

Downtown Transfers, March 2025
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		2014	2009	2010	2020	Land Use Type	Deed Type	Conveyance Price	Conveyance Flag	Transfer Date	Receipt Number	Auditor
				Planning Area	2014 Ward			Census Tract	Census Tract							Filing Number
101-08-336	1133 W 9 ST	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	WAR	202500			25-Mar-25		AFN202503250483
101-08-364	1133 W 9 ST	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	SUR	168000			15-Mar-25		AFN202503150020
101-08-366	1133 W 9 ST	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	SUR	164000			7-Mar-25		AFN202503070384
101-09-002	425 LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107701	107101	Apartments 40 or more units (elevator)	LIM	4760000			14-Mar-25		AFN202503140190
101-09-511	635 WEST LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	SUR	460000			27-Mar-25		AFN202503270308
101-14-831C	1444 W 10 ST	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	SUR	358000			20-Mar-25		AFN202503200329
101-36-327	1104 PROSPECT AVE	Cleveland	44113	Downtown	3	3	107701	107701	Residential condominiums	WAR	189900			11-Mar-25		AFN202503110405
102-09-031	2255 HAMILTON AVE	Cleveland	44114	Downtown	7	3	107701	107802	Other commercial structures	WAR	80000			26-Mar-25		AFN202503260290
103-02-021	1867-01873 PROSPECT AVE	Cleveland	44115	Downtown	5	8	108301	107701	Other commercial structures	FID	480000			1-Mar-25		AFN202503010093

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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
101-08-336	1133 W 9 ST	1	Residential	\$54,740	\$8,260	\$63,000	\$180,000		1.13	NUNEZ, ERIC ROBERT
101-08-364	1133 W 9 ST	1	Residential	\$50,610	\$5,635	\$56,245	\$160,700		1.05	WALLACE, JEFFREY TODD & LAUREN ELISABETH
101-08-366	1133 W 9 ST	1	Residential	\$53,060	\$8,190	\$61,250	\$175,000		0.94	HLAVATY, JAMES DANIEL & BOLAND, RORIE C.
101-09-002	425 LAKESIDE AVE	1	Commercial	\$1,479,975	\$418,005	\$1,897,980	\$5,422,800		0.88	425 LAKESIDE INVESTMENT LLC
101-09-511	635 WEST LAKESIDE AVE	1	Residential	\$162,575	\$17,920	\$180,495	\$515,700		0.89	BASINSKI, DAVID A & ALICA G
101-14-831C	1444 W 10 ST	1	Residential	\$71,505	\$7,945	\$79,450	\$227,000		1.58	FINAZZO, ELIZABETH M. & NEWLON, RYAN A.
101-36-327	1104 PROSPECT AVE	1	Residential	\$67,060	\$7,455	\$74,515	\$212,900		0.89	KO, RICHARD GUANLIN
102-09-031	2255 HAMILTON AVE	1	Commercial	\$26,670	\$15,260	\$41,930	\$119,800		0.67	GREEN OZ, LLC
103-02-021	1867-01873 PROSPECT AVE	1	Commercial	\$110,705	\$104,195	\$214,900	\$614,000		0.78	USA-CSU EQUITY HOLDINGS, LLC

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
101-08-336	1133 W 9 ST	WILLIAMS, KELLY L. & KYLE M.	NUNEZ, ERIC ROBERT	1133 W 9 ST	CLEVELAND	OH	44113	Downtown
101-08-364	1133 W 9 ST	MANDAT, WENDY L.	WALLACE, JEFFREY TODD & LAUREN ELISABETH	1133 W 9 ST	CLEVELAND	OH	44113	Downtown
101-08-366	1133 W 9 ST	PASS GO HOLDINGS, LLC	HLAVATY, JAMES DANIEL & BOLAND, RORIE C.	91 MELBOURNE AVE	AKRON	OH	44313	Downtown
101-09-002	425 LAKESIDE AVE	STONE BLOCK 425 LLC	425 LAKESIDE INVESTMENT LLC	6161 OAK TREE BLVD	SEVEN HILLS	OH	44131	Downtown
101-09-511	635 WEST LAKESIDE AVE	SABATH, STEVEN & SHARON	BASINSKI, DAVID A & ALICA G	635 W LAKESIDE AVE	CLEVELAND	OH	44113	Downtown
101-14-831C	1444 W 10 ST	FINAZZO, CHERYL	FINAZZO, ELIZABETH M. & NEWLON, RYAN A.	1444 W 10 ST	CLEVELAND	OH	44113	Downtown
101-36-327	1104 PROSPECT AVE	MURPHY, VIRGINIA	KO, RICHARD GUANLIN	1104 PROSPECT AVE	CLEVELAND	OH	44115	Downtown
102-09-031	2255 HAMILTON AVE	EQUITY TRUST COMPANY CUSTODIAN FBO ROGER CARRAN IRA	GREEN OZ, LLC	?? P O BOX 338	LAKEWOOD	OH	44107	Downtown
103-02-021	1867-01873 PROSPECT AVE	AMBROSE, EUNICE SUC-TRS	USA-CSU EQUITY HOLDINGS, LLC	1325 CARNEGIE AVE	CLEVELAND	OH	44115	Central

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Parcel Number	Parcel Address	Taxable + Non-Taxable Est.Mkt.Val.	2000 Census Tract	Dupl. Flag
101-08-336	1133 W 9 ST	180000	107100	0
101-08-364	1133 W 9 ST	160700	107100	0
101-08-366	1133 W 9 ST	175000	107100	0
101-09-002	425 LAKESIDE AVE	5422800	107100	0
101-09-511	635 WEST LAKESIDE AVE	515700	107100	0
101-14-831C	1444 W 10 ST	227000	107100	0
101-36-327	1104 PROSPECT AVE	212900	107700	0
102-09-031	2255 HAMILTON AVE	119800	107400	0
103-02-021	1867-01873 PROSPECT AVE	614000	107900	0