

Flats Transfers, December 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affairs and Education, 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 |
|---------------|-------------------|---------------------|------------|---------------------------|-----------|-----------|-------------------|--|-----------|------------------|-----------------|---------------|----------------|-----------------------|
| 003-15-344    | 2222 DETROIT AVE  | Cleveland           | 44113      | Ohio City                 | 3         | 3         | 103300            | Residential condominiums               | SUR       | 220000           |                 | 9-Dec-22      |                | AFN202212090394       |
| 003-15-432    | 2222 DETROIT RD   | Cleveland           | 44113      | Ohio City                 | 3         | 3         | 103300            | Residential condominiums               | QTC       | 0                |                 | 7-Dec-22      |                | AFN202212070128       |
| 003-21-006    | 1605 W 25 ST      | Cleveland           | 44113      | Ohio City                 | 3         | 3         | 103602            |  | PLT       | 0                | EMV             | 14-Dec-22     |                | AFN202212140585       |
| 004-26-039    | RIVERBED ST       | Cleveland           | 44113      | Tremont                   | 3         | 3         | 103602            | Residential vacant land                | QTC       | 150000           | EMV*            | 9-Dec-22      |                | AFN202212090454       |
| 004-26-039    | RIVERBED ST       | Cleveland           | 44113      | Tremont                   | 3         | 3         | 103602            | Residential vacant land                | SUR       | 200000           | EMV*            | 9-Dec-22      |                | AFN202212090455       |
| 004-28-021    | CARTER RD         | Cleveland           | 44113      | Cuyahoga Valley           | 3         | 3         | 104200            | Commercial vacant land                 | LIM       | 0                |                 | 5-Dec-22      |                | AFN202212050063       |
| 004-28-021    | CARTER RD         | Cleveland           | 44113      | Cuyahoga Valley           | 3         | 3         | 104200            | Commercial vacant land                 | QTC       | 0                |                 | 5-Dec-22      |                | AFN202212050064       |
| 004-28-021    | CARTER RD         | Cleveland           | 44113      | Cuyahoga Valley           | 3         | 3         | 104200            | Commercial vacant land                 | LIM       | 7500000          |                 | 23-Dec-22     |                | AFN202212230366       |
| 101-13-012    | 1295 OLD RIVER RD | Cleveland           | 44113      | Downtown                  | 3         | 3         | 107101            | Nightclub restaurant                   | WAR       | 0                |                 | 2-Dec-22      | 1119727        | AFN202212020522       |
| 101-13-013    | 1313 OLD RIVER RD | Cleveland           | 44113      | Downtown                  | 3         | 3         | 107101            | Nightclub restaurant                   | WAR       | 0                |                 | 2-Dec-22      | 1119727        | AFN202212020522       |
| 101-13-017    | OLD RIVER RD      | Cleveland           | 44113      | Downtown                  | 3         | 3         | 107101            | General retail with walk-up apartments | WAR       | 0                |                 | 2-Dec-22      | 1119727        | AFN202212020522       |
| 101-13-032    | 1295 OLD RIVER RD | Cleveland           | 44113      | Downtown                  | 3         | 3         | 107101            | Nightclub restaurant                   | WAR       | 0                |                 | 2-Dec-22      | 1119727        | AFN202212020522       |

Flats Transfers, December 2022  
 Source: Cuyahoga County Fiscal (C  
 Prepared by Northern Ohio Data a

| 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                       |
|---------------|-------------------|---------------------------------|----------------|---------------------------------|-----------------------------|------------------------------|--------------------------------|---------------------------------------|-------------------------------|----------------------------------|
| 003-15-344    | 2222 DETROIT AVE  | 1                               | Residential    | \$57,960                        | \$7,665                     | \$65,625                     | \$187,499                      |                                       | 1.17                          | HARRISON, DUSTIN & FOX, DANIELLE |
| 003-15-432    | 2222 DETROIT RD   | 1                               | Residential    | \$51,135                        | \$7,175                     | \$58,310                     | \$166,600                      |                                       | 0                             | 512 DETROIT LLC                  |
| 003-21-006    | 1605 W 25 ST      | 1                               | Exempt         |                                 | \$0                         | \$0                          | \$0                            |                                       |                               | CLEVELAND METRO HOUSING AUTH     |
| 004-26-039    | RIVERBED ST       | 1                               | Residential    | \$0                             | \$12,880                    | \$12,880                     | \$36,800                       |                                       | 4.08                          | FAIRFIELD REDEVELOPMENT LLC      |
| 004-26-039    | RIVERBED ST       | 1                               | Residential    | \$0                             | \$12,880                    | \$12,880                     | \$36,800                       |                                       | 5.43                          | ADAMSON, BRYAN L & PAGE BENJAMIN |
| 004-28-021    | CARTER RD         | 1                               | Commercial     | \$0                             | \$374,430                   | \$374,430                    | \$1,069,800                    |                                       | 0                             | CITY OF CLEVELAND                |
| 004-28-021    | CARTER RD         | 1                               | Commercial     | \$0                             | \$374,430                   | \$374,430                    | \$1,069,800                    |                                       | 0                             | EWAT HOLDINGS LLC                |
| 004-28-021    | CARTER RD         | 1                               | Commercial     | \$0                             | \$374,430                   | \$374,430                    | \$1,069,800                    |                                       | 7.01                          | PENINSULA MFH OWNER LLC          |
| 101-13-012    | 1295 OLD RIVER RD | 4                               | Commercial     | \$96,950                        | \$120,120                   | \$217,070                    | \$620,200                      | \$1,212,500                           | 0                             | 1295 OLD RIVER ROAD LLC          |
| 101-13-013    | 1313 OLD RIVER RD | 4                               | Commercial     | \$76,475                        | \$63,840                    | \$140,315                    | \$400,900                      | \$1,212,500                           | 0                             | 1295 OLD RIVER ROAD LLC          |
| 101-13-017    | OLD RIVER RD      | 4                               | Commercial     | \$0                             | \$14,525                    | \$14,525                     | \$41,500                       | \$1,212,500                           | 0                             | 1295 OLD RIVER ROAD LLC          |
| 101-13-032    | 1295 OLD RIVER RD | 4                               | Commercial     | \$36,295                        | \$16,170                    | \$52,465                     | \$149,900                      | \$1,212,500                           | 0                             | 1295 OLD RIVER ROAD LLC          |

Flats Transfers, December 2022  
Source: Cuyahoga County Fiscal (C  
Prepared by Northern Ohio Data a

| Parcel Number | Parcel Address    | Seller Name                     | Tax Mailing Name             | Tax Mailing Address    | Tax Mailing Municipality | Tax Mailing State | Tax Mailing Zip code | Old SPA Name             |
|---------------|-------------------|---------------------------------|------------------------------|------------------------|--------------------------|-------------------|----------------------|--------------------------|
| 003-15-344    | 2222 DETROIT AVE  | GRANDY, NATALIE MARIE           | HARRISON, DUSTIN             | 2222 DETROIT AVE       | CLEVELAND                | OH                | 44113                | Ohio City/Near West Side |
| 003-15-432    | 2222 DETROIT RD   | DECORUS DEVELOPMENT LLC         | 512 DETROIT LLC              | 3470 COVENTRY LAKES DR | MEDINA                   | OH                | 44256                | Ohio City/Near West Side |
| 003-21-006    | 1605 W 25 ST      | CLEVELAND METRO HOUSING AUTH    | CLEVELAND METRO HOUSING AUTH | 1605 W 25 ST           | CLEVELAND                | OH                | 44113                | Ohio City/Near West Side |
| 004-26-039    | RIVERBED ST       | LAKE LINK LLC                   | ADAMSON, BRYAN L             | 1979 W 117 ST          | CLEVELAND                | OH                | 44111                | Ohio City/Near West Side |
| 004-26-039    | RIVERBED ST       | FAIRFIELD REDEVELOPMENT LLC     | ADAMSON, BRYAN L             | 1979 W 117 ST          | CLEVELAND                | OH                | 44111                | Ohio City/Near West Side |
| 004-28-021    | CARTER RD         | EWAT HOLDINGS                   | PENINSULA MFH OWNER LLC      | 1228 EUCLID AVE        | CLEVELAND                | OH                | 44115                | Tremont                  |
| 004-28-021    | CARTER RD         | CITY OF CLEVELAND               | PENINSULA MFH OWNER LLC      | 1228 EUCLID AVE        | CLEVELAND                | OH                | 44115                | Tremont                  |
| 004-28-021    | CARTER RD         | EWAT HOLDINGS LLC               | PENINSULA MFH OWNER LLC      | 1228 EUCLID AVE        | CLEVELAND                | OH                | 44115                | Tremont                  |
| 101-13-012    | 1295 OLD RIVER RD | TELECOM ACQUISITION CORP I, INC | 1295 OLD RIVER ROAD LLC      | 1295 OLD RIVER RD      | BEACHWOOD                | OH                | 44122                | Downtown                 |
| 101-13-013    | 1313 OLD RIVER RD | TELECOM ACQUISTION CORP         | 1295 OLD RIVER ROAD LLC      | 1295 OLD RIVER RD      | BEACHWOOD                | OH                | 44122                | Downtown                 |
| 101-13-017    | OLD RIVER RD      | TELECOM ACQUISITION CORP I INC  | 1295 OLD RIVER ROAD LLC      | 3601 S GREEN RD        | BEACHWOOD                | OH                | 44122                | Downtown                 |
| 101-13-032    | 1295 OLD RIVER RD | TELECOM ACQUISITION CORP I, INC | 1295 OLD RIVER ROAD LLC      | 1295 OLD RIVER RD      | BEACHWOOD                | OH                | 44122                | Downtown                 |

Flats Transfers, December 2022  
Source: Cuyahoga County Fiscal C  
Prepared by Northern Ohio Data a

| Parcel<br>Number | Parcel<br>Address | Taxable +<br>Non-Taxable<br>Est.Mkt.Val. | 2000<br>Census<br>Tract | Dupl.<br>Flag |
|------------------|-------------------|--|-------------------------|---------------|
| 003-15-344       | 2222 DETROIT AVE  | 300500                                   | 103300                  | 0             |
| 003-15-432       | 2222 DETROIT RD   | 166600                                   | 103300                  | 0             |
| 003-21-006       | 1605 W 25 ST      | 319600                                   | 103700                  | 0             |
| 004-26-039       | RIVERBED ST       |  | 103700                  | 0             |
| 004-26-039       | RIVERBED ST       |  | 103700                  | 0             |
| 004-28-021       | CARTER RD         | 972500                                   | 104200                  | 1             |
| 004-28-021       | CARTER RD         | 972500                                   | 104200                  | 0             |
| 004-28-021       | CARTER RD         | 972500                                   | 104200                  | 0             |
| 101-13-012       | 1295 OLD RIVER RD | 620200                                   | 107100                  | 0             |
| 101-13-013       | 1313 OLD RIVER RD | 343100                                   | 107100                  | 0             |
| 101-13-017       | OLD RIVER RD      | 37700                                    | 107100                  | 0             |
| 101-13-032       | 1295 OLD RIVER RD | 149900                                   | 107100                  | 0             |