

Downtown Transfers, November 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affairs and Education, Cleveland State University

Parcel Number	Parcel Address	Parcel Municipality	Parcel Zip	Statistical Planning Area	2014 Ward	2009 Ward	2010 Census Tract	Land Use Type	Deed Type	Conveyance Price	Conveyance Flag	Transfer Date	Receipt Number	Auditor Filing Number
101-05-012	833 SUPERIOR AVE	Cleveland	44114	Downtown	3	3	107701	Hotels	LIM	19265000		11-Oct-22		AFN202210110378
101-09-344	408 WEST ST CLAIR ST	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	JUD	0		17-Oct-22	1112471	AFN202210170244
101-09-345	408 WEST ST CLAIR ST	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	JUD	0		17-Oct-22	1112471	AFN202210170244
101-09-362	408 WEST ST CLAIR ST	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	WAR	152000		31-Oct-22		AFN202210310424
101-09-430	701 LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	SUR	429500		3-Oct-22		AFN202210030673
101-09-442	701 WEST LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	SUR	427000		28-Oct-22		AFN202210280496
101-09-448	701 WEST LAKESIDE AVE	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	WAR	607000		20-Oct-22		AFN202210200492
101-26-386	140 PUBLIC SQUARE ST	Cleveland	44114	Downtown	3	3	107701	Residential condominiums	QTC	0		13-Oct-22		AFN202210130619
102-06-089	1468 LAKESIDE AVE	Cleveland	44114	Downtown	3	3	107802	Neighborhood tavern	QTC	0		25-Oct-22		AFN202210250385
102-16-040	2343 SUPERIOR AVE	Cleveland	44114	Downtown	7	3	107802	Franchise auto service center	LIM	420000		7-Oct-22		AFN202210070267
102-23-088	SUPERIOR AVE	Cleveland	44114	Downtown	7	3	107802	Residential vacant land	SUR	697295	EMV*	31-Oct-22		AFN202210310338
102-25-048	2104 SUPERIOR AVE	Cleveland	44114	Downtown	7	8	107802	Commercial warehouse (under 75,000 sq. f	LIM	0	EMV	7-Oct-22		AFN202210070266

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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
101-05-012	833 SUPERIOR AVE	1	Commercial	\$4,611,355	\$186,725	\$4,798,080	\$13,708,800		1.41	NF V CLEVELAND LLC
101-09-344	408 WEST ST CLAIR ST	15	Residential	\$15,610	\$3,710	\$19,320	\$55,199	\$711,598	0	KTC PROPERTIES, LLC
101-09-345	408 WEST ST CLAIR ST	15	Residential	\$15,575	\$3,780	\$19,355	\$55,299	\$711,598	0	KTC PROPERTIES, LLC
101-09-362	408 WEST ST CLAIR ST	1	Residential	\$30,380	\$3,885	\$34,265	\$97,899		1.55	KEEHAN, DAVID J TRUSTEE
101-09-430	701 LAKESIDE AVE	1	Residential	\$126,245	\$11,900	\$138,145	\$394,700		1.09	SALOPEK, MARK & JULIE
101-09-442	701 WEST LAKESIDE AVE	1	Residential	\$118,790	\$12,460	\$131,250	\$375,000		1.14	PARTRIDGE, THOMAS A & MARIAN H
101-09-448	701 WEST LAKESIDE AVE	1	Residential	\$165,515	\$15,225	\$180,740	\$516,400		1.18	ZICKEL, SCOTT & MARCY
101-26-386	140 PUBLIC SQUARE ST	1	Residential	\$131,215	\$14,595	\$145,810	\$416,600		0	TIPTON, SUSAN D & KYLE D - TRS &
102-06-089	1468 LAKESIDE AVE	1	Commercial	\$57,995	\$29,505	\$87,500	\$249,999		0	HHW INVESTMENTS LLC
102-16-040	2343 SUPERIOR AVE	1	Commercial	\$23,730	\$48,335	\$72,065	\$205,900		2.04	RJL 2343 SA LLC
102-23-088	SUPERIOR AVE	1	Residential	\$0	\$20,370	\$20,370	\$58,200		11.98	KAMPS, ARIELLE D & LEAGUE, JEFFREY
102-25-048	2104 SUPERIOR AVE	1	Commercial	\$0	\$0	\$0	\$0			RJL 2104-2110 SA LLC

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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	Old SPA Name	Taxable + Non-Taxable Est.Mkt.Val.
101-05-012	833 SUPERIOR AVE	BLACK SAPPHIRE C CLEVELAND 2014 INC	NF V CLEVELAND LLC	2000 MONARCH TOWER	ATLANTA	GA	30326	Downtown	16128000
101-09-344	408 WEST ST CLAIR ST	KTC PROPERTIES, LLC	KTC PROPERTIES, LLC	3269 W 32 ST	CLEVELAND	OH	44113	Downtown	46400
101-09-345	408 WEST ST CLAIR ST	KTC PROPERTIES, LLC	KTC PROPERTIES, LLC	3269 W 32 ST	CLEVELAND	OH	44113	Downtown	46500
101-09-362	408 WEST ST CLAIR ST	CANUSA INVESTMENTS LLC	KEEHAN, DAVID J TRUSTEE	408 W SAINT CLAIR AVE	CLEVELAND	OH	44113	Downtown	82200
101-09-430	701 LAKESIDE AVE	SHUNK, THOMAS AND SHUNK, LAURA	SALOPEK, MARK	701 LAKESIDE AVE	CLEVELAND	OH	44113	Downtown	394700
101-09-442	701 WEST LAKESIDE AVE	GAVALES, LISA A & CONNORS, JOHN P	PARTRIDGE, THOMAS A	701 W LAKESIDE AVE	CLEVELAND	OH	44113	Downtown	460900
101-09-448	701 WEST LAKESIDE AVE	HEJNA, ANTHONY & MARYANNE	ZICKEL, SCOTT	701 W LAKESIDE AVE	CLEVELAND	OH	44113	Downtown	516400
101-26-386	140 PUBLIC SQUARE ST	TIPTON, SUSAN D & KYLE D - TRUSTE	TIPTON, SUSAN D	140 PUBLIC SQ	CLEVELAND	OH	44114	Downtown	350000
102-06-089	1468 LAKESIDE AVE	NOBLE BEAST BREWING LLC	HHW INVESTMENTS LLC	1470 LAKESIDE AVE	CLEVELAND	OH	44114	Downtown	308600
102-16-040	2343 SUPERIOR AVE	KC & CR LLC	RJL 2343 SA LLC	3900 PARK EAST DR	BEACHWOOD	OH	44122	Downtown	187100
102-23-088	SUPERIOR AVE	B R KNEZ CONSTRUCTION, INC	KAMPS, ARIELLE D	1431 SUPERIOR AVE	CLEVELAND	OH	44114	Downtown	
102-25-048	2104 SUPERIOR AVE	CC SUPERIOR HOLDING LLC	RJL 2104-2110 SA LLC	3900 PARK EAST DR	BEACHWOOD	OH	44122	Downtown	

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Parcel Number	Parcel Address	2000 Census Tract	Dupl. Flag
101-05-012	833 SUPERIOR AVE	107600	0
101-09-344	408 WEST ST CLAIR ST	107100	0
101-09-345	408 WEST ST CLAIR ST	107100	0
101-09-362	408 WEST ST CLAIR ST	107100	0
101-09-430	701 LAKESIDE AVE	107100	0
101-09-442	701 WEST LAKESIDE AVE	107100	0
101-09-448	701 WEST LAKESIDE AVE	107100	0
101-26-386	140 PUBLIC SQUARE ST	107600	0
102-06-089	1468 LAKESIDE AVE	107200	0
102-16-040	2343 SUPERIOR AVE	107300	0
102-23-088	SUPERIOR AVE	107800	0
102-25-048	2104 SUPERIOR AVE	107300	0