

Downtown Transfers, October 2024

Source: Cuyahoga County Fiscal Office

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

Parcel Number	Parcel Address	Parcel Municipality	Parcel Zip	Statistical Planning Area	2014 Ward	2009 Ward	2010 Census Tract	2020 Census Tract	Land Use Type	Deed Type	Conveyance Price	Conveyance Flag	Transfer Date	Receipt Number
101-09-353	408 WEST ST. CLAIR AVE	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	WAR	136000		8-Oct-24	
101-09-415	701 WEST LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	SUR	380000		17-Oct-24	
101-09-418	701 LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	WAR	575000		15-Oct-24	
101-09-518	635 WEST LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	QTC	0		29-Oct-24	
101-09-533	635 W LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	WAR	420000		11-Oct-24	
101-21-002	351 CANAL RD	Cleveland	44113	Downtown	3	3	107701	107701	Commercial parking lot	PLT	0		17-Oct-24	
101-26-349	407 PROSPECT AVE	Cleveland	44115	Downtown	3	3	107701	107701	Residential condominiums	WAR	339000		8-Oct-24	
101-29-415	750 PROSPECT AVE	Cleveland	44115	Downtown	3	3	107701	107701	Residential condominiums	WAR	139900		16-Oct-24	
101-30-002	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	3	3	107701	980100	Commercial parking lot	PLT	0		17-Oct-24	
101-30-003	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	3	3	107701	980100	Commercial parking lot	PLT	0		17-Oct-24	
101-34-302	100 ERIEVIEW ST	Cleveland	44114	Downtown	3	3	107701	107802	Residential condominiums	QTC	0		18-Oct-24	
101-34-303	1301 E 9 ST	Cleveland	44114	Downtown	3	3	107701	107802	Residential condominiums	QTC	0		18-Oct-24	
101-36-009	1111 HICKORY CT	Cleveland	44114	Downtown	3	3	107701	107701	Apartments 40 or more units (elevator)	LIM	1150000		10-Oct-24	
101-36-010	?? EUCLID AVE	Cleveland	44114	Downtown	3	3	107701	107701	Apartments 40 or more units (elevator)	LIM	1150000		10-Oct-24	
102-15-048	2331 SUPERIOR AVE	Cleveland	44114	Downtown	7	3	107701	107802	Other retail structures	LIM	0		18-Oct-24	
102-15-050	2155 SUPERIOR AVE	Cleveland	44114	Downtown	7	3	107701	107802	Office buildings - 1 and 2 stories	LIM	380000		23-Oct-24	
102-16-041	2335 SUPERIOR AVE	Cleveland	44114	Downtown	7	3	107701	107802	Commercial parking lot	LIM	0		18-Oct-24	
103-02-021	1867-01873 PROSPECT AVE	Cleveland	44115	Downtown	5	8	108301	107701	Other commercial structures	AFF	0		4-Oct-24	
103-02-025	1938 EUCLID AVE	Cleveland	44115	Downtown	5	8	108301	107701	General retail with walk-up offices	LIM	2000000		30-Oct-24	
122-18-010	2001 W 3 ST	Cleveland	44113	Cuyahoga Valley	3	3	110901	980100	Commercial parking lot	PLT	0		17-Oct-24	
122-18-011	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	3	3	110901	980100	Commercial parking lot	PLT	0		17-Oct-24	
122-18-021	1986 W 3 ST	Cleveland	44113	Cuyahoga Valley	3	3	110901	980100	Commercial warehouse (under 75,000 sq. f	LIM	1375000		7-Oct-24	

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Parcel Number	Parcel Address	Parcel Municipality	Parcel Zip	Statistical Planning Area	Auditor Filing Number	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.
101-09-353	408 WEST ST. CLAIR AVE	Cleveland	44113	Downtown	AFN202410080046	1	Residential	\$36,365	\$4,025	\$40,390	\$115,400		1.18
101-09-415	701 WEST LAKESIDE AVE	Cleveland	44113	Downtown	AFN202410170247	1	Residential	\$136,500	\$12,355	\$148,855	\$425,300		0.89
101-09-418	701 LAKESIDE AVE	Cleveland	44113	Downtown	AFN202410150317	1	Residential	\$174,195	\$14,420	\$188,615	\$538,900		1.07
101-09-518	635 WEST LAKESIDE AVE	Cleveland	44113	Downtown	AFN202410290562	1	Residential	\$87,220	\$6,930	\$94,150	\$269,000		0
101-09-533	635 W LAKESIDE AVE	Cleveland	44113	Downtown	AFN202410110306	1	Residential	\$115,150	\$13,580	\$128,730	\$367,800		1.14
101-21-002	351 CANAL RD	Cleveland	44113	Downtown	AFN202410170028	1	Commercial	\$56,805	\$6,860,245	\$6,917,050	\$19,763,000		0
101-26-349	407 PROSPECT AVE	Cleveland	44115	Downtown	AFN202410080433	1	Residential	\$131,355	\$16,135	\$147,490	\$421,400		0.8
101-29-415	750 PROSPECT AVE	Cleveland	44115	Downtown	AFN202410160275	1	Residential	\$42,980	\$3,220	\$46,200	\$132,000		1.06
101-30-002	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	AFN202410170029	1	Commercial	\$0	\$26,075	\$26,075	\$74,500		0
101-30-003	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	AFN202410170029	1	Commercial	\$0	\$115,885	\$115,885	\$331,100		0
101-34-302	100 ERIEVIEW ST	Cleveland	44114	Downtown	AFN202410180233	1	Commercial	\$113,015	\$271,705	\$384,720	\$1,099,200		0
101-34-303	1301 E 9 ST	Cleveland	44114	Downtown	AFN202410180234	1	Commercial	\$1,133,860	\$272,580	\$1,406,440	\$4,018,400		0
101-36-009	1111 HICKORY CT	Cleveland	44114	Downtown	AFN202410100413	1	Commercial	\$359,730	\$469,945	\$829,675	\$2,370,500		0.49
101-36-010	?? EUCLID AVE	Cleveland	44114	Downtown	AFN202410100413	1	Commercial	\$0	\$45,325	\$45,325	\$129,500		8.88
102-15-048	2331 SUPERIOR AVE	Cleveland	44114	Downtown	AFN202410180229	1	Commercial	\$59,780	\$39,935	\$99,715	\$284,900		0
102-15-050	2155 SUPERIOR AVE	Cleveland	44114	Downtown	AFN202410230018	1	Commercial	\$25,480	\$28,525	\$54,005	\$154,300		2.46
102-16-041	2335 SUPERIOR AVE	Cleveland	44114	Downtown	AFN202410180229	1	Commercial	\$3,885	\$28,525	\$32,410	\$92,600		0
103-02-021	1867-01873 PROSPECT AVE	Cleveland	44115	Downtown	AFN202410040295	1	Commercial	\$110,705	\$104,195	\$214,900	\$614,000		0
103-02-025	1938 EUCLID AVE	Cleveland	44115	Downtown	AFN202410300094	1	Commercial	\$398,055	\$107,170	\$505,225	\$1,443,500		1.39
122-18-010	2001 W 3 ST	Cleveland	44113	Cuyahoga Valley	AFN202410170029	1	Commercial	\$85,155	\$8,610	\$93,765	\$267,900		0
122-18-011	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	AFN202410170029	1	Commercial	\$0	\$79,275	\$79,275	\$226,500		0
122-18-021	1986 W 3 ST	Cleveland	44113	Cuyahoga Valley	AFN202410070287	1	Commercial	\$112,455	\$44,765	\$157,220	\$449,200		3.06

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Parcel Number	Parcel Address	Parcel Municipality	Parcel Zip	Statistical Planning Area	Buyer Name	Seller Name
101-09-353	408 WEST ST. CLAIR AVE	Cleveland	44113	Downtown	CHEN, KIMBERLY TRUSTEE	BCD PROPERTIES INC.
101-09-415	701 WEST LAKESIDE AVE	Cleveland	44113	Downtown	BOYNTON, JOHN SANFORD & HANNA, SHIROKO	OCRAN, YOOFI EFEOSA-TRUSTEE
101-09-418	701 LAKESIDE AVE	Cleveland	44113	Downtown	RALLS, NANCY E	POHLMAN, BRAD L & CALLSEN, JULIE A
101-09-518	635 WEST LAKESIDE AVE	Cleveland	44113	Downtown	BROADBENT, PAUL W. TRUSTEE ET AL	BROADBENT, PAUL W. TRUSTEE ET AL
101-09-533	635 W LAKESIDE AVE	Cleveland	44113	Downtown	RIZBERG ENTERPRISES LLC	AFJF REALTY, LLC
101-21-002	351 CANAL RD	Cleveland	44113	Downtown	HURON HOLDINGS LLC	HURON HOLDINGS LLC
101-26-349	407 PROSPECT AVE	Cleveland	44115	Downtown	SBL CLEVELAND LLC	TURBATU, MARIA
101-29-415	750 PROSPECT AVE	Cleveland	44115	Downtown	750 PROSPECT AVE E UNIT 403 LLC	BEERS, MICHAEL BRYANT AND BEERS, KIMBERLY
101-30-002	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	FUNDAMENTAL PARKING LLC	FUNDAMENTAL PARKING LLC
101-30-003	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	FUNDAMENTAL PARKING LLC	FUNDAMENTAL PARKING LLC
101-34-302	100 ERIEVIEW ST	Cleveland	44114	Downtown	ERIEVIEW GALLERIA LLC	CITY OF CLEVELAND, OHIO
101-34-303	1301 E 9 ST	Cleveland	44114	Downtown	ERIEVIEW TOWER LLC	CITY OF CLEVELAND OHIO
101-36-009	1111 HICKORY CT	Cleveland	44114	Downtown	EUCLID 1111 LLC	EUCLID AVENUE GARAGE LLC
101-36-010	?? EUCLID AVE	Cleveland	44114	Downtown	EUCLID 1111 LLC	EUCLID AVENUE GARAGE LLC
102-15-048	2331 SUPERIOR AVE	Cleveland	44114	Downtown	TD 2331 SA LLC	2331 SUPERIOR HOLDINGS LLC
102-15-050	2155 SUPERIOR AVE	Cleveland	44114	Downtown	FORSA A&P LLC	SUNSHINE DIVERSIFIED INVESTMENTS III LLC
102-16-041	2335 SUPERIOR AVE	Cleveland	44114	Downtown	TD 2331 SA LLC	2335 SUPERIOR LLC
103-02-021	1867-01873 PROSPECT AVE	Cleveland	44115	Downtown	AMBROSE, EUNICE SUC-TRS	Wiatvowski, P. Trs
103-02-025	1938 EUCLID AVE	Cleveland	44115	Downtown	PRO LAND HOLDINGS LLC	COLLEGETOWN BLUE L.P.
122-18-010	2001 W 3 ST	Cleveland	44113	Cuyahoga Valley	FUNDAMENTAL PARKING LLC	FUNDAMENTAL PARKING LLC
122-18-011	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	FUNDAMENTAL PARKING LLC	FUNDAMENTAL PARKING LLC
122-18-021	1986 W 3 ST	Cleveland	44113	Cuyahoga Valley	4FOLD HOLDINGS LLC	FLATS SOUTH CLEVELAND, LLC

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Parcel Number	Parcel Address	Parcel Municipality	Parcel Zip	Statistical Planning Area	Tax Mailing Name	Tax Mailing Address	Tax Mailing Municipality	Tax Mailing State	Tax Mailing Zip code
101-09-353	408 WEST ST. CLAIR AVE	Cleveland	44113	Downtown	CHEN, KIMBERLY TRUSTEE	408 W ST CLAIR AVE	CLEVELAND	OH	44113
101-09-415	701 WEST LAKESIDE AVE	Cleveland	44113	Downtown	BOYNTON, JOHN SANFORD & HANNA, SHIROKO	701 W LAKESIDE AVE	CLEVELAND	OH	44113
101-09-418	701 LAKESIDE AVE	Cleveland	44113	Downtown	RALLS, NANCY E	701 LAKESIDE AVE	CLEVELAND	OH	44113
101-09-518	635 WEST LAKESIDE AVE	Cleveland	44113	Downtown	BROADBENT, PAUL W. TRUSTEE ET AL	635 W LAKESIDE AVE	CLEVELAND	OH	44113
101-09-533	635 W LAKESIDE AVE	Cleveland	44113	Downtown	RIZBERG ENTERPRISES LLC	29100 N PARK BLVD	OLON	OH	44139
101-21-002	351 CANAL RD	Cleveland	44113	Downtown	HURON HOLDINGS LLC	630 WOODWARD AVE	DETROIT	MI	48226
101-26-349	407 PROSPECT AVE	Cleveland	44115	Downtown	SBL CLEVELAND LLC	407 PROSPECT AVE	CLEVELAND	OH	44115
101-29-415	750 PROSPECT AVE	Cleveland	44115	Downtown	750 PROSPECT AVE E UNIT 403 LLC	35750 SEDGE CIR	OLON	OH	44139
101-30-002	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	FUNDAMENTAL PARKING LLC	630 WOODWARD AVE	DETROIT	MI	48226
101-30-003	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	FUNDAMENTAL PARKING LLC	630 WOODWARD AVE	DETROIT	MI	48226
101-34-302	100 ERIEVIEW ST	Cleveland	44114	Downtown	ERIEVIEW GALLERIA LLC	1370 W 6 ST	CLEVELAND	OH	44113
101-34-303	1301 E 9 ST	Cleveland	44114	Downtown	ERIEVIEW TOWER LLC	1370 W 6 ST	CLEVELAND	OH	44113
101-36-009	1111 HICKORY CT	Cleveland	44114	Downtown	EUCLID 1111 LLC	1301 E 9 ST	CLEVELAND	OH	44114
101-36-010	?? EUCLID AVE	Cleveland	44114	Downtown	EUCLID 1111 LLC	1301 E 9 ST	CLEVELAND	OH	44114
102-15-048	2331 SUPERIOR AVE	Cleveland	44114	Downtown	TD 2331 SA LLC	2101 SUPERIOR AVE	CLEVELAND	OH	44114
102-15-050	2155 SUPERIOR AVE	Cleveland	44114	Downtown	FORSA A&P LLC	280 OPPORTUNITY WAY	LAGRANGE	OH	44050
102-16-041	2335 SUPERIOR AVE	Cleveland	44114	Downtown	TD 2331 SA LLC	2101 SUPERIOR AVE	CLEVELAND	OH	44114
103-02-021	1867-01873 PROSPECT AVE	Cleveland	44115	Downtown	AMBROSE, EUNICE SUC-TRS	1867 PROSPECT AVE	CLEVELAND	OH	44115
103-02-025	1938 EUCLID AVE	Cleveland	44115	Downtown	PRO LAND HOLDINGS LLC	10647 LAKE MEADOWS DR	STRONGSVILLE	OH	44136
122-18-010	2001 W 3 ST	Cleveland	44113	Cuyahoga Valley	FUNDAMENTAL PARKING LLC	630 WOODWARD AVE	DETROIT	MI	48226
122-18-011	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	FUNDAMENTAL PARKING LLC	630 WOODWARD AVE	DETROIT	MI	48226
122-18-021	1986 W 3 ST	Cleveland	44113	Cuyahoga Valley	4FOLD HOLDINGS LLC	5276 S SAGINAW RD	FLINT	MI	48507

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Parcel Number	Parcel Address	Parcel Municipality	Parcel Zip	Statistical Planning Area	Old SPA Name	Taxable + Non-Taxable Est.Mkt.Val.	2000 Census Tract	Dupl. Flag
101-09-353	408 WEST ST. CLAIR AVE	Cleveland	44113	Downtown	Downtown	115400	107100	0
101-09-415	701 WEST LAKESIDE AVE	Cleveland	44113	Downtown	Downtown	425300	107100	0
101-09-418	701 LAKESIDE AVE	Cleveland	44113	Downtown	Downtown	538900	107100	0
101-09-518	635 WEST LAKESIDE AVE	Cleveland	44113	Downtown	Downtown	269000	107100	0
101-09-533	635 W LAKESIDE AVE	Cleveland	44113	Downtown	Downtown	367800	107100	0
101-21-002	351 CANAL RD	Cleveland	44113	Downtown	Downtown	19763000	107600	0
101-26-349	407 PROSPECT AVE	Cleveland	44115	Downtown	Downtown	421400	107600	0
101-29-415	750 PROSPECT AVE	Cleveland	44115	Downtown	Downtown	132000	107700	0
101-30-002	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	Industrial Valley	74500	109100	0
101-30-003	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	Industrial Valley	331100	109100	0
101-34-302	100 ERIEVIEW ST	Cleveland	44114	Downtown	Downtown	1099200	107200	0
101-34-303	1301 E 9 ST	Cleveland	44114	Downtown	Downtown	4018400	107200	0
101-36-009	1111 HICKORY CT	Cleveland	44114	Downtown	Downtown	2370500	107600	0
101-36-010	?? EUCLID AVE	Cleveland	44114	Downtown	Downtown	129500	107600	0
102-15-048	2331 SUPERIOR AVE	Cleveland	44114	Downtown	Downtown	284900	107300	0
102-15-050	2155 SUPERIOR AVE	Cleveland	44114	Downtown	Downtown	154300	107300	0
102-16-041	2335 SUPERIOR AVE	Cleveland	44114	Downtown	Downtown	92600	107300	0
103-02-021	1867-01873 PROSPECT AVE	Cleveland	44115	Downtown	Central	614000	107900	0
103-02-025	1938 EUCLID AVE	Cleveland	44115	Downtown	Central	1443500	107900	0
122-18-010	2001 W 3 ST	Cleveland	44113	Cuyahoga Valley	Industrial Valley	267900	109100	0
122-18-011	?? W 3 ST	Cleveland	44113	Cuyahoga Valley	Industrial Valley	226500	109100	0
122-18-021	1986 W 3 ST	Cleveland	44113	Cuyahoga Valley	Industrial Valley	449200	109100	0