

Downtown Transfers, July 2018

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 Filing Number	Number of Parcels Combined (\$)	Property Class
101-04-004	1300 E 9 ST	Cleveland	44114	Downtown	3	3	107101	Office buildings - 3 or more stories (el	WAR	\$36.875M		23-Jul-18	877437		3	Commercial
101-04-008	ST CLAIR AVE	Cleveland	44114	Downtown	3	3	107101	Office buildings - 3 or more stories (el	WAR	\$36.875M		23-Jul-18	877437		3	Commercial
101-04-023	1300 E 9 ST	Cleveland	44114	Downtown	3	3	107101	Office buildings - 3 or more stories (el	WAR	\$36.875M		23-Jul-18	877437		3	Commercial
101-09-065	725 JOHNSON CT	Cleveland	44113	Downtown	3	3	107101	Office buildings - 3 or more stories (el	QTC	\$0	EMV	27-Jul-18			1	Commercial
101-09-065	725 JOHNSON CT	Cleveland	44113	Downtown	3	3	107101	Office buildings - 3 or more stories (el	PLT	\$0	EMV	27-Jul-18	878557	AFN201807270819	2	Commercial
101-09-066	836 W ST CLAIR	Cleveland	44113	Downtown	3	3	107101	Office buildings - 3 or more stories (el	PLT	\$0	EMV	27-Jul-18	878557	AFN201807270819	2	Commercial
101-09-340	408 WEST ST CLAIR	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	WAR	\$198,700		25-Jul-18	877960		2	Residential
101-09-341	408 WEST ST CLAIR	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	WAR	\$198,700		25-Jul-18	877960		2	Residential
101-09-463	701 WEST LAKESIDE	Cleveland	44113	Downtown	3	3	107101	Residential condominiums	WAR	\$685,000		10-Jul-18			1	Residential
101-36-008	1101 EUCLID AVE	Cleveland	44115	Downtown	3	3	107701	Office buildings - 3 or more stories (el	QTC	\$0		2-Jul-18	874465		3	Commercial
101-36-008	1101 EUCLID AVE	Cleveland	44115	Downtown	3	3	107701	Office buildings - 3 or more stories (el	QTC	\$0		2-Jul-18	874467		3	Commercial
101-36-011	1021 EUCLID AVE	Cleveland	44115	Downtown	3	3	107701	Office buildings - 3 or more stories (el	QTC	\$0		2-Jul-18	874465		3	Commercial
101-36-011	1021 EUCLID AVE	Cleveland	44115	Downtown	3	3	107701	Office buildings - 3 or more stories (el	QTC	\$0		2-Jul-18	874467		3	Commercial
101-36-012	1001-1015 EUCLID	Cleveland	44115	Downtown	3	3	107701	Office buildings - 3 or more stories (el	QTC	\$0		2-Jul-18	874465		3	Commercial
101-36-012	1001-1015 EUCLID	Cleveland	44115	Downtown	3	3	107701	Office buildings - 3 or more stories (el	QTC	\$0		2-Jul-18	874467		3	Commercial
102-31-010	E 17 ST	Cleveland	44114	Downtown	3	5	107802	Franchise auto service center	LIM	\$0		20-Jul-18	877288		4	Commercial
102-31-011	E 17 ST	Cleveland	44114	Downtown	3	5	107802	Franchise auto service center	LIM	\$0		20-Jul-18	877288		4	Commercial
102-31-012	1715 CHESTER AVE	Cleveland	44114	Downtown	3	5	107802	Franchise auto service center	LIM	\$0		20-Jul-18	877288		4	Commercial
102-31-013	E 18 ST	Cleveland	44114	Downtown	3	5	107802	Franchise auto service center	LIM	\$0		20-Jul-18	877288		4	Commercial
103-02-029	1800 EUCLID AVE	Cleveland	44115	Downtown	8	5	107701	Hotels	FID	\$0		27-Jul-18			1	Commercial

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	Seller Name	Tax Mailing Name	Tax Mailing Address
\$11,199,755	\$1,400,245	\$12,600,000	\$36,000,000	\$44,300,300	0.83	1300 EAST NINTH STREET CLEVELAND, L	OPTIMA 1300, LLC	1300 EAST NINTH STREET CLEVELAND, L	4 RESEARCH DR
\$0	\$419,825	\$419,825	\$1,199,500	\$44,300,300	0.83	1300 EAST NINTH STREET CLEVELAND, L	OPTIMA 1300, LLC	1300 EAST NINTH STREET CLEVELAND, L	4 RESEARCH DR
\$1,187,480	\$1,297,800	\$2,485,280	\$7,100,800	\$44,300,300	0.83	1300 EAST NINTH STREET CLEVELAND, L	OPTIMA 1300, LLC	1300 EAST NINTH STREET CLEVELAND, L	4 RESEARCH DR
\$0	\$0	\$0	\$0			SN WORTHINGTON HOLDINGS, LLC	WORTHINGTON YARDS LTD	SN WORTHINGTON HOLDINGS, LLC	890 ST CLAIR AVE
\$0	\$0	\$0	\$0	\$0		SN WORTHINGTON HOLDINGS, LLC	SN WORTHINGTON HOLDINGS, LLC	SN WORTHINGTON HOLDINGS, LLC	890 ST CLAIR AVE
\$0	\$0	\$0	\$0	\$0		WORTHINGTON HOLDINGS LLC	WORTHINGTON HOLDINGS LLC	WORTHINGTON HOLDINGS LLC	6055 ROCKSIDE WOO
\$28,175	\$3,325	\$31,500	\$90,000	\$179,900	1.1	DIGIANDOMENICO, JOSEPH F	GARLOCK, JOSEPH A & BONNIE R	DIGIANDOMENICO, JOSEPH F	408 W ST C
\$28,280	\$3,185	\$31,465	\$89,900	\$179,900	1.1	DIGIANDOMENICO, JOSEPH F	GARLOCK, JOSEPH A & BONNIE R	DIGIANDOMENICO, JOSEPH F	408 W ST C
\$0	\$12,040	\$12,040	\$34,400		19.91	MYERS, JAMES M (CO TRS)	EMAMI, MORTEZA & KEYGHOBAD, FATEMEH	MYERS, JAMES M (CO TRS)	?? P O BOX 67620
\$14,350	\$91,945	\$106,295	\$303,700	\$2,527,800	0	THE CITY OF CLEVELAND	ALTO JHB ACQUISITION LLC	ALTO JHB ACQUISITION, LLC	1101 EUCLID AVE
\$14,350	\$91,945	\$106,295	\$303,700	\$2,527,800	0	ALTO JHB ACQUISITION, LLC	THE CITY OF CLEVELAND	ALTO JHB ACQUISITION, LLC	1101 EUCLID AVE
\$16,730	\$122,010	\$138,740	\$396,400	\$2,527,800	0	THE CITY OF CLEVELAND	ALTO JHB ACQUISITION LLC	ALTO JHB ACQUISITION, LLC	1101 EUCLID AVE
\$16,730	\$122,010	\$138,740	\$396,400	\$2,527,800	0	ALTO JHB ACQUISITION, LLC	THE CITY OF CLEVELAND	ALTO JHB ACQUISITION, LLC	1101 EUCLID AVE
\$144,515	\$495,180	\$639,695	\$1,827,700	\$2,527,800	0	THE CITY OF CLEVELAND	ALTO JHB ACQUISITION LLC	ALTO JHB ACQUISITION, LLC	1101 EUCLID AVE
\$144,515	\$495,180	\$639,695	\$1,827,700	\$2,527,800	0	ALTO JHB ACQUISITION, LLC	THE CITY OF CLEVELAND	ALTO JHB ACQUISITION, LLC	1101 EUCLID AVE
\$0	\$46,270	\$46,270	\$132,200	\$777,300	0	TEXTBY I LLC	TEXBY ASSOC INC	TEXTBY I LLC	14577 LORAIN AVE
\$0	\$42,560	\$42,560	\$121,600	\$777,300	0	TEXTBY I LLC	TEXBY ASSOC INC	TEXTBY I LLC	1715 CHESTER AVE
\$37,975	\$32,410	\$70,385	\$201,100	\$777,300	0	TEXTBY I LLC	TEXBY ASSOC INC	TEXTBY I LLC	1715 CHESTER AVE
\$0	\$112,840	\$112,840	\$322,400	\$777,300	0	TEXTBY I LLC	TEXBY ASSOCIATES INC	TEXTBY I LLC	1715 CHESTER AVE
\$958,090	\$584,570	\$1,542,660	\$4,407,600		0	1800 EUCLID AVENUE LLC	ZELLMER, CHARLES B (TRUSTEE)	1800 EUCLID AVENUE LLC	1800 EUCLID AVE

Tax Mailing Municipality	Tax Mailing State	Tax Mailing Zip code	Old SPA Name	Taxable + Non-Taxable Est.Mkt.Val.	2000 Census Tract	Dupl. Flag
SHELTON	CT	6484	Downtown	\$36.000M	107100	0
SHELTON	CT	6484	Downtown	\$1.199M	107100	0
SHELTON	CT	6484	Downtown	\$7.100M	107100	0
CLEVELAND	OH	44113	Downtown	\$0	107100	1
CLEVELAND	OH	44113	Downtown	\$0	107100	0
INDEPENDENCE	OH	44131	Downtown	\$0	107100	0
CLEVELAND	OH	44113	Downtown	\$90,000	107100	0
CLEVELAND	OH	44113	Downtown	\$89,900	107100	0
RANCHO SANTA FE	CA	92067	Downtown	\$331,900	107100	0
CLEVELAND	OH	44115	Downtown	\$303,700	107600	1
CLEVELAND	OH	44115	Downtown	\$303,700	107600	0
CLEVELAND	OH	44115	Downtown	\$396,400	107600	1
CLEVELAND	OH	44115	Downtown	\$396,400	107600	0
CLEVELAND	OH	44115	Downtown	\$1.827M	107600	1
CLEVELAND	OH	44115	Downtown	\$1.827M	107600	0
CLEVELAND	OH	44111	Downtown	\$132,200	107800	0
CLEVELAND	OH	44114	Downtown	\$121,600	107800	0
CLEVELAND	OH	44114	Downtown	\$201,100	107800	0
CLEVELAND	OH	44114	Downtown	\$322,400	107800	0
CLEVELAND	OH	44115	Central	\$4.407M	107900	0