

Downtown Transfers, June 2023

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 |
|---------------|----------------------|---------------------|------------|---------------------------|-----------|-----------|-------------------|-------------------|--|-----------|------------------|-----------------|---------------|----------------|
| 101-08-388 | 1133 W 9 ST | Cleveland | 44113 | Downtown | 3 | 3 | 107101 | 107101 | Residential condominiums | WAR | 155000 | | 9-Jun-23 | |
| 101-09-320 | 408 WEST ST CLAIR ST | Cleveland | 44113 | Downtown | 3 | 3 | 107101 | 107101 | Residential condominiums | WAR | 149900 | | 2-Jun-23 | |
| 101-09-485 | 1260 W 4 ST | Cleveland | 44113 | Downtown | 3 | 3 | 107101 | 107101 | Residential condominiums | WAR | 428500 | | 12-Jun-23 | |
| 101-10-039 | 620 FRANKFORT AVE | Cleveland | 44113 | Downtown | 3 | 3 | 107101 | 107101 | Neighborhood tavern | WAR | 570000 | | 8-Jun-23 | |
| 101-13-018 | 1330 OLD RIVER RD | Cleveland | 44113 | Downtown | 3 | 3 | 107101 | 107101 | Office buildings - 3 or more stories (el | WAR | 0 | | 2-Jun-23 | |
| 101-26-384 | 140 PUBLIC SQUARE ST | Cleveland | 44114 | Downtown | 3 | 3 | 107701 | 107701 | Residential condominiums | WAR | 185000 | | 7-Jun-23 | |
| 101-38-013 | 1060 BOLIVAR AVE | Cleveland | 44115 | Downtown | 5 | 3 | 107701 | 107701 | Commercial parking garage | PLT | 0 | | 13-Jun-23 | |
| 101-38-014 | BOLIVAR AVE | Cleveland | 44115 | Downtown | 5 | 3 | 107701 | 107701 | Commercial parking garage | PLT | 0 | | 13-Jun-23 | |
| 101-38-015 | 1124 BOLIVAR AVE | Cleveland | 44115 | Downtown | 5 | 3 | 107701 | 107701 | Commercial parking garage | PLT | 0 | | 13-Jun-23 | |
| 102-22-070 | 1303 SUPERIOR AVE | Cleveland | 44114 | Downtown | 7 | 3 | 107802 | 107802 | Single family dwelling | QTC | 0 | | 20-Jun-23 | |
| 103-13-051 | 2401 CARNEGIE AVE | Cleveland | 44115 | Downtown | 5 | 5 | 107701 | 107701 | Commercial warehouse (under 75,000 sq. f | WAR | 0 | | 8-Jun-23 | |

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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 |
|---------------|----------------------|-----------------------|---------------------------------|----------------|---------------------------------|-----------------------------|------------------------------|--------------------------------|---------------------------------------|-------------------------------|-------------------------------------|
| 101-08-388 | 1133 W 9 ST | AFN202306090467 | 1 | Residential | \$90,090 | \$10,010 | \$100,100 | \$286,000 | | 0.54 | GUARDIANS TRANSPORTATION MANAGEMEN |
| 101-09-320 | 408 WEST ST CLAIR ST | AFN202306020573 | 1 | Residential | \$31,850 | \$4,025 | \$35,875 | \$102,499 | | 1.46 | ABU-ALI, MORAD |
| 101-09-485 | 1260 W 4 ST | AFN202306120428 | 1 | Residential | \$5,495 | \$14,455 | \$19,950 | \$57,000 | | 7.52 | KHALIFE, FOUAD |
| 101-10-039 | 620 FRANKFORT AVE | AFN202306080376 | 1 | Commercial | \$51,520 | \$113,890 | \$165,410 | \$472,600 | | 1.21 | FRANFORT & SIXTH, LLC |
| 101-13-018 | 1330 OLD RIVER RD | AFN202306020589 | 1 | Commercial | \$165,060 | \$105,595 | \$270,655 | \$773,300 | | 0 | 1330 OLD RIVER HOLDINGS, LLC |
| 101-26-384 | 140 PUBLIC SQUARE ST | AFN202306070457 | 1 | Residential | \$77,105 | \$12,705 | \$89,810 | \$256,600 | | 0.72 | 140 PUBLIC SQUARE PROPERTY, LLC |
| 101-38-013 | 1060 BOLIVAR AVE | AFN202306130340 | 1 | Commercial | \$51,765 | \$108,045 | \$159,810 | \$456,600 | | 0 | MTP-BOLIVAR RESIDENCES PROPCO, LLC |
| 101-38-014 | BOLIVAR AVE | AFN202306130340 | 1 | Commercial | \$0 | \$170,765 | \$170,765 | \$487,900 | | 0 | MTP-BOLIVAR RESIDENCES PROPCO, LLC |
| 101-38-015 | 1124 BOLIVAR AVE | AFN202306130340 | 1 | Commercial | \$24,010 | \$168,210 | \$192,220 | \$549,200 | | 0 | MTP-BOLIVAR RESIDENCES PROPCO, LLC |
| 102-22-070 | 1303 SUPERIOR AVE | AFN202306200189 | 1 | Residential | \$0 | \$26,320 | \$26,320 | \$75,200 | | 0 | PAI, TAMMY HUN |
| 103-13-051 | 2401 CARNEGIE AVE | AFN202306080195 | 1 | Commercial | \$42,455 | \$38,045 | \$80,500 | \$230,000 | | 0 | STATE OF OHIO , DEPARTMENT OF TRANS |

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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 |
|---------------|----------------------|------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------|----------------------|
| 101-08-388 | 1133 W 9 ST | BIASELLA, MATTHEW O | GUARDIANS TRANSPORTATION MANAGEMENT | 1133 W 9 ST | CLEVELAND | OH | 44113 |
| 101-09-320 | 408 WEST ST CLAIR ST | REGAN, ROBERT | ABU-ALI, MORAD | 23220 CHAGRIN BLVD | BEACHWOOD | OH | 44122 |
| 101-09-485 | 1260 W 4 ST | DALPIAZ, KEVIN & NANCY | KHALIFE, FOUAD | 1260 W 4 ST | CLEVELAND | OH | 44101 |
| 101-10-039 | 620 FRANKFORT AVE | DOWN RIVER SPECIALTIES INC | FRANFORT | 620 FRANKFORT AVE | CLEVELAND | OH | 44113 |
| 101-13-018 | 1330 OLD RIVER RD | 1330 OTR, LLC | 1330 OLD RIVER HOLDINGS, LLC | 1330 OLD RIVER RD | CLEVELAND | OH | 44113 |
| 101-26-384 | 140 PUBLIC SQUARE ST | KRELL, PHILLIP L AND KRELL, LINDA | 140 PUBLIC SQUARE PROPERTY, LLC | 31408 PARK AVE | WESTLAKE | OH | 44145 |
| 101-38-013 | 1060 BOLIVAR AVE | MTP-BOLIVAR RESIDENCES PROPCO, LLC | MTP-BOLIVAR RESIDENCES PROPCO, LL | 1325 CARNEGIE AVE | CLEVELAND | OH | 44115 |
| 101-38-014 | BOLIVAR AVE | MTP-BOLIVAR RESIDENCES PROPCO, LLC | MTP-BOLIVAR RESIDENCES PROPCO, LLC | 1060 BOLIVAR AVE | CLEVELAND | OH | 44115 |
| 101-38-015 | 1124 BOLIVAR AVE | MTP-BOLIVAR RESIDENCES PROPCO, LLC | MTP-BOLIVAR RESIDENCES PROPCO, LLC | 130 W 42 ST | NEW YORK | NY | 10036 |
| 102-22-070 | 1303 SUPERIOR AVE | KIM, MARK MINHYUNG & PAI, TAMMY H | PAI, TAMMY HUN | 1303 SUPERIOR AVE | CLEVELAND | OH | 44114 |
| 103-13-051 | 2401 CARNEGIE AVE | MORAN, PAT | STATE OF OHIO , DEPARTMENT OF TRANS | 5500 TRANSPORTATION BLVD | GARFIELD HTS | OH | 44125 |

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| Parcel Number | Parcel Address | Old SPA Name | Taxable + Non-Taxable Est.Mkt.Val. | 2000 Census Tract | Dupl. Flag |
|--------------------------|---------------------------|-------------------------|---|----------------------------------|-----------------------|
| 101-08-388 | 1133 W 9 ST | Downtown | 240300 | 107100 | 0 |
| 101-09-320 | 408 WEST ST CLAIR ST | Downtown | 86200 | 107100 | 0 |
| 101-09-485 | 1260 W 4 ST | Downtown | 381900 | 107100 | 0 |
| 101-10-039 | 620 FRANKFORT AVE | Downtown | 472600 | 107100 | 0 |
| 101-13-018 | 1330 OLD RIVER RD | Downtown | 773300 | 107100 | 0 |
| 101-26-384 | 140 PUBLIC SQUARE ST | Downtown | 285000 | 107600 | 0 |
| 101-38-013 | 1060 BOLIVAR AVE | Downtown | 507300 | 107700 | 0 |
| 101-38-014 | BOLIVAR AVE | Downtown | 542100 | 107700 | 0 |
| 101-38-015 | 1124 BOLIVAR AVE | Downtown | 610200 | 107700 | 0 |
| 102-22-070 | 1303 SUPERIOR AVE | Downtown | 50900 | 107200 | 0 |
| 103-13-051 | 2401 CARNEGIE AVE | Central | 209100 | 107900 | 0 |