27-041	EUCLID AVE	CCA CBD CLEVELAND LLC	31700 MIDDLEBELT RD	FARMINGTON	MI	48334	Downtown		107700	0
101-27-041	EUCLID AVE	CCA CBD CLEVELAND LLC	31700 MIDDLEBELT RD	FARMINGTON	MI	48334	Downtown		107700	0
101-38-043	1317 CARNEGIE AVE	1317 CARNEGIE LLC	1317 CARNEGIE AVE	CLEVELAND	OH	44115	Downtown	271500	109200	0
102-06-029	ST CLAIR AVE	JENKINS, SANDRA & SCHREINER, SUSAN	10006 BELL ST	NEWBURY	OH	44065	Downtown	155200	107200	0
102-06-029	ST CLAIR AVE	JENKINS, SANDRA & SCHREINER, SUSAN	10006 BELL ST	NEWBURY	OH	44065	Downtown	155200	107200	1
102-06-029	ST CLAIR AVE	JENKINS, SANDRA & SCHREINER, SUSAN	10006 BELL ST	NEWBURY	OH	44065	Downtown	155200	107200	0
102-06-030	ST CLAIR AVE	JENKINS, SANDRA	?? ST, CLAIR AVE	CLEVELAND	OH	44114	Downtown	376300	107200	0
102-06-030	ST CLAIR AVE	JENKINS, SANDRA	?? ST, CLAIR AVE	CLEVELAND	OH	44114	Downtown	376300	107200	1
102-06-030	ST CLAIR AVE	JENKINS, SANDRA	?? ST, CLAIR AVE	CLEVELAND	OH	44114	Downtown	376300	107200	0
102-09-019	2000 LAKESIDE AVE	COUNTY OF CUYAHOGA	20179 E 9 ST	CLEVELAND	OH	44115	Downtown	37500	107400	0
102-09-020	2020 LAKESIDE AVE	COUNTY OF CUYAHOGA	2000 LAKESIDE	CLEVELAND	OH	44114	Downtown	339700	107400	0
102-15-048	2331 SUPERIOR AVE	2331 SUPERIOR HOLDINGS LLC	2101 SUPERIOR AVE	CLEVELAND	OH	44114	Downtown	284900	107300	0
102-23-078	1433 LINDAZZO (REAR) AVE	RAYER, TODD	1433 LINDAZZO AVE	CLEVELAND	OH	44114	Downtown	348300	107800	0
102-25-006	2212 SUPERIOR AVE	RJL 2230 SA LLC	2101 SUPERIOR A AVE	CLEVELAND	OH	44114	Downtown	502000	107300	0
102-25-007	2230 SUPERIOR AVE	2230 SUPERIOR AVE LLC	1350 EUCLID AVE	CLEVELAND	OH	44115	Downtown	414100	107300	0
102-25-039	1565 E 22 ST	CC SUPERIOR PARKING LLC	3900 PARK EAST	BEACHWOOD	OH	44122	Downtown	37100	107300	0
102-25-040	E 22 ST	CC SUPERIOR PARKING LLC	2130 SUPERIOR AVE	CLEVELAND	OH	44114	Downtown	55600	107300	0
102-26-004	2498 SUPERIOR AVE	2498 SUPERIOR HOLDINGS LLC	2101 SUPERIOR AVE	CLEVELAND	OH	44114	Downtown	550700	107300	0
103-02-070	1835 PROSPECT AVE	INNOVATION LANDING LLC	1247 MEDINA RD	MEDINA	OH	44256	Downtown		107700	0
103-03-307	2030 EUCLID AVE	SKUBIAK JR , JOSEPH P	2030 EUCLID AVE	CLEVELAND	OH	44115	Downtown	262500	107800	0
103-12-018	CARNEGIE AVE	STATE OF OHIO, DEPARTMENT OF TRANSP	5500 TRANSPORTATION BLVD	CLEVELAND	OH	44125	Central	115900	109200	0
122-20-014	601 STONES LEVEE RD	FLATS SOUTH CLEVELAND LLC	3311 RICHMOND RD	BEACHWOOD	OH	44122	Industrial Valley		109100	1
122-20-014	601 STONES LEVEE RD	FLATS SOUTH CLEVELAND LLC	3311 RICHMOND RD	BEACHWOOD	OH	44122	Industrial Valley		109100	0