

**Commercial/Industrial Transfers, by Suburb, January 2020**

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	2010 Census Tract	Land Use Type	Deed Type	Transfer Price	Conveyance Flag	Transfer Date	Receipt Number	Filing Number	Number of Parcels Combined (\$)	Property Class
203-22-005	609 DOVER CENTER	Bay Village	44140	130105	Franchise auto service center	QTC	\$0		29-Jan-20				1 Commercial
203-22-005	609 DOVER CENTER	Bay Village	44140	130105	Franchise auto service center	QTC	\$0		29-Jan-20				1 Commercial
203-22-005	609 DOVER CENTER	Bay Village	44140	130105	Franchise auto service center	AFF	\$0		29-Jan-20				1 Commercial
742-25-016	24200 CHAGRIN BLV	Beachwood	44122	131102	Office buildings - 3 or more stories (el	LIM	\$5.253M		24-Jan-20				1 Commercial
812-05-012	450 BROADWAY AVE	Bedford	44146	132301	General retail with walk-up offices	WAR	\$240,000		2-Jan-20				1 Commercial
812-06-010	589 BROADWAY AVE	Bedford	44146	132100	Small (under 7500 sq. ft.) detached reta	WAR	\$30,000		7-Jan-20				1 Commercial
814-04-016	74 FIRST AVE	Bedford	44146	132302	Small shops (machine, tool and die, etc.	QTC	\$35,000		21-Jan-20				1 Industrial
814-15-010	115 NORTHFIELD RD	Bedford	44146	132302	General retail with walk-up apartments	LIM	\$27,000		29-Jan-20				1 Commercial
791-01-062	MILES RD	Bedford Heights	44128	133104	Commercial vacant land	PLT	\$0		6-Jan-20	957610	AFN202001060414		3 Commercial
791-01-063	MILES RD	Bedford Heights	44128	133104	Commercial vacant land	PLT	\$0		6-Jan-20	957610	AFN202001060414		3 Commercial
791-01-064	MILES RD	Bedford Heights	44128	133104	Commercial vacant land	PLT	\$0		6-Jan-20	957610	AFN202001060414		3 Commercial
791-08-061	5141 NORTHFIELD R	Bedford Heights	44146	133103	Small (under 7500 sq. ft.) detached reta	QTC	\$0		21-Jan-20	959887			3 Commercial
363-25-027	650 PROSPECT RD	Berea	44017	134206	Other food service structures	AFF	\$0		31-Jan-20	961116			2 Commercial
363-25-028	9 SPRAGUE RD	Berea	44017	134206	Franchise food with counter service only	AFF	\$0		31-Jan-20	961116			2 Commercial
364-04-015	201 FRONT ST	Berea	44017	134204	Office buildings - 1 and 2 stories	WAR	\$2.500M		10-Jan-20				1 Commercial
583-18-011	4015 ROYALTON RD	Broadview Heights	44147	136103	Small shops (machine, tool and die, etc.	GOV	\$1.500M		8-Jan-20				1 Industrial
344-08-308	5297 W 137 ST	Brook Park	44142	138109	Residential condominiums	QTC	\$0		3-Jan-20				1 Commercial
432-25-009	4334 RIDGE RD	Brooklyn	44144	137102	Small (under 7500 sq. ft.) detached reta	WAR	\$115,000		14-Jan-20				1 Commercial
932-07-029	25 PLEASANT DR	Chagrin Falls	44022	195900	Restaurant, cafeteria	COR	\$0		22-Jan-20				1 Commercial
932-07-029	25 PLEASANT DR	Chagrin Falls	44022	195900	Restaurant, cafeteria	LIM	\$900,000		30-Jan-20				1 Commercial
685-05-002	2549 KENILWORTH R	Cleveland Heights	44106	141100	Apartments 7-19 units (walk-up)	QTC	\$0		9-Jan-20				1 Commercial
521-03-005	1555 HARVARD AVE	Cuyahoga Heights	44105	196100	Commercial warehouse (under 75,000 sq. f	AFF	\$0		31-Jan-20				1 Commercial
522-07-004	5350 GRANT AVE	Cuyahoga Heights	44125	196100	Small shops (machine, tool and die, etc.	WAR	\$300,000		17-Jan-20				1 Industrial
522-10-021	4440 E 71 ST	Cuyahoga Heights	44105	196100	Manufacturing and assembly, light	LIM	\$300,000		21-Jan-20				1 Industrial
671-06-028	1684 E 133 ST	East Cleveland	44112	150300	Apartments 7-19 units (walk-up)	FOR	\$0		7-Jan-20				1 Commercial
671-07-004	1749 HAYDEN AVE	East Cleveland	44112	150300	Apartments 1-6 units	FOR	\$0		16-Jan-20				1 Commercial
671-08-001	13304 FIRST AVE	East Cleveland	44112	150300	Apartments 20-39 units (walk-up)	FOR	\$0		7-Jan-20				1 Commercial
671-17-008	15100 WOODWORTH A	East Cleveland	44112	151100	Commercial vacant land	PCT	\$0		23-Jan-20				1 Commercial
672-06-123	1642 LOCKWOOD AVE	East Cleveland	44112	151800	Auto repair garage	QTC	\$0		9-Jan-20				1 Commercial
672-19-001	13618 EUCLID AVE	East Cleveland	44112	151500	Strip center retail (4 or more, > 7500 s	LIM	\$3.000M		23-Jan-20				1 Commercial
672-23-025	1875 BELMORE AVE	East Cleveland	44112	151500	Apartments 1-6 units	QTC	\$0		7-Jan-20				1 Commercial
672-25-079	14636 EUCLID AVE	East Cleveland	44112	151400	Franchise food with counter service only	FOR	\$0		7-Jan-20				1 Commercial
673-06-058	1737 CHAPMAN AVE	East Cleveland	44112	151400	Apartments 7-19 units (walk-up)	FOR	\$0		15-Jan-20				1 Commercial
673-06-065	14841 ELDERWOOD A	East Cleveland	44112	151400	Apartments 7-19 units (walk-up)	FOR	\$0		7-Jan-20				1 Commercial
673-07-009	1744 WYMORE AVE	East Cleveland	44112	151400	Apartments 20-39 units (walk-up)	FOR	\$0		16-Jan-20				1 Commercial
673-11-008	15606-15610 EUCLI	East Cleveland	44112	151100	Car wash	FOR	\$0		7-Jan-20				1 Commercial
673-11-009	EUCLID AVE	East Cleveland	44112	151100	Car wash	FOR	\$0		7-Jan-20				1 Commercial
673-18-048	1900 NOBLE RD	East Cleveland	44112	151200	Apartments 7-19 units (walk-up)	FOR	\$0		6-Jan-20				1 Commercial
646-05-001	1081 E 200 ST	Euclid	44117	152502	Manufacturing and assembly, light	COR	\$0		29-Jan-20				1 Industrial
647-10-005	23630 ST CLAIR AV	Euclid	44117	152502	Small shops (machine, tool and die, etc.	PCT	\$0		29-Jan-20				1 Industrial
648-12-006	LAKELAND BLVD	Euclid	44132	152303	Small shops (machine, tool and die, etc.	PCT	\$0		29-Jan-20				1 Industrial
322-04-001	20201 LORAIN RD	Fairview Park	44126	153107	Apartments 40 or more units (garden)	WAR	\$0		3-Jan-20				1 Commercial
322-05-009	20123 LORAIN RD	Fairview Park	44126	153107	Apartments 40 or more units (elevator)	LIM	\$0		21-Jan-20				1 Commercial

Taxable Assessed Building Value	Taxable Assessed Land Value	Taxable Assessed Total Value	Taxable Estimated Market Value	Total EMV Mult.Rcpt. Est. Mkt. Val.	Ratio Price to Value	Buyer Name	Seller Name	Tax Mailing Name
\$40,005	\$98,070	\$138,075	\$394,500			0 COZAD-SRITE, MARGARET-TRUSTEE	SRITE, MARGARET COZAD-BENEFICIARY	COZAD-SRITE, MARGARET-TRUSTEE
\$40,005	\$98,070	\$138,075	\$394,500			0 SRITE, MARGARET COZAD-BENEFICIARY	SRITE, MARGARET COZAD-TRUSTEE	COZAD-SRITE, MARGARET-TRUSTEE
\$40,005	\$98,070	\$138,075	\$394,500			0 SRITE, MARGARET COZAD-TRUSTEE	MILLER, LAURA J SMILEY TRS	COZAD-SRITE, MARGARET-TRUSTEE
\$647,885	\$337,505	\$985,390	\$2,815,400		1.87	RL BEACHWOOD I LLC	ORCHARD'S WAY REALTY REORGANIZATION	RL BEACHWOOD I LLC
\$81,865	\$18,375	\$100,240	\$286,400		0.84	ZGR BROADWAY PROPERTY, LLC	ZIMMERMAN, KIRK & PEGGY	ZGR BROADWAY PROPERTY, LLC
\$12,810	\$16,135	\$28,945	\$82,700		0.36	DE MARCO, DEBORAH	ANDRADE, UYEN NGUYEN	DE MARCO, DEBORAH
\$58,835	\$8,505	\$67,340	\$192,400		0.18	BOHACEK III, FRED J & BOHACEK, SUZA	THREE BLACK KNIGHTS LLC	BOHACEK III, FRED J
\$45,955	\$8,400	\$54,355	\$155,300		0.17	DEOSOLA LLC AND LAM FOODSERVICE CON	2019 CASTLE LLC	DEOSOLA, LLC
\$0	\$0	\$0	\$0	\$0		SCANNELL PROPERTIES #317, LLC	SCANNELL PROPERTIES #317, LLC	SCANNELL PROPERTIES #317, LLC
\$0	\$0	\$0	\$0	\$0		SCANNELL PROPERTIES #317, LLC	SCANNELL PROPERTIES #317, LLC	SCANNELL PROPERTIES #317, LLC
\$0	\$0	\$0	\$0	\$0		SCANNELL PROPERTIES #317, LLC	SCANNELL PROPERTIES #317, LLC	SCANNELL PROPERTIES #317, LLC
\$1,890	\$49,630	\$51,520	\$147,200	\$147,200		0 GOLDBERG INVESTMENT, LLC	COLLIER JERRALL D	GOLDBERG INVESTMENT, LLC
\$25,795	\$12,320	\$38,115	\$108,900	\$162,900		0 MARTINEZ, CAROL J	MARTINEZ, DONALD W	MARTINEZ, CAROL J
\$2,555	\$16,345	\$18,900	\$54,000	\$162,900		0 MARTINEZ, CAROL J	MARTINEZ, DONALD W	MARTINEZ, CAROL J
\$338,800	\$157,045	\$495,845	\$1,416,700		1.76	BALDWIN WALLACE UNIVERSITY	SELF SERVICE MINI STORAGE	BALDWIN WALLACE UNIVERSITY
\$121,730	\$184,065	\$305,795	\$873,700		1.72	OMCO BUILDING CORPORATION	FB ROYALTON II LLC	OMCO BUILDING CORPORATION
\$23,415	\$4,830	\$28,245	\$80,700			0 ALDONS, BRIAN	CLEVELAND EXPRESS LIMOUSINE SERVICE	ALDONS, BRIAN
\$33,880	\$6,895	\$40,775	\$116,500		0.99	NGUYEN, LINH K	MICHALSKE, GEORGIA	NGUYEN, LINH K
\$74,340	\$84,035	\$158,375	\$452,500			0 MLRT LLC	MLRT LLC	BELL STREET PROPERTIES, LLC
\$74,340	\$84,035	\$158,375	\$452,500		1.99	BELL STREET PROPERTIES, LLC	MLRT LLC	BELL STREET PROPERTIES, LLC
\$115,010	\$13,230	\$128,240	\$366,400			0 2549 KENILWORTH LLC	SCRIVENS, SIBYL	2549 KENILWORTH LLC
\$148,120	\$59,955	\$208,075	\$594,500			0 MARTINEZ, CAROL J	MARTINEZ, DONALD	MARTINEZ, CAROL J
\$63,140	\$7,525	\$70,665	\$201,899		1.49	LAKELAND ELECTRIC, INC	ALLEN REALTY LLC	LAKELAND ELECTRIC, INC
\$0	\$0	\$0	\$0			CUYAHOGA HEIGHTS COMMUNITY IMPROVEM	TNT PROPERTIES III LLC	CUYAHOGA HEIGHTS COMMUNITY IMPROVEM
\$10,325	\$1,925	\$12,250	\$35,000			0 STATE OF OHIO FORF CV # 888559	HODGES, ISAAC	STATE OF OHIO FORF CV # 888559
\$1,750	\$1,785	\$3,535	\$10,100			0 STATE OF OHIO FORF CV # 913248	MAYFIELD, LINDA	STATE OF OHIO FORF CV # 913248
\$350	\$5,565	\$5,915	\$16,900			0 STATE OF OHIO FORF CV # 899467	MASON, EMMANUEL,	STATE OF OHIO FORF CV # 899467
\$0	\$2,380	\$2,380	\$6,800			0 FOSTER, ETHEL MAE	FOSTER, LEONARD	FOSTER, ETHEL MAE
\$24,115	\$4,795	\$28,910	\$82,600			0 EDISON INVESTMENT PROPERTIES, LLC	SMITH, MILTON	EDISON INVESTMENT PROPERTIES, LLC
\$728,280	\$123,305	\$851,585	\$2,433,100		1.23	FOREST HILLS BGME, LLC	FOREST HILLS SHOPPING CENTER	FOREST HILLS BGME, LLC
\$11,025	\$6,265	\$17,290	\$49,400			0 HMT DEVELOPMENT CORPORATION	TURN IT UP, LLC	HMT DEVELOPMENT CORPORATION
\$12,075	\$6,825	\$18,900	\$54,000			0 STATE OF OHIO FORF CV # 880192	BAILEY, MACK JR	STATE OF OHIO FORF CV # 880192
\$420	\$4,200	\$4,620	\$13,200			0 STATE OF OHIO FORF CV # 920075	STEWART, LAMONT	STATE OF OHIO FORF CV # 920075
\$12,005	\$3,535	\$15,540	\$44,400			0 STATE OF OHIO FORF CV # 895869	UPSCALE PROPERTIES UNLIMITED LLC	STATE OF OHIO FORF CV # 895869
\$350	\$10,220	\$10,570	\$30,200			0 STATE OF OHIO FORF CV # 911306	FREEMAN, CARLA YVETTE	STATE OF OHIO FORF CV # 911306
\$76,895	\$12,915	\$89,810	\$256,600			0 STATE OF OHIO FORF CV # 897474	D-V I P PROPERTIES & MANAGEMENT G	STATE OF OHIO FORF CV # 897474
\$0	\$15,050	\$15,050	\$43,000			0 STATE OF OHIO FORF CV # 899406	D-V I P PROPERTIES & MANAGEMENT G	STATE OF OHIO FORF CV # 899406
\$490	\$13,720	\$14,210	\$40,600			0 STATE OF OHIO FORF BR # 016871	DAVENPORT, MON CHERI	STATE OF OHIO FORF BR # 016871
\$0	\$47,740	\$47,740	\$136,400			0 1081 E 200 STREET LLC	1081 E 200 STREET LLC	1081 E 200 STREET LLC
\$34,895	\$3,465	\$38,360	\$109,600			0 BARRICK, ANDREW J (ETAL)	BARRICK, FLORENCE	BARRICK, ANDREW J (ETAL)
\$0	\$4,025	\$4,025	\$11,500			0 VARLJEN, MILENA	VARLJEN, MILENA	MILENA VARLJEN
\$1,689,170	\$284,410	\$1,973,580	\$5,638,800			0 200 WEST APARTMENTS, LLC	200 WEST APARTMENTS	200 WEST APARTMENTS, LLC
\$480,725	\$107,765	\$588,490	\$1,681,400			0 PARK TOWER REORGANIZATION LLC	PARK TOWER LTD	PARK TOWER REORGANIZATION LLC

Tax Mailing Address	Tax Mailing Municipality	Tax Mailing State	Tax Mailing Zip code	Taxable + Non-Taxable Est.Mkt.Val.	2000 Census Tract	Dupl. Flag
?? PO BOX 73	GOWER	MO	64454	\$394,500	130105	1
?? PO BOX 73	GOWER	MO	64454	\$394,500	130105	2
?? PO BOX 73	GOWER	MO	64454	\$394,500	130105	0
6500 ROCKSIDE RD	INDEPENDENCE	OH	44131	\$2.815M	131102	0
21821 LIBBY RD	BEDFORD	OH	44146	\$286,400	132301	0
589 BROADWAY AVE	BEDFORD CITY	OH	44146	\$82,700	132100	0
74 FIRST AVE	BEDFORD	OH	44146	\$192,400	132302	0
4838 WESTMINSTER	BROADVIEW HEIGHTS	OH	44147	\$155,300	132302	0
8801 RIVER CROSSI	INDIANAPOLIS	IN	46240		133104	0
8801 RIVER CROSSI	INDIANAPOLIS	IN	46240		133104	0
24700 MILES RD	BEDFORD HTS	OH	44146		133104	0
5141 NORTHFIELD R	BEDFORD	OH	44146	\$147,200	133103	0
659 PROSPECT RD	BEREA	OH	44017	\$108,900	134206	0
656 PROSPECT RD	BEREA	OH	44017	\$54,000	134206	0
275 EASTLAND RD	BEREA	OH	44017	\$1.416M	134204	0
3993 E ROYAL	BROADVIEW HEIGHTS	OH	44147	\$873,700	136103	0
5297 W 137 ST	BROOKPARK	OH	44142	\$80,700	138109	0
4732 SUNNY LN	CLEVELAND	OH	44114	\$116,500	137102	0
30 NORTH MAIN ST	CHAGRIN FALLS	OH	44022	\$452,500	195500	0
30 NORTH MAIN ST	CHAGRIN FALLS	OH	44022	\$452,500	195500	0
2549 KENILWORTH R	CLEVELAND HTS	OH	44106	\$366,400	141100	0
659 PROSPECT RD	BEREA	OH	44017	\$594,500	192200	0
5350 GRANT AVE	CUYAHOGA HTS	OH	44125	\$201,900	192200	0
4863 E 71 ST	CLEVELAND	OH	44125		192200	0
1684 E 133 ST	EAST CLEVELAND	OH	44112	\$35,000	150300	0
1749 HAYDEN AVE	EAST CLEVELAND	OH	44112	\$10,100	150300	0
13304 FIRST AVE	EAST CLEVELAND	OH	44112	\$16,900	150300	0
551B CORKHILL RD	BEDFORD	OH	44146	\$6,800	151100	0
1642 LOCKWOOD AVE	CLEVELAND	OH	44112	\$82,600	151800	0
199 S HIGH	COLUMBUS	OH	43215	\$2.433M	151500	0
16180 GLYNN RD	CLEVELAND	OH	44112	\$49,400	151500	0
14636 EUCLID AVE	CLEVELAND	OH	44112	\$54,000	151400	0
880 E 144 S	CLEVELAND	OH	44110	\$13,200	151400	0
14841 ELDERWOOD A	EAST CLEVELAND	OH	44112	\$44,400	151400	0
1744 WYMORE AVE	CLEVELAND	OH	44112	\$30,200	151400	0
15608 EUCLID AVE	EAST CLEVELAND	OH	44112	\$256,600	151100	0
15608 EUCLID AVE	EAST CLEVELAND	OH	44112	\$43,000	151100	0
1900 NOBLE RD	EAST CLEVELAND	OH	44112	\$40,600	151200	0
2625 SNOWBERRY LN	CLEVELAND	OH	44124	\$136,400	152502	0
25370 S WOODL	BEACHWOOD	OH	44122	\$109,600	152502	0
6020 SEA PINES DR	MENTOR	OH	44060	\$11,500	152303	0
20201 LORAIN RD	FAIRVIEW PRK	OH	44126	\$5.638M	153107	0
20123 LORAIN RD	FAIRVIEW PRK	OH	44126	\$1.681M	153107	0

**Commercial/Industrial Transfers, by Suburb, January 2020**

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Parcel Number	Parcel Address	Parcel Municipality	Parcel Zip	2010 Census Tract	Land Use Type	Deed Type	Transfer Price	Conveyance Flag	Transfer Date	Receipt Number	Filing Number	Number of Parcels Combined (\$)	Property Class
323-23-006	20770 LORAIN RD	Fairview Park	44126	153105	Nursing home	LIM	\$0		2-Jan-20				1 Commercial
541-13-022	8909 GARFIELD BLV	Garfield Heights	44125	154100	General retail with walk-up apartments	QTC	\$75,000		6-Jan-20				1 Commercial
541-26-044	9726 PARK HEIGHTS	Garfield Heights	44125	154501	Other commercial structures	FID	\$70,000		21-Jan-20				1 Commercial
542-03-005	5143 CANAL RD	Garfield Heights	44125	154400	Restaurant, cafeteria	LND	\$0		24-Jan-20				1 Commercial
543-13-006	12575 ROCKSIDE RD	Garfield Heights	44125	154502	Medical clinics and offices	FID	\$524,200		7-Jan-20				1 Commercial
546-19-026	E 144 ST	Garfield Heights	44128	154700	Loose material and storage yard	FOR	\$0		14-Jan-20				1 Industrial
546-19-034	E 144 ST	Garfield Heights	44128	154700	Loose material and storage yard	FOR	\$0		6-Jan-20				1 Industrial
546-19-067	E 146 ST	Garfield Heights	44128	122200	Loose material and storage yard	FOR	\$0		6-Jan-20				1 Industrial
991-15-004	7680-90 BOND ST	Glenwillow	44139	195700	Small shops (machine, tool and die, etc.	WAR	\$0		8-Jan-20				1 Industrial
991-15-004	7680-90 BOND ST	Glenwillow	44139	195700	Small shops (machine, tool and die, etc.	WHI	\$557,250		14-Jan-20				1 Industrial
561-14-006	WEST CANAL RD	Independence	44131	156101	Equipment and machinery storage yard	LIM	\$1.483M		21-Jan-20	959814			2 Industrial
561-14-007	WEST CANAL RD	Independence	44131	156101	Equipment and machinery storage yard	LIM	\$1.352M		10-Jan-20	958410			2 Industrial
564-21-003	8801 E PLEASANT V	Independence	44131	156102	Research and development facilities	LIM	\$1.200M		21-Jan-20				1 Industrial
311-16-013	18246 SLOANE AVE	Lakewood	44107	160700	Auto repair garage	SUR	\$115,000		24-Jan-20				1 Commercial
311-19-099	1407 OWEGO AVE	Lakewood	44107	160800	Apartments 7-19 units (walk-up)	WAR	\$418,625		23-Jan-20				1 Commercial
312-09-017	LAKE AVE	Lakewood	44107	160601	Commercial vacant land	PLT	\$0		8-Jan-20		AFN202001080539		1 Commercial
312-20-057	14122 DETROIT AVE	Lakewood	44107	160500	Apartments 1-6 units	WHI	\$90,000		23-Jan-20				1 Commercial
312-29-037	1265 FRY AVE	Lakewood	44107	160602	Apartments 1-6 units	WAR	\$0		24-Jan-20				1 Commercial
313-18-018	17308 MADISON AVE	Lakewood	44107	160900	Office buildings - 1 and 2 stories	WAR	\$350,000		16-Jan-20				1 Commercial
315-18-017	13315 MADISON AVE	Lakewood	44107	161500	General retail with walk-up apartments	WAR	\$384,000		8-Jan-20				1 Commercial
315-22-094	12501 PLOVER ST	Lakewood	44107	161800	Apartments 1-6 units	FID	\$154,800		21-Jan-20				1 Commercial
781-09-035	BROADWAY AVE	Maple Heights	44137	171103	General retail with walk-up apartments	FOR	\$0		14-Jan-20				1 Commercial
781-12-002	16001 BROADWAY AV	Maple Heights	44137	171103	Other commercial structures	WAR	\$70,000		14-Jan-20				1 Commercial
782-16-029	5130 NORTHFIELD R	Maple Heights	44137	171104	Franchise auto service center	WAR	\$0		31-Jan-20	961390			2 Commercial
782-16-032	NORTHFIELD RD	Maple Heights	44137	171104	Franchise auto service center	WAR	\$0		31-Jan-20	961390			2 Commercial
861-13-011	6065 MAYFIELD RD	Mayfield Heights	44124	172102	Small (under 7500 sq. ft.) detached reta	SHF	\$0		22-Jan-20				1 Commercial
371-10-002	18170 BAGLEY RD	Middleburg Heights	44130	173104	Auto repair garage	LIM	\$2.600M		30-Jan-20				1 Commercial
372-18-030	6886 PEARL RD	Middleburg Heights	44130	173103	Office buildings - 1 and 2 stories	LIM	\$510,000		3-Jan-20				1 Commercial
373-21-006	7540-07546 PEARL	Middleburg Heights	44130	173107	Apartments 1-6 units	WAR	\$0		17-Jan-20				1 Commercial
373-33-058	7500 PEARL RD	Middleburg Heights	44130	173107	Medical clinics and offices	WAR	\$257,500		3-Jan-20				1 Commercial
374-18-007	16600 SPRAGUE RD	Middleburg Heights	44130	173106	Office buildings - 3 or more stories (el	LIM	\$1.250M		31-Jan-20				1 Commercial
231-28-003	23900-04 LORAIN R	North Olmsted	44070	174106	Other retail structures	QTC	\$0		30-Jan-20	961007			2 Commercial
231-28-003	23900-04 LORAIN R	North Olmsted	44070	174106	Other retail structures	QTC	\$0		30-Jan-20	961008			2 Commercial
231-28-004	23906 LORAIN RD	North Olmsted	44070	174106	Commercial vacant land	QTC	\$0		30-Jan-20	961007			2 Commercial
231-28-004	23906 LORAIN RD	North Olmsted	44070	174106	Commercial vacant land	QTC	\$0		30-Jan-20	961008			2 Commercial
232-26-008	26508-20 LORAIN A	North Olmsted	44070	174105	Discount stores and junior department st	SHF	\$3.133M		6-Jan-20				1 Commercial
234-01-014	MAPLE DR	North Olmsted	44070	174103	Industrial vacant land	FOR	\$0		14-Jan-20				1 Industrial
234-10-049	30791 LORAIN RD	North Olmsted	44070	174203	Restaurant, cafeteria	WAR	\$210,000		15-Jan-20	959031			2 Commercial
234-10-050	30791 LORAIN AVE	North Olmsted	44070	174203	Commercial vacant land	WAR	\$210,000		15-Jan-20	959031			2 Commercial
234-14-001	29645 LORAIN RD	North Olmsted	44070	174203	Small (under 7500 sq. ft.) detached reta	WAR	\$0		3-Jan-20				1 Commercial
234-14-033	29709 LORAIN RD	North Olmsted	44070	174203	Commercial vacant land	COR	\$0		31-Jan-20				1 Commercial
771-03-001	21501 EMERY RD	North Randall	44128	193800	Sport and public assembly facility	LIM	\$0		24-Jan-20	960326			2 Commercial
771-09-001	21800 EMERY RD	North Randall	44128	193800	Strip center retail (4 or more, > 7500 s	AFF	\$0		7-Jan-20	957699			2 Commercial

Taxable Assessed Building Value	Taxable Assessed Land Value	Taxable Assessed Total Value	Taxable Estimated Market Value	Total EMV Mult.Rcpt. Est. Mkt. Val.	Ratio Price to Value	Buyer Name	Seller Name	Tax Mailing Name
\$0	\$443,835	\$443,835	\$1,268,100			0 FAIRVIEW PARK HOLDINGS, LLC	GARNETT HEALTH CAMPUS, LLC	FAIRVIEW PARK HOLDINGS, LLC
\$35,420	\$4,585	\$40,005	\$114,300		0.66	HOUSTON, CURTIS L	RICCO, CHARLES G & BARBARA A (TRU	HOUSTON, CURTIS L
\$20,895	\$3,605	\$24,500	\$70,000		1	HATTON, THOMAS	RYBA JOYCE M TRUSTEE	HATTON, THOMAS
\$27,545	\$34,335	\$61,880	\$176,800		0	ZOTFY LLC (VENDOR)	ZOTFY LLC	ZOTFY LLC (VENDOR)
\$78,260	\$32,970	\$111,230	\$317,800		1.65	ROCKSIDE RD HOLDINGS LLC	PATACCA, THOMAS R , D D S	ROCKSIDE RD HOLDINGS LLC
\$0	\$350	\$350	\$1,000		0	STATE OF OHIO FORF BR # 015725	LEONE, MARIO C (TRUSTEE)	STATE OF OHIO FORF BR # 015725
\$0	\$315	\$315	\$900		0	STATE OF OHIO FORF BR # 015680	MARLBORO ENTR LTD, LLC	STATE OF OHIO FORF BR # 015680
\$0	\$2,345	\$2,345	\$6,700		0	STATE OF OHIO FORF BR # 015474	LEONE, MARIO C (TRUSTEE)	STATE OF OHIO FORF BR # 015474
\$323,855	\$66,220	\$390,075	\$1,114,500		0	DAN BOND, LLC	DMD HOLDINGS LLC	DAN BOND, LLC
\$323,855	\$66,220	\$390,075	\$1,114,500		0.5	DMD HOLDINGS, LLC ET AL	DAN BOND, LLC	DAN BOND, LLC
\$0	\$0	\$0	\$0	\$0		BLUE OVAL INVESTMENT PROPERTIES, LL	V F HOLDINGS	BLUE OVAL INVESTMENT PROPERTIES, LL
\$0	\$0	\$0	\$0	\$0		TMG INVESTMENT PROPERTIES, LLC	V F HOLDINGS	TMG INVESTMENT PROPERTIES, LLC
\$326,060	\$88,725	\$414,785	\$1,185,100		1.01	CSA AMERICA TESTING & CERTIFICATION	SCHNELL, EDWARD J	CSA AMERICA TESTING & CERTIFICATION
\$15,820	\$15,750	\$31,570	\$90,200		1.27	ONK, JEREMY P & ONK, JONATHAN F	LANGFORD, JOHNNY	ONK, JEREMY P & ONK, JONATHAN F
\$50,925	\$24,290	\$75,215	\$214,900		1.95	AESLEHC MS LLC	CLEVELAND VENTURA INVESTMENTS LLC	AESLEHC MS LLC
\$0	\$158,130	\$158,130	\$451,800		0	12700 LAKE AVENUE CONDOMINIUM ASSOC	12700 LAKE AVENUE CONDOMINIUM ASSOC	12700 LAKE AVENUE CONDOMINIUM ASSOC
\$48,440	\$18,305	\$66,745	\$190,700		0.47	KLICEK, HELEN & SINREICH, ANTHONY	TISCHLER MIKE & HELEN KLICEK	KLICEK, HELEN
\$49,840	\$10,815	\$60,655	\$173,300		0	UDL 1265 FRY AVE LLC	HEINRICH, THOMAS J	UDL 1265 FRY AVE LLC
\$38,115	\$18,480	\$56,595	\$161,700		2.16	17308 MADISON AVE , LLC	THK INTERNATIONAL LLC	17308 MADISON AVE , LLC
\$56,315	\$8,225	\$64,540	\$184,400		2.08	KM CAPITAL LLC	DJD INVESTMENT CO , LTD	KM CAPITAL LLC
\$34,930	\$4,375	\$39,305	\$112,300		1.38	JULIUS PATRICK INDUSTRIES, LLC	GATES, HENRY A CO TRST	JULIUS PATRICK INDUSTRIES, LLC
\$0	\$4,375	\$4,375	\$12,500		0	STATE OF OHIO FORF BR # 0177880	BROADWAY ASSOCIATES LTD	STATE OF OHIO FORF BR # 0177880
\$3,150	\$12,425	\$15,575	\$44,500		1.57	RAJ COMMERCIAL INC	WEST SIXTH PLACE MANAGEMENT, INC	RAJ COMMERCIAL INC
\$68,390	\$26,880	\$95,270	\$272,200	\$365,200	0	GHC SHAKER PROPERTIES, LLC	MUFFLER MAN SUPPLY CO	GHC SHAKER PROPERTIES, LLC
\$0	\$32,550	\$32,550	\$93,000	\$365,200	0	GHC SHAKER PROPERTIES, LLC	MUFFLER MAN SUPPLY CO	GHC SHAKER PROPERTIES, LLC
\$28,805	\$37,030	\$65,835	\$188,100		0	EMMET INC	MAYSUN REALTY ASSOCIATES, INC	EMMET INC
\$228,305	\$356,440	\$584,745	\$1,670,700		1.56	MBH CLEAN CANE, LLC	SUNCARE IX, LTD	MBH CLEAN CANE, LLC
\$75,285	\$71,680	\$146,965	\$419,900		1.21	DAPAWL MANAGEMENT LLC	6886 PEARL ROAD LLC	DAPAWL MANAGEMENT LLC
\$128,835	\$27,930	\$156,765	\$447,900		0	VITCO PROPERTIES, LLC	RAGONE, VITOSANTE	VITCO PROPERTIES, LLC
\$42,385	\$17,465	\$59,850	\$171,000		1.51	GERALD E NANNE, LLC	ZARZYCKI, SHARON L	GERALD E NANNE, LLC
\$608,615	\$276,885	\$885,500	\$2,530,000		0.49	OPTIMUS DEVELOPMENT LLC	AUTO-OWNERS INSURANCE COMPANY	OPTIMUS DEVELOPMENT LLC
\$97,580	\$193,025	\$290,605	\$830,300	\$1,026,600	0	S K & K REAL ESTATE HOLDINGS, LLC	SCHMIDT DORIS	S K & K REAL ESTATE HOLDINGS, LLC
\$97,580	\$193,025	\$290,605	\$830,300	\$1,026,600	0	S K & K REAL ESTATE HOLDINGS, LLC	S K & K REAL ESTATE HOLDINGS, LLC	S K & K REAL ESTATE HOLDINGS, LLC
\$0	\$68,705	\$68,705	\$196,300	\$1,026,600	0	S K & K REAL ESTATE HOLDINGS, LLC	SCHMIDT, DORIS	S K
\$0	\$68,705	\$68,705	\$196,300	\$1,026,600	0	S K & K REAL ESTATE HOLDINGS, LLC	S K & K REAL ESTATE HOLDINGS, LLC	S K
\$1,217,510	\$787,185	\$2,004,695	\$5,727,700		0.55	26508-26532 LORAIN ROAD HOLDINGS LL	SPARKY BABY LLC	26508-26532 LORAIN ROAD HOLDINGS LL
\$0	\$1,190	\$1,190	\$3,400		0	STATE OF OHIO FORF BR # 017760	VERBA, SUSAN 1/3	STATE OF OHIO FORF BR # 017760
\$24,255	\$20,720	\$44,975	\$128,500	\$186,600	1.13	DJ'S LIMITED, INC	HYRAIN 37, LLC	DJ'S LIMITED, INC
\$0	\$20,335	\$20,335	\$58,100	\$186,600	1.13	DJ'S LIMITED, INC	HYRAIN 37, LLC	DJ'S LIMITED, INC
\$26,075	\$28,875	\$54,950	\$157,000		0	SCHNEIDER'S PM LLC	SCHNEIDER'S MOBILE HOMES, LLC	SCHNEIDER'S PM LLC
\$0	\$0	\$0	\$0			OMNI SLF NORTH OLMSTED, LLC	OMNI SLF NORTH OLMSTED, LLC	OMNI SLF NORTH OLMSTED, LLC
\$16,897,265	\$2,302,685	\$19,199,950	\$54,857,000	\$59,617,900	0	CLEVELAND PROPCO II LLC	THISTLEDOWN RACETRACK, LLC	CLEVELAND PROPCO II LLC
\$392,805	\$119,700	\$512,505	\$1,464,300	\$2,349,100	0	WELLS, THOMAS M (SUCTRST)	BOLGER, DAVID F (TRS)	21900 EMERY ROAD OH, LLC

Tax Mailing Address	Tax Mailing Municipality	Tax Mailing State	Tax Mailing Zip code	Taxable + Non-Taxable Est.Mkt.Val.	2000 Census Tract	Dupl. Flag
38642 CENTER RIDG	NORTH RIDGEVILLE	OH	44039	\$11.353M	153105	0
8909 GARFIELD BLV	GARFIELD HTS	OH	44125	\$114,300	154100	0
8896 RIVERWOOD DR	NORTH RIDGEVILLE	OH	44039	\$70,000	154501	0
5143 CANAL RD	GARFIELD HTS	OH	44125	\$176,800	154400	0
375 N STEPH	HENDERSON	NV	89014	\$352,900	154502	0
?? E 146 S	GARFIELD HTS	OH	44128	\$1,000	154700	0
?? E 144 S	CLEVELAND	OH	44128	\$900	154700	0
?? E 146 S	GARFIELD HTS	OH	44128	\$6,700	154700	0
7690 BOND ST	GLENWILLOW	OH	44139	\$1.114M	195100	0
7690 BOND ST	GLENWILLOW	OH	44139	\$1.114M	195100	0
?? W CANAL	VALLEY VIEW	OH	44125		156101	0
5715 CANAL RD	CLEVELAND	OH	44125		156101	0
8201 E PLEAS	INDEPENDENCE	OH	44131	\$1.185M	156102	0
36202 FALCON CRES	AVON	OH	44011	\$90,200	160700	0
1697 BROADWAY	NEW YORK	NY	10019	\$214,900	160800	0
12700 LAKE AVE	LAKESWOOD	OH	44107	\$451,800	160601	0
14122 DETROIT AVE	LAKESWOOD	OH	44107	\$190,700	160500	0
2100 DOWD AVE	LAKESWOOD	OH	44107	\$173,300	160602	0
14900 DETROIT AVE	LAKESWOOD	OH	44107	\$161,700	160900	0
13315 MADISON AVE	LAKESWOOD	OH	44107	\$184,400	161500	0
5845 ELM HILL DR	OLON	OH	44139	\$112,300	161800	0
?? BROADWAY AVE	MAPLE HTS	OH	44137	\$12,500	171103	0
16001 BROADWAY AV	MAPLE HTS	OH	44137	\$44,500	171103	0
3121 OSAGE WAY	BROADVIEW HEIGHTS	OH	44147	\$272,200	171104	0
5130 NORTHFIELD R	MAPLE HEIGHTS	OH	44146	\$93,000	171104	0
5495 N WOODS	OLON	OH	44139	\$188,100	172102	0
13375 NATIONAL RD	REYNOLDSBURG	OH	43068	\$1.670M	173104	0
PO 9547	CINCINNATI	OH	45209	\$419,900	173103	0
7596 W 130 S	CLEVELAND	OH	44130	\$447,900	173107	0
7500 PEARL RD	MIDDLEBURG HTS	OH	44130	\$171,000	173107	0
13477 PROSPECT RD	STRONGSVILLE	OH	44149	\$2.530M	173106	0
29753 LAFAYETTE W	WESTLAKE	OH	44145	\$830,300	174106	1
29753 LAFAYETTE W	WESTLAKE	OH	44145	\$830,300	174106	0
23903 LORAIN RD	NORTH OLMSTED	OH	44070	\$196,300	174106	1
23903 LORAIN RD	NORTH OLMSTED	OH	44070	\$196,300	174106	0
7501 WISCONSIN AV	BETHESDA	MD	20814	\$5.727M	174105	0
?? MAPLE DR	NORTH OLMSTED	OH	44070	\$3,400	174103	0
41096 RAVINES EDG	LAGRANGE	OH	44050	\$128,500	174203	0
41096 RAVINES EDG	LAGRANGE	OH	44050	\$58,100	174203	0
6314 FITCH RD	OLMSTED TOWNSHIP	OH	44138	\$157,000	174203	0
23205 MERCANTILE	BEACHWOOD	OH	44122		174203	0
580 MONROE AVE	DETROIT	MI	48226	\$54.857M	193800	0
79 CHESTNUT ST	RIDGEWOOD	NJ	7450	\$1.464M	193800	0

**Commercial/Industrial Transfers, by Suburb, January 2020**

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	2010 Census Tract	Land Use Type	Deed Type	Transfer Price	Conveyance Flag	Transfer Date	Receipt Number	Filing Number	Number of Parcels Combined (\$)	Property Class
771-09-001	21800 EMERY RD	North Randall	44128	193800	Strip center retail (4 or more, > 7500 s	QTC	\$0		7-Jan-20	957702			2 Commercial
771-09-039	21900-22080 EMERY	North Randall	44128	193800	Discount stores and junior department st	AFF	\$0		7-Jan-20	957699			2 Commercial
771-09-039	21900-22080 EMERY	North Randall	44128	193800	Discount stores and junior department st	QTC	\$0		7-Jan-20	957702			2 Commercial
483-06-014	12424 YORK RD	North Royalton	44133	175103	Commercial warehouse (under 75,000 sq. f	WAR	\$0		13-Jan-20				1 Commercial
483-15-031	9761 YORK ALPHA D	North Royalton	44133	175103	Manufacturing and assembly, light	WAR	\$433,000		24-Jan-20				1 Industrial
488-02-012	12608 STATE RD	North Royalton	44133	175105	Other commercial structures	WAR	\$0		29-Jan-20	960806			2 Commercial
488-06-007	13427 RIDGE RD	North Royalton	44133	175105	Commercial vacant land	DEE	\$25,000		31-Jan-20				1 Commercial
795-45-301	7601 FIRST PL	Oakwood	44146	195700	Residential condominiums	WAR	\$65,000		31-Jan-20				1 Commercial
262-15-010	26908-26928 COOK	Olmsted Township	44138	190503	Strip center retail (4 or more, > 7500 s	WAR	\$0		29-Jan-20				1 Commercial
901-03-037	HARVARD RD	Orange	44122	194900	Commercial vacant land	LIM	\$0		11-Jan-20		AFN201901110431		1 Commercial
441-25-304	12000 SNOW RD	Parma	44130	177101	Residential condominiums	LIM	\$1.600M		27-Jan-20	960542			8 Commercial
441-25-305	12000 SNOW RD	Parma	44130	177101	Residential condominiums	LIM	\$1.600M		27-Jan-20	960542			8 Commercial
441-25-310	12000 SNOW RD	Parma	44130	177101	Residential condominiums	LIM	\$1.600M		27-Jan-20	960542			8 Commercial
441-25-311	12000 SNOW RD	Parma	44130	177101	Residential condominiums	LIM	\$1.600M		27-Jan-20	960542			8 Commercial
441-25-312	12000 SNOW RD	Parma	44130	177101	Residential condominiums	LIM	\$1.600M		27-Jan-20	960542			8 Commercial
441-25-314	12000 SNOW RD	Parma	44130	177101	Residential condominiums	LIM	\$1.600M		27-Jan-20	960542			8 Commercial
441-25-315	12000 SNOW RD	Parma	44130	177101	Residential condominiums	LIM	\$1.600M		27-Jan-20	960542			8 Commercial
441-25-329	12100 SNOW RD	Parma	44129	177101	Residential condominiums	LIM	\$1.600M		27-Jan-20	960542			8 Commercial
442-17-037	5222 RIDGE RD	Parma	44129	177103	Restaurant, cafeteria	WAR	\$140,000		10-Jan-20				1 Commercial
442-17-038	RIDGE RD	Parma	44129	177103	Restaurant, cafeteria	WAR	\$50,000		10-Jan-20				1 Commercial
443-20-019	5380 PEARL RD	Parma	44129	177104	Franchise food with counter service only	LIM	\$1.910M		8-Jan-20				1 Commercial
448-17-020	6475 RIDGE RD	Parma	44129	177405	Apartments 1-6 units	SUR	\$240,000		31-Jan-20				1 Commercial
453-19-001	BISCAYNE BLVD	Parma	44134	177505	Commercial vacant land	LIM	\$0		21-Jan-20	959906			2 Commercial
453-20-020	7656 BROADVIEW RD	Parma	44134	177505	Apartments 40 or more units (elevator)	LIM	\$0		21-Jan-20	959906			2 Commercial
456-08-001	7360 YORK RD	Parma	44130	177604	Full service bank	LIM	\$1.029M		23-Jan-20	960217			4 Commercial
456-08-003	YORK RD	Parma	44130	177604	Commercial vacant land	LIM	\$1.029M		23-Jan-20	960217			4 Commercial
456-08-004	4300 YORK AVE	Parma	44130	177604	Full service bank	LIM	\$1.029M		23-Jan-20	960217			4 Commercial
456-08-006	7360 YORK RD	Parma	44130	177604	Full service bank	LIM	\$1.029M		23-Jan-20	960217			4 Commercial
473-12-019	12215 HUFFMAN RD	Parma Heights	44130	178101	Auto repair garage	WAR	\$325,000		30-Jan-20				1 Commercial
473-34-008	6555 PEARL RD	Parma Heights	44130	178205	Full service bank	LIM	\$1.036M		23-Jan-20				1 Commercial
662-30-081	754 RICHMOND RD	Richmond Heights	44143	180102	Office buildings - 1 and 2 stories	WAR	\$713,500		22-Jan-20				1 Commercial
301-20-008	19111 DETROIT RD	Rocky River	44116	181203	Office buildings - 3 or more stories (el	QTC	\$0		29-Jan-20	960931			2 Commercial
301-20-008	19111 DETROIT RD	Rocky River	44116	181203	Office buildings - 3 or more stories (el	QTC	\$0		29-Jan-20	960932			2 Commercial
301-20-011	19115 DETROIT RD	Rocky River	44116	181203	Small (under 7500 sq. ft.) detached reta	QTC	\$0		29-Jan-20	960931			2 Commercial
301-20-011	19115 DETROIT RD	Rocky River	44116	181203	Small (under 7500 sq. ft.) detached reta	QTC	\$0		29-Jan-20	960932			2 Commercial
303-30-303	21875 CENTER RIDG	Rocky River	44116	181201	Residential condominiums	QTC	\$0		22-Jan-20				1 Commercial
303-30-341	21851 CENTER RIDG	Rocky River	44116	181201	Residential condominiums	QTC	\$7,500		27-Jan-20				1 Commercial
735-17-017	CHAGRIN BLVD	Shaker Heights	44120	183502	Strip center retail (4 or more, > 7500 s	PLT	\$0		10-Jan-20	958398	AFN202001100305		2 Commercial
736-27-057	3680 NORWOOD RD	Shaker Heights	44122	183605	Apartments 7-19 units (walk-up)	WAR	\$0		16-Jan-20	959288			2 Commercial
736-27-060	3694 WARRENSVILLE	Shaker Heights	44122	183605	Apartments 7-19 units (walk-up)	WAR	\$0		16-Jan-20				1 Commercial
736-27-068	3725-33 WARRENSVI	Shaker Heights	44122	183605	Apartments 40 or more units (garden)	WAR	\$0		16-Jan-20	959284			2 Commercial
736-27-070	3747-55 WARRENSVI	Shaker Heights	44122	183605	Apartments 40 or more units (garden)	WAR	\$0		16-Jan-20	959284			2 Commercial
736-28-057	NORWOOD BLVD	Shaker Heights	44122	183605	Apartments 7-19 units (walk-up)	WAR	\$0		16-Jan-20	959288			2 Commercial

Taxable Assessed Building Value	Taxable Assessed Land Value	Taxable Assessed Total Value	Taxable Estimated Market Value	Total EMV Mult.Rcpt. Est. Mkt. Val.	Ratio Price to Value	Buyer Name	Seller Name	Tax Mailing Name
\$392,805	\$119,700	\$512,505	\$1,464,300	\$2,349,100	0	21900 EMERY ROAD OH, LLC	WELLS, THOMAS M (SUCTRST)	21900 EMERY ROAD OH, LLC
\$157,990	\$151,690	\$309,680	\$884,800	\$2,349,100	0	WELLS, THOMAS M (SUCTRST)	BOLGER, DAVID F TRUST	21900 EMERY ROAD OH, LLC
\$157,990	\$151,690	\$309,680	\$884,800	\$2,349,100	0	21900 EMERY ROAD OH, LLC	WELLS, THOMAS M (SUCTRST)	21900 EMERY ROAD OH, LLC
\$81,200	\$25,060	\$106,260	\$303,600		0	VISANTE PROPERTIES, LLC	RAGONE, VITOSANTE	VISANTE PROPERTIES, LLC
\$184,415	\$30,100	\$214,515	\$612,900		0.71	YORK INDUSTRIAL PROPERTIES LLC	9761 YORK ALPHA DRIVE LLC	YORK INDUSTRIAL PROPERTIES LLC
\$190,155	\$87,990	\$278,145	\$794,700	\$794,700	0	LISCO, LYNN M (TRS) & LISCO, ILSE	LISCO, ILSE TRS	LISCO, LYNN M & ILSE (TRUSTEES)
\$0	\$26,180	\$26,180	\$74,800		0.33	OSWGI LLC	BUESCH, RICHARD	OSWGI LLC
\$17,325	\$5,250	\$22,575	\$64,500		1.01	THIRD STREET PARTNERS WILLOUGHBY, L	G W GILL SEWER & DRAIN, INC	THIRD STREET PARTNERS WILLOUGHBY, L
\$339,990	\$251,230	\$591,220	\$1,689,200		0	GREENBROOKE PLAZA HOLDINGS, LLC	OLMSTED TOWNSHIP PROPERTIES LLC	GREENBROOKE PLAZA HOLDINGS, LLC
\$0	\$290,185	\$290,185	\$829,100		0	DRURY SOUTHWEST, INC	CHAGRIN EXCHANGE, LLC	DRURY SOUTHWEST, INC
\$39,865	\$8,890	\$48,755	\$139,300	\$1,439,200	1.11	ENTERPRISE BMV, LLC	THE SAVRON GROUP LLC	ENTERPRISE BMV, LLC
\$39,725	\$9,030	\$48,755	\$139,300	\$1,439,200	1.11	ENTERPRISE BMV, LLC	THE SAVRON GROUP LLC	ENTERPRISE BMV, LLC
\$39,865	\$8,890	\$48,755	\$139,300	\$1,439,200	1.11	ENTERPRISE BMV, LLC	THE SAVRON GROUP LLC	ENTERPRISE BMV, LLC
\$39,760	\$8,995	\$48,755	\$139,300	\$1,439,200	1.11	ENTERPRISE BMV, LLC	THE SAVRON GROUP LLC	ENTERPRISE BMV, LLC
\$39,760	\$8,995	\$48,755	\$139,300	\$1,439,200	1.11	ENTERPRISE BMV, LLC	THE SAVRON GROUP LLC	ENTERPRISE BMV, LLC
\$39,900	\$8,855	\$48,755	\$139,300	\$1,439,200	1.11	ENTERPRISE BMV, LLC	THE SAVRON GROUP LLC	ENTERPRISE BMV, LLC
\$115,360	\$25,830	\$141,190	\$403,400	\$1,439,200	1.11	ENTERPRISE BMV, LLC	THE SAVRON GROUP LLC	ENTERPRISE BMV, LLC
\$57,155	\$12,845	\$70,000	\$200,000	\$1,439,200	1.11	ENTERPRISE BMV, LLC	THE SAVRON GROUP, LLC	ENTERPRISE BMV, LLC
\$39,690	\$8,400	\$48,090	\$137,400		1.02	CDJ MARKETING, INC	2 OF US LLC	CDJ MARKETING, INC
\$0	\$16,765	\$16,765	\$47,900		1.04	CDJ MARKETING, INC	2 OF US, LLC	CDJ MARKETING, INC
\$91,105	\$41,860	\$132,965	\$379,900		5.03	PAMSING, LLC	BKM INVESTMENT CO , LLC	PAMSING, LLC
\$45,710	\$17,780	\$63,490	\$181,400		1.32	DENIGRIS, FRANK G & DANIELA V	MILANO, SALVATORE & PAUL, FORTUNATA	DENIGRIS, FRANK G & DANIELA V
\$0	\$6,265	\$6,265	\$17,900	\$4,599,800	0	PLEASANT VALLEY REORGANIZATION, LLC	PLEASANT VALLEY APARTMENTS,	PLEASANT VALLEY REORGANIZATION, LLC
\$989,625	\$614,040	\$1,603,665	\$4,581,900	\$4,599,800	0	PLEASANT VALLEY REORGANIZATION, LLC	PLEASANT VALLEY APARTMENTS	PLEASANT VALLEY REORGANIZATION, LLC
\$174,405	\$32,760	\$207,165	\$591,900	\$757,500	1.36	SPP CITIZENS NLREF V, LLC	ARC CBPMAOH002, LLC	SPP CITIZENS NLREF V, LLC
\$0	\$12,005	\$12,005	\$34,300	\$757,500	1.36	SPP CITIZENS NLREF V, LLC	ARC CBPMAOH002, LLC	1215 SUPERIOR , LLC
\$0	\$17,920	\$17,920	\$51,200	\$757,500	1.36	SPP CITIZENS NLREF V, LLC	ARC CBPMAOH002, LLC	1215 SUPERIOR , LLC
\$6,195	\$21,840	\$28,035	\$80,100	\$757,500	1.36	SPP CITIZENS NLREF V, LLC	ARC CBPMAOH002, LLC	1215 SUPERIOR , LLC
\$36,225	\$60,375	\$96,600	\$276,000		1.18	SHUBH LABH PROPERTIES LLC	NAJAR EBRAHIM E	SHUBH LABH PROPERTIES LLC
\$182,945	\$121,170	\$304,115	\$868,900		1.19	SPP CITIZENS NLREF V, LLC	ARC CBPMHOH001, LLC	SPP CITIZENS NLREF V, LLC
\$151,270	\$92,400	\$243,670	\$696,200		1.02	CENTURY FEDERAL CREDIT UNION	CARDINAL COMMUNITY CREDIT UNION	CENTURY FEDERAL CREDIT UNION
\$598,325	\$206,360	\$804,685	\$2,299,100	\$2,689,800	0	RIVER TERRACE LLC	RIVER TERRACE LTD PARTN	RIVER TERRACE LLC
\$598,325	\$206,360	\$804,685	\$2,299,100	\$2,689,800	0	RIVER TERRACE LLC	RIVER TERRACE LLC	RIVER TERRACE LLC
\$100,380	\$36,365	\$136,745	\$390,700	\$2,689,800	0	RIVER TERRACE LLC	RIVER TERRACE ANNEX LLC	RIVER TERRACE LLC
\$100,380	\$36,365	\$136,745	\$390,700	\$2,689,800	0	RIVER TERRACE LLC	RIVER TERRACE LLC	RIVER TERRACE LLC
\$44,205	\$2,800	\$47,005	\$134,300		0	WISE, MARTIN J & WISE, JAMES A	KTKAC, LLC	JIMARTY LLC
\$2,170	\$385	\$2,555	\$7,300		1.03	JIMARTY LLC	KTKAC, LLC	JIMARTY LLC
\$1,091,370	\$472,010	\$1,563,380	\$4,466,800	\$4,466,800	0	SHAKER MZL LLC	SHAKER MZL LLC	SHAKER MZL LLC
\$183,470	\$21,175	\$204,645	\$584,700	\$596,700	0	SHAKER NORWOOD 8486-2, LLC	ARGOS CAPITAL XI LLC	SHAKER NORWOOD 8486-2, LLC
\$130,515	\$20,860	\$151,375	\$432,500		0	SHAKER NORWOOD 8486-2, LLC	ARGOS CAPITAL XI LLC	SHAKER NORWOOD 8486-2, LLC
\$387,520	\$93,730	\$481,250	\$1,375,000	\$2,750,000	0	SHAKER WARREN 8486-1, LLC	BOYCE PROPERTIES, LTD	SHAKER WARREN 8486-1, LLC
\$387,520	\$93,730	\$481,250	\$1,375,000	\$2,750,000	0	SHAKER WARREN 8486-1, LLC	BOYCE PROPERTIES, LLC	SHAKER WARREN 8486-1, LLC
\$0	\$4,200	\$4,200	\$12,000	\$596,700	0	SHAKER NORWOOD 8486-2, LLC	ARGOS CAPITAL XI LLC	SHAKER NORWOOD 8486-2, LLC



Tax Mailing Address	Tax Mailing Municipality	Tax Mailing State	Tax Mailing Zip code	Taxable + Non-Taxable Est.Mkt.Val.	2000 Census Tract	Dupl. Flag
79 CHESTNUT ST	RIDGEWOOD	NJ	7450	\$1.464M	193800	1
79 CHESTNUT ST	RIDGEWOOD	NJ	7450	\$513,900	193800	0
79 CHESTNUT ST	RIDGEWOOD	NJ	7450	\$513,900	193800	1
7596 W 130 S	CLEVELAND	OH	44130	\$303,600	175103	0
15522 RAYA OVAL	NORTH ROYALTON	OH	44133	\$612,900	175103	0
13329 PRESCOTT LN	STRONGSVILLE	OH	44136	\$794,700	175105	0
3029 PROSPECT AVE	CLEVELAND	OH	44115	\$74,800	175105	0
97 CARRIAGE STONE	CHAGRIN FALLS	OH	44022	\$64,500	194000	0
13500 PEARL RD	STRONGSVILLE	OH	44138	\$1.689M	190503	0
101 S FARRA	CAPE GIRARDEAU	MO	63701		194900	0
12000 SNOW RD	CLEVELAND	OH	44130	\$139,300	177101	0
12000 SNOW RD	CLEVELAND	OH	44130	\$139,300	177101	0
12000 SNOW RD	CLEVELAND	OH	44130	\$139,300	177101	0
12000 SNOW RD	CLEVELAND	OH	44130	\$139,300	177101	0
12000 SNOW RD	CLEVELAND	OH	44130	\$139,300	177101	0
12000 SNOW RD	CLEVELAND	OH	44130	\$139,300	177101	0
12000 SNOW RD	CLEVELAND	OH	44130	\$139,300	177101	0
12000 SNOW RD	CLEVELAND	OH	44130	\$403,400	177101	0
12000 SNOW RD	CLEVELAND	OH	44130	\$200,000	177101	0
14412 THOMPSON BL	BROOK PARK	OH	44142	\$137,400	177103	0
14412 THOMPSON BL	BROOK PARK	OH	44142	\$47,900	177103	0
3 CHARBETH LN	WESTPORT	CT	6880	\$379,900	177104	0
6945 CHAPEL HILL	BRECKSVILLE	OH	44141	\$181,400	177405	0
7656 BROADVIEW RD	PARMA	OH	44134	\$17,900	177505	0
7656 BROADVIEW RD	PARMA	OH	44134	\$4.581M	177505	0
303 SACRAMENTO ST	SAN FRANCISCO	CA	94111	\$591,900	177604	0
1215 SUPERIOR	CLEVELAND	OH	44114	\$34,300	177604	0
1215 SUPERIOR	CLEVELAND	OH	44114	\$51,200	177604	0
1215 SUPERIOR	CLEVELAND	OH	44114	\$80,100	177604	0
9986 ETHAN DR	OLMSTED FALLS	OH	44138	\$276,000	178101	0
303 SACRAMENTO ST	SAN FRANCISCO	CA	94111	\$868,900	178205	0
4600 ROCKSIDE RD	INDEPENDENCE	OH	44131	\$696,200	180102	0
2787 E ASPEN	ROCKY RIVER	OH	44116-3003	\$2.299M	181203	1
2787 E ASPEN	ROCKY RIVER	OH	44116-3003	\$2.299M	181203	0
19111 DETROIT	ROCKY RIVER	OH	44116	\$390,700	181203	1
19111 DETROIT	ROCKY RIVER	OH	44116	\$390,700	181203	0
21851 CENTER RIDG	ROCKY RIVER	OH	44116	\$134,300	181201	0
21851 CENTER RIDG	ROCKY RIVER	OH	44116	\$7,300	181201	0
111 E WAYNE	FORT WAYNE	IN	46802	\$4.466M	183502	0
537 N CLEVE	AKRON	OH	44333	\$584,700	183605	0
537 N CLEVE	AKRON	OH	44333	\$432,500	183605	0
537 N CLEVE	SHAKER HTS	OH	44122	\$1.581M	183605	0
537 N CLEVE	AKRON	OH	44333	\$1.588M	183605	0
537 N CLEVE	AKRON	OH	44333	\$12,000	183605	0

**Commercial/Industrial Transfers, by Suburb, January 2020**

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	Census Tract	Land Use Type	Deed Type	Transfer Price	Conveyance Flag	Transfer Date	Receipt Number	Filing Number	Number of Parcels Combined (\$)	Property Class
703-13-035	1499 DEAN DR	South Euclid	44121	185203	Office buildings - 1 and 2 stories	PLT	\$0		31-Jan-20	961216	AFN202001310538	4	Commercial
392-14-001	ROYALTON RD	Strongsville	44149	186103	Industrial vacant land	LIM	\$1.575M		9-Jan-20	958264		2	Industrial
392-14-002	ROYALTON RD	Strongsville	44149	186103	Industrial vacant land	LIM	\$1.575M		9-Jan-20	958264		2	Industrial
393-04-002	FOLTZ INDUSTRIAL	Strongsville	44149	186206	Industrial vacant land	SUR	\$0		9-Jan-20			1	Industrial
393-04-002	FOLTZ INDUSTRIAL	Strongsville	44149	186206	Industrial vacant land	WAR	\$0		9-Jan-20			1	Industrial
393-19-043	14692-14698 PEARL	Strongsville	44136	186205	Small (under 7500 sq. ft.) detached reta	LIM	\$555,000		9-Jan-20	958287		2	Commercial
393-19-044	14692 PEARL RD	Strongsville	44136	186205	Small (under 7500 sq. ft.) detached reta	LIM	\$555,000		9-Jan-20	958287		2	Commercial
394-04-001	17200 FOLTZ INDUS	Strongsville	44149	186206	Commercial warehouse (under 75,000 sq. f	LIM	\$3.000M		16-Jan-20	959439		2	Commercial
394-04-010	FOLTZ INDUSTRIAL	Strongsville	44149	186206	Industrial vacant land	LIM	\$3.000M		16-Jan-20	959439		2	Industrial
394-26-001	18318 PEARL RD	Strongsville	44136	186206	Small (under 7500 sq. ft.) detached reta	LIM	\$1.475M		13-Jan-20			1	Commercial
395-05-013	8300 PEARL RD	Strongsville	44136	186104	Motels	LIM	\$1.875M		31-Jan-20			1	Commercial
396-12-028	17406 ROYALTON RD	Strongsville	44136	186106	Medical clinics and offices	LIM	\$1.000M		8-Jan-20			1	Commercial
722-01-112	2115 TAYLOR RD	University Heights	44118	187103	Franchise food with sit-down service	QTC	\$0		7-Jan-20			1	Commercial
571-06-015	WEST CANAL RD	Valley View	44125	192900	Equipment and machinery storage yard	LIM	\$1.483M		21-Jan-20	959814		2	Industrial
571-06-016	WEST CANAL RD	Valley View	44125	192900	Equipment and machinery storage yard	LIM	\$1.352M		10-Jan-20	958410		2	Industrial
571-08-012	CANAL RD	Valley View	44125	192900	Contract and construction service facili	QTC	\$0		13-Jan-20			1	Industrial
761-18-001	4401 WARRENSVILLE	Warrensville Heights	44128	188104	Sport and public assembly facility	LIM	\$0		24-Jan-20	960326		2	Commercial
762-27-014	AURORA RD	Warrensville Heights	44128	188104	Other industrial structures	SHF	\$626,667		17-Jan-20	959503		5	Industrial
762-27-048	SALISBURY RD	Warrensville Heights	44128	188104	Industrial vacant land	SHF	\$626,667		17-Jan-20	959503		5	Industrial
762-27-049	SALISBURY RD	Warrensville Heights	44128	188104	Industrial vacant land	SHF	\$626,667		17-Jan-20	959503		5	Industrial
762-27-050	SALISBURY RD	Warrensville Heights	44128	188104	Industrial vacant land	SHF	\$626,667		17-Jan-20	959503		5	Industrial
762-28-010	21122 AURORA RD	Warrensville Heights	44128	188104	Equipment and machinery storage yard	SHF	\$626,667		17-Jan-20	959503		5	Industrial
763-06-007	4350 EMERY INDUST	Warrensville Heights	44128	188107	Multi-tenant warehouse (2+ units)	LIM	\$2.106M		31-Jan-20			1	Commercial
213-09-023	25124 DETROIT RD	Westlake	44145	189105	Commercial parking lot	LIM	\$2.486M		17-Jan-20			1	Commercial
213-09-026	25100 DETROIT RD	Westlake	44145	189105	Automobile car sales and service	LIM	\$0		17-Jan-20			1	Commercial
216-11-321	29099 CENTER RIDG	Westlake	44145	189108	Residential condominiums	LEA	\$10,000		31-Jan-20			1	Commercial
216-18-310	28885 CENTER RIDG	Westlake	44145	189109	Residential condominiums	WAR	\$0		27-Jan-20			1	Commercial
216-33-003	27828 CENTER RIDG	Westlake	44145	189108	General retail with walk-up apartments	LIM	\$330,000		3-Jan-20			1	Commercial

Taxable Assessed Building Value	Taxable Assessed Land Value	Taxable Assessed Total Value	Taxable Estimated Market Value	Total EMV Mult.Rcpt. Est. Mkt. Val.	Ratio Price to Value	Buyer Name	Seller Name	Tax Mailing Name
\$68,950	\$18,725	\$87,675	\$250,500	\$250,500	0	THE MOST REVEREND NELSON J PEREZ,	THE MOST REVEREND NELSON J PEREZ,	THE MOST REVEREND NELSON J PEREZ,
\$0	\$225,435	\$225,435	\$644,100	\$900,100	1.75	OMNI SLF STRONGSVILLE VILLAS, LLC	SOUTH BOSTON DEVELOPERS LLC	OMNI SLF STRONGSVILLE VILLAS, LLC
\$0	\$89,600	\$89,600	\$256,000	\$900,100	1.75	OMNI SLF STRONGSVILLE VILLAS, LLC	SOUTH BOSTON DEVELOPERS LLC	OMNI SLF STRONGSVILLE VILLAS, LLC
\$0	\$62,405	\$62,405	\$178,300		0	PRESOT, LUIGI A & JOSEPHINE G	PRESOT LUIGI & JOSEPHINE TRUSTEES	PRESOT, JAMES
\$0	\$62,405	\$62,405	\$178,300		0	PRESOT, JAMES	PRESOT, LUIGI A & JOSEPHINE G	PRESOT, JAMES
\$59,360	\$50,015	\$109,375	\$312,500	\$440,100	1.26	WESTBRIDGE 14740, LLC	GARTMAN, DEANNA JOYCE ET AL	WESTBRIDGE 14740, LLC
\$0	\$44,660	\$44,660	\$127,600	\$440,100	1.26	WESTBRIDGE 14740, LLC	GARTMAN, DEANNA JOYCE ET AL	WESTBRIDGE 14740, LLC
\$811,685	\$113,750	\$925,435	\$2,644,100	\$2,968,500	1.01	SPIRIT REALTY , L P	FAY GROUP LTD	SPIRIT REALTY , L P
\$0	\$113,540	\$113,540	\$324,400	\$2,968,500	1.01	SPIRIT REALTY , L P	FAY GROUP, LTD	SPIRIT REALTY , L P
\$144,515	\$50,785	\$195,300	\$558,000		2.64	ARDAAS, LLC	LDC STRONGSVILLE, LLC	ARDAAS, LLC
\$137,865	\$136,360	\$274,225	\$783,500		2.39	WXZ RETAIL GROUP/8300 PEARL, LLC	LA SIESTA LLC	WXZ RETAIL GROUP/8300 PEARL, LLC
\$413,420	\$366,100	\$779,520	\$2,227,200		0.45	SP-JS1 LLC	HEALTHSPAN INTEGRATED CARE	SP-JS1 LLC
\$1,750	\$20,930	\$22,680	\$64,800		0	TAYLOR RAYMONT, LLC	AUYEUNG, DANNY	TAYLOR RAYMONT, LLC
\$0	\$0	\$0	\$0	\$0		BLUE OVAL INVESTMENT PROPERTIES, LL	V F HOLDINGS	BLUE OVAL INVESTMENT PROPERTIES, LL
\$0	\$0	\$0	\$0	\$0		TMG INVESTMENT PROPERTIES, LLC	V F HOLDINGS	TMG INVESTMENT PROPERTIES, LLC
\$0	\$140,770	\$140,770	\$402,200		0	J J J PROPERTIES, LLC	J J J PROPERTIES, LLC	J J J PROPERTIES, LLC
\$1,156,400	\$509,915	\$1,666,315	\$4,760,900	\$59,617,900	0	CLEVELAND PROPCO II LLC	THISTLEDOWN RACETRACK, LLC	CLEVELAND PROPCO II LLC
\$437,220	\$56,000	\$493,220	\$1,409,200	\$1,467,900	0.43	FIRST NATIONAL BANK OF PENNSYLVANIA	CHURNEY'S REAL ESTATE LTD	FIRST NATIONAL BANK OF PENNSYLVANIA
\$0	\$1,050	\$1,050	\$3,000	\$1,467,900	0.43	FIRST NATIONAL BANK OF PENNSYLVANIA	CHURNEY'S REAL ESTATE LTD	FIRST NATIONAL BANK OF PENNSYLVANIA
\$0	\$4,795	\$4,795	\$13,700	\$1,467,900	0.43	FIRST NATIONAL BANK OF PENNSYLVANIA	CHURNEYS' REAL ESTATE LTD	FIRST NATIONAL BANK OF PENNSYLVANIA
\$0	\$7,980	\$7,980	\$22,800	\$1,467,900	0.43	FIRST NATIONAL BANK OF PENNSYLVANIA	CHURNEYS REAL EST LTD	FIRST NATIONAL BANK OF PENNSYLVANIA
\$0	\$6,720	\$6,720	\$19,200	\$1,467,900	0.43	FIRST NATIONAL BANK OF PENNSYLVANIA	DEMYAK PROPERTIES, LLC	FIRST NATIONAL BANK OF PENNSYLVANIA
\$442,925	\$123,550	\$566,475	\$1,618,500		1.3	SANTANA I, LLC	PARKWAY BUSINESS PLAZA II	SANTANA I, LLC
\$92,610	\$777,560	\$870,170	\$2,486,200		1	PATRICK O'BRIEN JR CHEVROLET II, L	POBJAN V , LLC	PATRICK O'BRIEN JR CHEVROLET II, L
\$1,348,690	\$751,310	\$2,100,000	\$6,000,000		0	PATRICK O'BRIEN JR CHEVROLET II, L	PATRICK O'BRIEN, JR CHEVROLET II, I	PATRICK O'BRIEN JR CHEVROLET II, L
\$44,625	\$6,475	\$51,100	\$146,000		0.07	UNIVERSITY HOSPITALS ST JOHN MEDIC	HAGHIGHI, DARYUSH D M D	UNIVERSITY HOSPITALS ST JOHN MEDIC
\$37,520	\$9,520	\$47,040	\$134,400		0	MUSIAL, TODD M	NTMUSIAL LLC	MUSIAL, TODD M
\$34,195	\$33,565	\$67,760	\$193,600		1.7	WIL EN PLACE LLC	DAMAS PROPERTIES, LLC	WIL EN PLACE LLC

Tax Mailing Address	Tax Mailing Municipality	Tax Mailing State	Tax Mailing Zip code	Taxable + Non-Taxable Est.Mkt.Val.	2000 Census Tract	Dupl. Flag
1545 S GREEN	CLEVELAND	OH	44121-4039	\$250,500	185203	0
13370 PROSPECT RD	STRONGSVILLE	OH	44149	\$8,300	186103	0
13370 PROSPECT RD	STRONGSVILLE	OH	44149	\$22,700	186103	0
6520 TULIP DR	INDEPENDENCE	OH	44131	\$178,300	186206	1
6520 TULIP DR	INDEPENDENCE	OH	44131	\$178,300	186206	0
21800 LAKE RD	ROCKY RIVER	OH	44116	\$312,500	186205	0
14692 PEARL RD	PARMA HTS	OH	44130	\$127,600	186205	0
2727 NORTH HARWOOD	DALLAS	TX	75201	\$2.644M	186206	0
2727 NORTH HARWOOD	DALLAS	TX	75201	\$324,400	186206	0
22406 68 ST	MOUNTLAKE TERRACE	WA	98043	\$558,000	186206	0
22720 FAIRVIEW CE	CLEVELAND	OH	44126	\$783,500	186104	0
16938 PEARL RD	STRONGSVILLE	OH	44136	\$2.227M	186106	0
2999 PAYNE AVE	CLEVELAND	OH	44114	\$64,800	187103	0
5715 CANAL RD	CLEVELAND	OH	44125		192900	0
?? W CANAL	CLEVELAND	OH	44125		192900	0
5585 CANAL RD	CLEVELAND	OH	44125	\$402,200	192900	0
580 MONROE AVE	DETROIT	MI	48226	\$4.760M	188104	0
3014 E STATE	HERMITAGE	PA	16148	\$1.409M	188104	0
3014 E STATE	HERMITAGE	PA	16148	\$3,000	188104	0
3014 E STATE	HERMITAGE	PA	16148	\$13,700	188104	0
3014 E STATE	HERMITAGE	PA	16148	\$22,800	188104	0
3014 E STATE	HERMITAGE	PA	16148	\$19,200	188104	0
P BOX 338	LAKESWOOD	OH	44107	\$1.618M	188107	0
25100 DETROIT RD	WESTLAKE	OH	44145	\$2.486M	189105	0
25100 DETROIT RD	WESTLAKE	OH	44145	\$7.598M	189105	0
3605 WARRENSVILLE	SHAKER HEIGHTS	OH	44122	\$146,000	189108	0
27098 BELLEVUE DR	NORTH OLMSTED	OH	44070	\$134,400	189109	0
4034 HERDING DR	WESTLAKE	OH	44145	\$193,600	189108	0