

Downtown Transfers, March 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
101-08-320	1133 W 9 ST	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	WAR	100000		4-Mar-24	
101-08-378	1133 W 9 ST	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	WAR	147000		22-Mar-24	
101-09-451	701 WEST LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	WAR	454000		1-Mar-24	
101-09-507	635 WEST LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107701	107101	Residential condominiums	WAR	250000		8-Mar-24	
101-26-381	140 PUBLIC SQUARE ST	Cleveland	44114	Downtown	3	3	107701	107701	Residential condominiums	WAR	122000		18-Mar-24	
101-36-331	1104 PROSPECT AVE	Cleveland	44115	Downtown	3	3	107701	107701	Residential condominiums	WAR	160000		14-Mar-24	
102-11-016	2625 ST CLAIR AVE	Cleveland	44114	Downtown	7	3	107701	107802	Commercial warehouse (under 75,000 sq. f	WAR	556500		21-Mar-24	
102-11-017	?? ST CLAIR AVE	Cleveland	44114	Downtown	7	3	107701	107802	Commercial warehouse (under 75,000 sq. f	WAR	556500		21-Mar-24	
102-16-008	2444 ST CLAIR AVE	Cleveland	44114	Downtown	7	3	107701	107802	Commercial vacant land	SHF	0		19-Mar-24	

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Parcel Number	Parcel Address	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.	Buyer Name
101-08-320	1133 W 9 ST	AFN202403040064		Residential	\$43,820	\$4,865	\$48,685	\$139,100			SUDOL PROPERTIES LLC
101-08-378	1133 W 9 ST	AFN202403220291		Residential	\$44,660	\$2,590	\$47,250	\$135,000			KORKOSZ, ARTHUR E TRS
101-09-451	701 WEST LAKESIDE AVE	AFN202403010535		Residential	\$132,895	\$13,055	\$145,950	\$417,000			RIVERA, JOHN C & TARI S CO-TRUSTEES
101-09-507	635 WEST LAKESIDE AVE	AFN202403080424		Residential	\$118,860	\$11,165	\$130,025	\$371,500			PALAGUYI, BRIAN STEPHEN
101-26-381	140 PUBLIC SQUARE ST	AFN202403180563		Residential	\$96,880	\$9,695	\$106,575	\$304,500			GRIFF, JOHN
101-36-331	1104 PROSPECT AVE	AFN202403140262		Residential	\$51,730	\$5,740	\$57,470	\$164,200			SHAHEEN-BAHRANI, SABA
102-11-016	2625 ST CLAIR AVE	AFN202403210246		Commercial	\$57,295	\$44,485	\$101,780	\$290,800			2625 ST. CLAIR , LLC
102-11-017	?? ST CLAIR AVE	AFN202403210246		Commercial	\$0	\$25,410	\$25,410	\$72,600			2625 ST. CLAIR , LLC
102-16-008	2444 ST CLAIR AVE	AFN202403190075		Commercial	\$0	\$17,780	\$17,780	\$50,800			CLEVELAND LAND REUTILIZATION PROGRAM

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Parcel Number	Parcel Address	Seller Name	Tax Mailing Name	Tax Mailing Address	Tax Mailing Municipality	Tax Mailing State	Tax Mailing Zip code
101-08-320	1133 W 9 ST	WATER AND NINTH LLC	SUDOL PROPERTIES LLC	9120 FOX HOUND RUN RD	WARREN	OH	44484
101-08-378	1133 W 9 ST	DUBOIS, ROBERT J.	KORKOSZ, ARTHUR E TRS	2705 JAY AVE	CLEVELAND	OH	44113
101-09-451	701 WEST LAKESIDE AVE	KEENE, NANCY C.	RIVERA, JOHN C & TARI S CO-TRUSTEES	701 W LAKESIDE AVE	CLEVELAND	OH	44113
101-09-507	635 WEST LAKESIDE AVE	PYROS, TONY	PALAGUYI, BRIAN STEPHEN	635 W LAKESIDE AVE	CLEVELAND	OH	44113
101-26-381	140 PUBLIC SQUARE ST	VITULLO, JOHN C.	GRIFF, JOHN	140 PUBLIC SQ	CLEVELAND	OH	44114
101-36-331	1104 PROSPECT AVE	1104 PROSPECT PROPERTY 305 LLC	SHAHEEN-BAHRANI, SABA	1104 PROSPECT AVE	CLEVELAND	OH	44115
102-11-016	2625 ST CLAIR AVE	V. F. Holdings	2625 ST. CLAIR , LLC	17340 TALL TREE TR	CHAGRIN FALLS	OH	44023
102-11-017	?? ST CLAIR AVE	V. F. Holdings Inc	2625 ST. CLAIR , LLC	2625 St Clair AVE	Cleveland	OH	44114
102-16-008	2444 ST CLAIR AVE	TYLER, HELEN & ZADRAVEC, PATRICIA A. & KATE	CLEVELAND LAND REUTILIZATION PROGRAM	601 LAKESIDE AVE	CLEVELAND	OH	44114

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Parcel Number	Parcel Address	Old SPA Name	Taxable + Non-Taxable Est.Mkt.Val.	2000 Census Tract	Dupl. Flag
101-08-320	1133 W 9 ST	Downtown	139100	107100	0
101-08-378	1133 W 9 ST	Downtown	135000	107100	0
101-09-451	701 WEST LAKESIDE AVE	Downtown	417000	107100	0
101-09-507	635 WEST LAKESIDE AVE	Downtown	371500	107100	0
101-26-381	140 PUBLIC SQUARE ST	Downtown	304500	107600	0
101-36-331	1104 PROSPECT AVE	Downtown	164200	107700	0
102-11-016	2625 ST CLAIR AVE	Goodrich/Kirtland Park	290800	107500	0
102-11-017	?? ST CLAIR AVE	Goodrich/Kirtland Park	72600	107500	0
102-16-008	2444 ST CLAIR AVE	Goodrich/Kirtland Park	50800	107500	0