

| Parcel<br>Number | Parcel<br>Address     | Parcel<br>Municipality | Parcel<br>Zip | Statistical<br>Planning<br>Area | 2014<br>Ward | 2009<br>Ward | 2010<br>Census<br>Tract | 2020<br>Census<br>Tract | Land<br>Use Type                         | Deed<br>Type | Conveyance<br>Price | Conveyance<br>Flag | Transfer<br>Date | Receipt<br>Number | Auditor<br>Filing<br>Number |
|------------------|-----------------------|------------------------|---------------|---------------------------------|--------------|--------------|-------------------------|-------------------------|------------------------------------------|--------------|---------------------|--------------------|------------------|-------------------|-----------------------------|
| 101-09-478       | 701 WEST LAKESIDE AVE | Cleveland              | 44113         | Downtown                        | 3            | 3            | 107701                  | 107101                  | Residential condominiums                 | WAR          | 1675000             |                    | 7-Jul-25         |                   | AFN202507070288             |
| 101-09-517       | 635 WEST LAKESIDE AVE | Cleveland              | 44113         | Downtown                        | 3            | 3            | 107701                  | 107101                  | Residential condominiums                 | COR          | 0                   |                    | 17-Jul-25        |                   | AFN202507170417             |
| 101-14-033       | 1409 W 10 ST          | Cleveland              | 44113         | Downtown                        | 3            | 3            | 107701                  | 107101                  | Single family dwelling                   | SUR          | 549900              |                    | 31-Jul-25        |                   | AFN202507310766             |
| 101-29-431       | 750 PROSPECT AVE      | Cleveland              | 44115         | Downtown                        | 3            | 3            | 107701                  | 107701                  | Residential condominiums                 | WAR          | 164000              |                    | 12-Jul-25        |                   | AFN202507120283             |
| 102-08-052       | ?? ST CLAIR AVE       | Cleveland              | 44114         | Downtown                        | 7            | 3            | 107701                  | 107802                  | Industrial vacant land                   | QTC          | 0                   |                    | 29-Jul-25        |                   | AFN202507290608             |
| 102-08-053       | 1934 ST CLAIR AVE     | Cleveland              | 44114         | Downtown                        | 7            | 3            | 107701                  | 107802                  | Small (under 7500 sq. ft.) detached reta | QTC          | 0                   |                    | 24-Jul-25        |                   | AFN202507240318             |
| 102-16-056       | 1439 E 24 ST          | Cleveland              | 44114         | Downtown                        | 7            | 3            | 107701                  | 107802                  | Industrial vacant land                   | WAR          | 0                   |                    | 9-Jul-25         |                   | AFN202507090013             |
| 102-16-092       | 2435 SUPERIOR AVE     | Cleveland              | 44114         | Downtown                        | 7            | 3            | 107701                  | 107802                  | Small shops (machine, tool and die, etc. | LIM          | 0                   |                    | 15-Jul-25        |                   | AFN202507150527             |
| 102-16-093       | 1449 SUPERIOR AVE     | Cleveland              | 44114         | Downtown                        | 7            | 3            | 107701                  | 107802                  | Commercial parking lot                   | LIM          | 0                   |                    | 15-Jul-25        |                   | AFN202507150527             |
| 102-16-094       | 2501 SUPERIOR AVE     | Cleveland              | 44114         | Downtown                        | 7            | 3            | 107701                  | 107802                  | Office buildings - 1 and 2 stories       | WAR          | 0                   |                    | 9-Jul-25         |                   | AFN202507090013             |

Downtown Transfers, July 2025  
Source: Cuyahoga County Fiscal Office  
Prepared by Northern Ohio Data and Infr

| Parcel<br>Number | Parcel<br>Address     | Number of<br>Parcels<br>Combined (\$) | Property<br>Class | Taxable<br>Assessed<br>Building<br>Value | Taxable<br>Assessed<br>Land<br>Value | Taxable<br>Assessed<br>Total<br>Value | Taxable<br>Estimated<br>Market<br>Value | Total EMV<br>Mult. Recpt.<br>Est. Mkt. Val. | Ratio<br>Price to<br>Est. Mkt. Val. | Buyer<br>Name          | Seller<br>Name                   |
|------------------|-----------------------|---------------------------------------|-------------------|------------------------------------------|--------------------------------------|---------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------|----------------------------------|
| 101-09-478       | 701 WEST LAKESIDE AVE | 1                                     | Residential       | \$359,625                                | \$39,970                             | \$399,595                             | \$1,141,700                             |                                             | 1.47                                | SERPENTINI, ROBERT M.  | BOWMAN, WILLIAM R & STEPHANIE R. |
| 101-09-517       | 635 WEST LAKESIDE AVE | 1                                     | Residential       | \$159,530                                | \$17,745                             | \$177,275                             | \$506,500                               |                                             | 0                                   | RANDALI, JAMES A       | BROADBENT, NORAH A . TRUSTEE     |
| 101-14-033       | 1409 W 10 ST          | 1                                     | Residential       | \$122,535                                | \$33,215                             | \$155,750                             | \$445,000                               |                                             | 1.24                                | NOLAN, JOHN & JENNIFER | LEWIS, NICOLE CHRISTINE          |
| 101-29-431       | 750 PROSPECT AVE      | 1                                     | Residential       | \$63,140                                 | \$7,000                              | \$70,140                              | \$200,400                               |                                             | 0.82                                | SORG, JEFFREY ROBERT   | WINDHAM STRAUSS LLC              |
| 102-08-052       | ?? ST CLAIR AVE       | 1                                     | Industrial        | \$0                                      | \$14,700                             | \$14,700                              | \$42,000                                |                                             | 0                                   | FIVE CLOVERS LLC       | LENEGHAN, BRYAN A                |
| 102-08-053       | 1934 ST CLAIR AVE     | 1                                     | Commercial        | \$13,405                                 | \$16,170                             | \$29,575                              | \$84,500                                |                                             | 0                                   | FIVE CLOVERS LLC       | LENEGHAN, BRIAN                  |
| 102-16-056       | 1439 E 24 ST          | 1                                     | Industrial        | \$0                                      | \$5,250                              | \$5,250                               | \$15,000                                |                                             | 0                                   | TD 2501 SA LLC         | SUPERIOR MANAGER LLC             |
| 102-16-092       | 2435 SUPERIOR AVE     | 1                                     | Industrial        | \$21,000                                 | \$110,705                            | \$131,705                             | \$376,300                               |                                             | 0                                   | TD 2435 SA LLC         | 2435 SUPERIOR CHURCH LLC         |
| 102-16-093       | 1449 SUPERIOR AVE     | 1                                     | Commercial        | \$8,680                                  | \$88,690                             | \$97,370                              | \$278,200                               |                                             | 0                                   | TD 2435 SA LLC         | 1449 24TH STREET LLC             |
| 102-16-094       | 2501 SUPERIOR AVE     | 1                                     | Commercial        | \$27,825                                 | \$127,715                            | \$155,540                             | \$444,400                               |                                             | 0                                   | TD 2501 SA LLC         | SUPERIOR MANAGER LLC             |

| Parcel<br>Number | Parcel<br>Address     | Tax Mailing<br>Name    | Tax Mailing<br>Address | Tax Mailing<br>Municipality | Tax Mailing<br>State | Tax Mailing<br>Zip code | Old<br>SPA Name        | Taxable +<br>Non-Taxable<br>Est.Mkt.Val. | 2000<br>Census<br>Tract | Dupl.<br>Flag |
|------------------|-----------------------|------------------------|------------------------|-----------------------------|----------------------|-------------------------|------------------------|------------------------------------------|-------------------------|---------------|
| 101-09-478       | 701 WEST LAKESIDE AVE | SERPENTINI, ROBERT M.  | 701 W LAKESIDE AVE     | CLEVELAND                   | OH                   | 44113                   | Downtown               | 1141700                                  | 107100                  | 0             |
| 101-09-517       | 635 WEST LAKESIDE AVE | RANDALI, JAMES A       | 635 WEST LAKESIDE AVE  | CLEVELAND                   | OH                   | 44113                   | Downtown               | 506500                                   | 107100                  | 0             |
| 101-14-033       | 1409 W 10 ST          | NOLAN, JOHN & JENNIFER | 1409 W 10 ST           | CLEVELAND                   | OH                   | 44113                   | Downtown               | 445000                                   | 107100                  | 0             |
| 101-29-431       | 750 PROSPECT AVE      | SORG, JEFFREY ROBERT   | 750 PROSPECT AVE       | CLEVELAND                   | OH                   | 44115                   | Downtown               | 200400                                   | 107700                  | 0             |
| 102-08-052       | ?? ST CLAIR AVE       | FIVE CLOVERS LLC       | 2287 THURMAN AVE       | CLEVELAND                   | OH                   | 44114                   | Downtown               | 42000                                    | 107300                  | 0             |
| 102-08-053       | 1934 ST CLAIR AVE     | FIVE CLOVERS LLC       | 2287 THURMAN AVE       | CLEVELAND                   | OH                   | 44113                   | Downtown               | 84500                                    | 107300                  | 0             |
| 102-16-056       | 1439 E 24 ST          | TD 2501 SA LLC         | ?? E 26 ST             | CLEVELAND                   | OH                   | 44114                   | Goodrich/Kirtland Park | 15000                                    | 107500                  | 0             |
| 102-16-092       | 2435 SUPERIOR AVE     | TD 2435 SA LLC         | 2101 SUPERIOR AVE      | CLEVELAND                   | OH                   | 44114                   | Goodrich/Kirtland Park | 376300                                   | 107500                  | 0             |
| 102-16-093       | 1449 SUPERIOR AVE     | TD 2435 SA LLC         | 2101 SUPERIOR AVE      | CLEVELAND                   | OH                   | 44114                   | Goodrich/Kirtland Park | 278200                                   | 107500                  | 0             |
| 102-16-094       | 2501 SUPERIOR AVE     | TD 2501 SA LLC         | 3900 PARK EAST DR      | BEACHWOOD                   | OH                   | 44122                   | Goodrich/Kirtland Park | 444400                                   | 107500                  | 0             |