

Flats Transfers, December 2021

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Urban Affairs, 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	Number of
														Filing Number	Parcels Combined (\$)
003-02-405	DOCK CUYAHOGA RIVER	Cleveland	44102	Cuyahoga Valley	15	15	103602	Residential condominiums	QTC	26700	EMV	20-Dec-21			1
003-15-314	2222 DETROIT AVE	Cleveland	44113	Ohio City	3	3	103300	Residential condominiums	QTC	0		13-Dec-21			1
003-17-001	HEMLOCK AVE	Cleveland	44113	Cuyahoga Valley	3	3	103300	Commercial parking lot assoc. with other	QTC	600000		9-Dec-21			1
003-18-336	1237 WASHINGTON ST	Cleveland	44113	Ohio City	3	3	103300	Residential condominiums	SUR	175000		27-Dec-21			1
003-18-357	1237 WASHINGTON ST	Cleveland	44113	Ohio City	3	3	103300	Residential condominiums	WAR	255000		10-Dec-21			1
003-19-006	1272 RIVERBED ST	Cleveland	44113	Cuyahoga Valley	3	3	103300	Single family dwelling	WAR	695000		7-Dec-21			1
003-23-047	1865-01869 W 22 ST	Cleveland	44113	Ohio City	3	3	103602	Apartments 7-19 units (walk-up)	WAR	0		15-Dec-21			1
004-26-819C	1900 GROVE CT	Cleveland	44113	Tremont	3	3	103602	Residential condominiums	LPE	0		6-Dec-21			1
101-13-007	1285 OLD RIVER RD	Cleveland	44113	Downtown	3	3	107101	Commercial warehouse (under 75,000 sq. f	LIM	0		7-Dec-21			1
101-13-019	1322 OLD RIVER RD	Cleveland	44113	Downtown	3	3	107101	Other retail structures	LIM	0		7-Dec-21	1062446		3
101-13-020	1294-01310 OLD RIVER RD	Cleveland	44113	Downtown	3	3	107101	Furniture marts	LIM	0		7-Dec-21	1062446		3
101-13-021	1290 OLD RIVER RD	Cleveland	44113	Downtown	3	3	107101	Commercial parking lot	LIM	0		29-Dec-21			1
101-13-038	1316 OLD RIVER RD	Cleveland	44113	Downtown	3	3	107101	Other retail structures	LIM	0		7-Dec-21	1062446		3
101-17-006	1678 LEONARD RD	Cleveland	44113	Cuyahoga Valley	3	3	107701	Other industrial structures	LIM	0		30-Dec-21			1
101-21-002	351 CANAL RD	Cleveland	44113	Downtown	3	3	107701	Commercial parking lot	WAR	0		3-Dec-21	1061831		2
122-20-014	601 STONES LEVEE RD	Cleveland	44113	Cuyahoga Valley	3	3	980100	Commercial warehouse (under 75,000 sq. f	QTC	0	EMV*	2-Dec-21			1
122-20-014	601 STONES LEVEE RD	Cleveland	44113	Cuyahoga Valley	3	3	980100	Commercial warehouse (under 75,000 sq. f	QTC	0	EMV*	2-Dec-21			1

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Parcel Number	Parcel Address	Property Class	Assessed Building Value	Assessed Land Value	Assessed Total Value	Estimated Market Value	Total EMV Mult. Recpt. Est. Mkt. Val.	Ratio Price to Est. Mkt. Val.	Buyer Name	Seller Name
003-02-405	DOCK CUYAHOGA RIVER	Commercial	\$4,620	\$4,725	\$9,345	\$26,700		1	THE OLDE RIVER YACHT CLUB CONDOMINI	GLAZER ROBERT R
003-15-314	2222 DETROIT AVE	Residential	\$52,220	\$9,030	\$61,250	\$175,000		0	EGOLI PROPERTIES, LLC	INNES, GARY
003-17-001	HEMLOCK AVE	Commercial	\$0	\$132,300	\$132,300	\$378,000		1.59	GALHOTRA ELM LLC	PENNSYLVANIA LINES LLC
003-18-336	1237 WASHINGTON ST	Residential	\$0	\$4,200	\$4,200	\$12,000		14.58	PHELPS, MATTHEW P & JUNE L	JOHNSON, BRANDON
003-18-357	1237 WASHINGTON ST	Residential	\$0	\$6,755	\$6,755	\$19,300		13.21	KNETZER, JOSEPH	FORTIER, NEIL E & KAUR, RAJWINDER
003-19-006	1272 RIVERBED ST	Residential	\$132,930	\$16,380	\$149,310	\$426,600		1.63	GREEN PRISMS, LLC	LALLI RICHARD
003-23-047	1865-01869 W 22 ST	Commercial	\$146,300	\$28,700	\$175,000	\$500,000		0	1869 W 22ND LLC	RED DOOR RENOVATIONS LLC
004-26-819C	1900 GROVE CT	Residential	\$33,950	\$3,780	\$37,730	\$107,800		0	FELICE, ANTOINETTE CHRISTINE	FELICE, ANTOINETTE CHRISTINE
101-13-007	1285 OLD RIVER RD	Commercial	\$134,750	\$450,800	\$585,550	\$1,673,000		0	1285 OLD RIVER ROAD LLC	SAMSEL ROPE MARINE
101-13-019	1322 OLD RIVER RD	Commercial	\$37,205	\$36,890	\$74,095	\$211,700	\$1,201,300	0	1285 OLD RIVER ROAD LLC	SAMSEL REALTY INC
101-13-020	1294-01310 OLD RIVER RD	Commercial	\$114,555	\$196,035	\$310,590	\$887,400	\$1,201,300	0	1322 OLD RIVER ROAD LLC	SAMSEL REALTY CO
101-13-021	1290 OLD RIVER RD	Commercial	\$7,560	\$371,105	\$378,665	\$1,081,900		0	BOARD OF PARK COMMISSIONERS OF THE	1290 LLC
101-13-038	1316 OLD RIVER RD	Commercial	\$32,585	\$3,185	\$35,770	\$102,200	\$1,201,300	0	1322 OLD RIVER ROAD LLC	SAMSEL REALTY CO
101-17-006	1678 LEONARD RD	Industrial	\$43,995	\$26,425	\$70,420	\$201,200		0	SP COLUMBUS LLC	CTOWN STRENGTH PROPERTIES LLC
101-21-002	351 CANAL RD	Commercial	\$56,805	\$6,860,245	\$6,917,050	\$19,763,000	\$42,000,000	0	ROCK OHIO CAESARS CLEVELAND LLC	ROCK OHIO CAESARS CLEVELAND LLC
122-20-014	601 STONES LEVEE RD	Commercial	\$81,165	\$37,065	\$118,230	\$337,800		0	THE CITY OF CLEVELAND, OHIO	FLATS SOUTH CLEVELAND, LLC
122-20-014	601 STONES LEVEE RD	Commercial	\$81,165	\$37,065	\$118,230	\$337,800		0	FLATS SOUTH CLEVELAND LLC	THE CITY OF CLEVELAND, OHIO

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Parcel Number	Parcel Address	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.	2000 Census Tract	Dupl. Flag
003-02-405	DOCK CUYAHOGA RIVER	THE OLDE RIVER YACHT CLUB CONDOMINI	4900 WHISKEY ISLAND DR	CLEVELAND	OH	44102	Ohio City/Near West Side	23200	103200	0
003-15-314	2222 DETROIT AVE	EGOLI PROPERTIES, LLC	2222 DETROIT AVE	CLEVELAND	OH	44113	Ohio City/Near West Side	260100	103300	0
003-17-001	HEMLOCK AVE	GALHOTRA ELM LLC	10400 SHERMAN RD	CHARDON	OH	44024	Ohio City/Near West Side	378000	103300	0
003-18-336	1237 WASHINGTON ST	MATTHEW P & JUNE L PHELPS	1500 DETROIT AVE	CLEVELAND	OH	44113	Ohio City/Near West Side	129800	103300	0
003-18-357	1237 WASHINGTON ST	KNETZER, JOSEPH	1237 WASHINGTON ST	CLEVELAND	OH	44113	Ohio City/Near West Side	162700	103300	0
003-19-006	1272 RIVERBED ST	GREEN PRISMS, LLC	1272 RIVERBED ST	CLEVELAND	OH	44113	Ohio City/Near West Side	333300	103300	0
003-23-047	1865-01869 W 22 ST	1869 W 22ND LLC	1865 W 22	CLEVELAND	OH	44113	Ohio City/Near West Side	209000	103700	0
004-26-819C	1900 GROVE CT	FELICE, ANTOINETTE CHRISTINE	1900 GROVE CT	CLEVELAND	OH	44113	Ohio City/Near West Side	90600	103700	0
101-13-007	1285 OLD RIVER RD	1285 OLD RIVER ROAD LLC	1285 OLD RIVER RD	CLEVELAND	OH	44113	Downtown	1520900	107100	0
101-13-019	1322 OLD RIVER RD	1322 OLD RIVER ROAD LLC	1285 OLD RIVER RD	CLEVELAND	OH	44113	Downtown	211700	107100	0
101-13-020	1294-01310 OLD RIVER RD	1322 OLD RIVER ROAD LLC	1285 OLD RIVER RD	CLEVELAND	OH	44113	Downtown	887400	107100	0
101-13-021	1290 OLD RIVER RD	BOARD OF PARK COMMISSIONERS OF THE	4101 FULTON PKWY	CLEVELAND	OH	44144	Downtown	1081900	107100	0
101-13-038	1316 OLD RIVER RD	1322 OLD RIVER ROAD LLC	1285 OLD RIVER RD	CLEVELAND	OH	44113	Downtown	102200	107100	0
101-17-006	1678 LEONARD RD	SP COLUMBUS LLC	23425 COMMERCE PARK DR	BEACHWOOD	OH	44122	Downtown	182900	107600	0
101-21-002	351 CANAL RD	ROCK OHIO CAESARS CLEVELAND LLC	620 WOODWARD AVENUE	DETROIT	MI	48226	Downtown	20201500	107600	0
122-20-014	601 STONES LEVEE RD	FLATS SOUTH CLEVELAND LLC	3311 RICHMOND RD	BEACHWOOD	OH	44122	Industrial Valley		109100	1
122-20-014	601 STONES LEVEE RD	FLATS SOUTH CLEVELAND LLC	3311 RICHMOND RD	BEACHWOOD	OH	44122	Industrial Valley		109100	0