

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	Auditor Filing Number
101-09-403	701 LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	FID	1420000		4-Aug-25		AFN202508000000
101-09-419	701 WEST LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	SUR	542000		29-Aug-25		AFN202508000000
101-09-446	701 LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	SUR	407500		12-Aug-25		AFN202508000000
101-10-063	614 SUPERIOR AVE	Cleveland	44113	Downtown	3	3	107701	107701	Office buildings - 3 or more stories (el	LIM	0		7-Aug-25		AFN202508000000
101-10-064	621 FRANKFORT AVE	Cleveland	44113	Downtown	3	3	107701	107701	Other commercial structures	LIM	0		7-Aug-25		AFN202508000000
101-11-016	?? FRONT AVE	Cleveland	44113	Downtown	3	3	107701	107101	Nightclub restaurant	REC	14400000		18-Aug-25		AFN202508000000
102-23-085	1411 SUPERIOR AVE	Cleveland	44114	Downtown	7	3	107701	107802	Single family dwelling	SUR	547500		22-Aug-25		AFN202508000000

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

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
101-09-403	701 LAKESIDE AVE	1	Residential	\$545,790	\$33,320	\$579,110	\$1,654,600		0.86	SERPENTINI, RYAN
101-09-419	701 WEST LAKESIDE AVE	1	Residential	\$172,620	\$15,855	\$188,475	\$538,500		1.01	PRICE, BRIAN & JENNIFER
101-09-446	701 LAKESIDE AVE	1	Residential	\$141,855	\$11,620	\$153,475	\$438,500		0.93	FABIAN, MITCH & LAURIE
101-10-063	614 SUPERIOR AVE	1	Commercial	\$862,120	\$2,027,375	\$2,889,495	\$8,255,700		0	614 SUPERIOR ROCKEFELLER LLC
101-10-064	621 FRANKFORT AVE	1	Commercial	\$99,050	\$234,150	\$333,200	\$952,000		0	614 SUPERIOR ROCKEFELLER LLC
101-11-016	?? FRONT AVE	1	Commercial	\$830,060	\$740,215	\$1,570,275	\$4,486,500		3.21	CLEVELAND INTERNATIONAL FUND- FLATS PHASE III, LTD
102-23-085	1411 SUPERIOR AVE	1	Residential	\$208,670	\$20,370	\$229,040	\$654,400		0.84	KNIGHT, TOBIN & RACHAEL

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
101-09-403	701 LAKESIDE AVE	BRIGGS, ROBERT W. TRUSTEE	SERPENTINI, RYAN	701 LAKESIDE AVE	CLEVELAND	OH	44113	Downtown
101-09-419	701 WEST LAKESIDE AVE	TINKOFF, GLEN & LAUREN	PRICE, BRIAN & JENNIFER	4282 HICKORY ROCK DR	POWELL	OH	43065	Downtown
101-09-446	701 LAKESIDE AVE	OZANICH, TODD & KIM	FABIAN, MITCH & LAURIE	15 BETHUNE ST	ALEXANDRIA BAY	NY	13607	Downtown
101-10-063	614 SUPERIOR AVE	Rockefeller Building Assoc.,	614 SUPERIOR ROCKEFELLER LLC	2601 S BAYSHORE DR	MIAMI	FL	33133	Downtown
101-10-064	621 FRANKFORT AVE	Rockefeller Building Assoc.,	614 SUPERIOR ROCKEFELLER LLC	2601 S BAYSHORE DR	MIAMI	FL	33133	Downtown
101-11-016	?? FRONT AVE	CLEVELAND RIVERFRONT RETAIL, LLC	CLEVELAND INTERNATIONAL FUND- FLATS PHASE III, LTD	12434 CEDAR RD	CLEVELAND HTS	OH	44106	Downtown
102-23-085	1411 SUPERIOR AVE	FARES, MORAD A.	KNIGHT, TOBIN & RACHAEL	550 VETERANS UNITED DR	COLUMBIA	MO	65201	Downtown

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

Parcel Number	Parcel Address	Taxable + Non-Taxable Est.Mkt.Val.	2000 Census Tract	Dupl. Flag
101-09-403	701 LAKESIDE AVE	1654600	107100	0
101-09-419	701 WEST LAKESIDE AVE	538500	107100	0
101-09-446	701 LAKESIDE AVE	438500	107100	0
101-10-063	614 SUPERIOR AVE	8255700	107100	0
101-10-064	621 FRANKFORT AVE	952000	107100	0
101-11-016	?? FRONT AVE	4486500	107100	0
102-23-085	1411 SUPERIOR AVE	654400	107800	0