

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
003-15-407	2222 DETROIT RD	Cleveland	44113	Ohio City	3	3	101700	103300	Residential condominiums	WAR	235000		11-Aug-25		AFN202508000000
003-15-408	2222 DETROIT RD	Cleveland	44113	Ohio City	3	3	101700	103300	Residential condominiums	QTC	0		22-Aug-25		AFN202508000000
003-15-450	2222 DETROIT RD	Cleveland	44113	Ohio City	3	3	101700	103300	Residential condominiums	WAR	255000		21-Aug-25		AFN202508000000
003-16-032	2325 ELM ST	Cleveland	44113	Cuyahoga Valley	3	3	101700	103300	Nightclub restaurant	PLT	0		4-Aug-25		AFN202508000000
003-16-033	1245 HEMLOCK AVE	Cleveland	44113	Cuyahoga Valley	3	3	101700	103300	Commercial parking lot	PLT	0		4-Aug-25		AFN202508000000
003-16-039	2320 CENTER ST	Cleveland	44113	Cuyahoga Valley	3	3	101700	103300	Manufacturing and assembly, light	PLT	0		4-Aug-25		AFN202508000000
003-18-386	1237 CENTER ST	Cleveland	44113	Ohio City	3	3	101700	103300	Residential condominiums	WAR	305000		16-Aug-25		AFN202508000000
004-26-044	?? CARTER RD	Cleveland	44113	Tremont	3	3	101700	103602	Commercial vacant land	LIM	10000		15-Aug-25		AFN202508000000
101-11-016	?? FRONT AVE	Cleveland	44113	Downtown	3	3	107701	107101	Nightclub restaurant	REC	14400000		18-Aug-25		AFN202508000000

Flats Transfers, August 2025
Source: Cuyahoga County Fiscal O
Prepared by Northern Ohio Data ar

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
003-15-407	2222 DETROIT RD	1	Residential	\$57,820	\$6,405	\$64,225	\$183,500		1.28	SIMECEK, SCOTT S
003-15-408	2222 DETROIT RD	1	Residential	\$56,560	\$6,510	\$63,070	\$180,200		0	2222 DETROIT RD NO 407, LLC
003-15-450	2222 DETROIT RD	1	Residential	\$56,140	\$7,315	\$63,455	\$181,300		1.41	ROSCOE, JENNIFER
003-16-032	2325 ELM ST	1	Commercial	\$390,810	\$46,690	\$437,500	\$1,250,000		0	NAUTICA ENTERTAINMENT LLC
003-16-033	1245 HEMLOCK AVE	1	Commercial	\$7,455	\$135,380	\$142,835	\$408,100		0	NAUTICA ENTERTAINMENT, LLC
003-16-039	2320 CENTER ST	1	Industrial	\$355,530	\$46,970	\$402,500	\$1,150,000		0	NAUTICA ENTERTAINMENT, LLC
003-18-386	1237 CENTER ST	1	Residential	\$85,610	\$6,685	\$92,295	\$263,700		1.16	WEINBERG, RICHARD SUC-TRS
004-26-044	?? CARTER RD	1	Commercial	\$0	\$107,625	\$107,625	\$307,500		0.03	2041 WEST 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

Parcel Number	Parcel Address	Seller Name	Tax Mailing Name	Tax Mailing Address	Tax Mailing Municipality	Tax Mailing State
003-15-407	2222 DETROIT RD	THE CONDOMINIUMS AT STONEBRIDGE OWNERS ASSOCIATION INC	SIMECEK, SCOTT S	2222 DETROIT RD	CLEVELAND	OH
003-15-408	2222 DETROIT RD	BRINZA, VEACESLAV	2222 DETROIT RD NO 407, LLC	18447 WHITEMARSH LN	STRONGSVILLE	OH
003-15-450	2222 DETROIT RD	SOMOGYI, TERA & CONLEY, JOHN	ROSCOE, JENNIFER	2222 DETROIT RD	CLEVELAND	OH
003-16-032	2325 ELM ST	NAUTICA ENTERTAINMENT LLC	NAUTICA ENTERTAINMENT LLC	1231 MAIN AVE	CLEVELAND	OH
003-16-033	1245 HEMLOCK AVE	NAUTICA ENTERTAINMENT, LLC	NAUTICA ENTERTAINMENT, LLC	1151 MAIN AVE	CLEVELAND	OH
003-16-039	2320 CENTER ST	NAUTICA ENTERTAINMENT, LLC	NAUTICA ENTERTAINMENT, LLC	17301 W COLFAX AVE	GOLDEN	CO
003-18-386	1237 CENTER ST	WANG, YANPING	WEINBERG, RICHARD SUC-TRS	6450 ROCKSIDE WOODS BLVD	INDEPENDENCE	OH
004-26-044	?? CARTER RD	LAKE LINK LLC	2041 WEST LLC	4001 DETROIT RD	CLEVELAND	OH
101-11-016	?? FRONT AVE	CLEVELAND RIVERFRONT RETAIL, LLC	CLEVELAND INTERNATIONAL FUND- FLATS PHASE III, LTD	12434 CEDAR RD	CLEVELAND HTS	OH

Flats Transfers, August 2025
Source: Cuyahoga County Fiscal O
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Parcel Number	Parcel Address	Tax Mailing Zip code	Old SPA Name	Taxable + Non-Taxable Est.Mkt.Val.	2000 Census Tract	Dupl. Flag
003-15-407	2222 DETROIT RD	44113	Ohio City/Near West Side	183500	103300	0
003-15-408	2222 DETROIT RD	44149	Ohio City/Near West Side	180200	103300	0
003-15-450	2222 DETROIT RD	44102	Ohio City/Near West Side	181300	103300	0
003-16-032	2325 ELM ST	44113	Ohio City/Near West Side	1250000	103300	0
003-16-033	1245 HEMLOCK AVE	44113	Ohio City/Near West Side	408100	103300	0
003-16-039	2320 CENTER ST	80401	Ohio City/Near West Side	1150000	103300	0
003-18-386	1237 CENTER ST	44131	Ohio City/Near West Side	263700	103300	0
004-26-044	?? CARTER RD	44113	Ohio City/Near West Side	307500	103700	0
101-11-016	?? FRONT AVE	44106	Downtown	4486500	107100	0