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1900 Euclid Ave

Within 1,000 feet, records since 2016 | parcel 10302027

■ SUMMARY

1900 Euclid Ave is a 80-unit elevator apartment building (40+ units) on a 30,618 sq ft lot in Cleveland's GR-6 General Retail Business zoning district.

THE BUILDING

- Cuyahoga County records: 80 units, 139,614 sq ft building on 30,618 sq ft lot, property class C (ELEVATOR APTS 40+ U)
- Zoning: GR-6, General Retail Business, height district 6
- 6 building permits on file totaling \$463,986 declared value; 1 permit remains open
- Last sold 2024-08-28

REGISTRATION & CERTIFICATES

- Rental registration: registered for 83 units
- Lead-safe certificate: current, expires 2027-03-04
- Point-of-sale disclosures: 1 filed, latest 2024-04-10
- Flagged obligations: lead-safe certificate expires 2027-03-04 and 1 open permit

INSPECTIONS, VIOLATIONS & COMPLAINTS

- 14 Building & Housing violation notices since 2015-03-31; 1 open (oldest open 2022-11-08) covering Elevator, Failure to Register, and Interior Maintenance
- 107 Building & Housing inspections since 2015-01-13: 34 passed, 41 violations found (55% held vs city 38%)
- 1 property-maintenance investigation on record (0 open), last inspection VN to be Issued
- 1 public-health complaint on record (0 open): Other

AREA RECORDS

- Police incidents (area, 10yr): 172 (2.4x a same-size Cleveland area); older records show 2,420 incidents (2.2x same-size area)
- Fire incidents (area): 1,649
- 311 cases (area): 80
- Nearby permits (area): 268; development pipeline nearby: 8 projects

GETTING AROUND

- Nearest transit stop: EUCLID AV & E 19TH ST STATION, 46 ft away; 11 line(s) within a quarter mile
- Traffic on nearest counted street (E. 18th St. South Of, 826 ft): 4,596 vehicles/day, 85th percentile 32.2 mph (counted 2019)
- Green space: Ralph J. Perk Plaza 2,197 ft away

WORTH A LOOK

- Lead-safe certificate expires 2027-03-04
- 1 open building permit on the parcel
- 1 open Building & Housing violation notice (oldest open 2022-11-08)
- 14 total Building & Housing violation notices since 2015
- Elevator-related violations on record

■ WHAT WILL COME UP

Lead-safe certificate expires 2027-03-04

In force today. It runs with the building, so a transfer does not restart it and the next owner inherits the date.

1 permit still open

Filed and not recorded as finalled. Unfinalled work has to be disclosed, and the file stays open until somebody closes it.

The items above are the ones that commonly change a transaction, pulled from the sections below. They are facts and their consequences, not a rating: this report does not grade a property, and the absence of a line here is not a reassurance about anything it does not check.

■ THE BUILDING ON RECORD

USE	UNITS	BUILDING	LOT
ELEVATOR APTS 40+ U	80	139,614 sq ft	30,618 sq ft

Assessed value	\$6,690,900
Land	\$1,224,700
Improvements	\$5,466,200
Last sold	2024-08-28

An assessment is not a valuation.

This is Cuyahoga County's certified value for tax year 2025, set on the county's own reappraisal cycle rather than by anything this building sold for, and it commonly sits away from what it would fetch.

■ THE HOUSING AROUND IT

Owned by whoever lives there	4% (+/- 4)
Rented	96% (+/- 17)
Standing empty	11% (+/- 7)
Homes in the tract	1,930
Houses and single units	2%
Small buildings, 2 to 9 homes	5%
Larger buildings, 10 or more	93%
Median value of owner-occupied homes	\$778,800

Buildings, not people.

This section describes the housing stock around the address and deliberately says nothing about who lives in it. The same survey publishes race, household composition and marital status; this report does not request those figures and will not show them. Characterizing a neighborhood's residents is how a Fair Housing steering claim begins, and it would land on whoever forwarded this report.

American Community Survey 2019-2023 estimates for census tract 107701, which covers several blocks and not just this one. These are survey estimates rather than counts, and the margin shown is the survey's own.

■ EARTHQUAKES ON RECORD NEARBY

Largest within 100 km	M5 - 4 km NNW of Chardon, Ohio, 1986-01-31
Recorded at M4+ since 1900	4
At M6 or above	0

Recorded events from the USGS catalog, distances measured from each epicenter. The earthquake maps section is the opposite kind of thing - modeled scenarios for a future rupture. Neither is a prediction.

■ ON THE NATIONAL REGISTER NEARBY

Listings within the radius	3
Corlett Building	181 ft, listed 2003
Cleveland State University-University Tower	858 ft, listed 2023
Trinity Cathedral	864 ft, listed 1973

Federal listing is not the city's designation.

Cleveland's own landmark designations decide what may be altered and what review it needs, and they are a separate register from this one. A National Register listing opens federal rehabilitation tax credits and by itself restricts nothing. A listing near an address is not a fact about that address.

■ WETLANDS MAPPED HERE

Mapped where this address stands	None
Mapped within the radius	0
The federal inventory at the scale it was flown, not a delineation: only the Corps of Engineers sets a wetland boundary for a permit. A wetland on a parcel engages the Clean Water Act, which is why it is counted apart from what is nearby.	

■ REGULATED BY THE EPA NEARBY

Sites with an EPA record within the radius	13
Out of compliance today	0
Formal enforcement actions nearby	0
CLEVELAND STATE UNIVERSITY MAIN CLASSROOM - Hazardous waste	115 ft
BROTHERS PRINTING CO.	206 ft
CLEVELAND STATE UNIVERSITY WOLSTEIN CENTER - Hazardous waste	437 ft
INGRAM & TAYLOR INC - Hazardous waste	441 ft
CLEVELAND STATE UNIVERSITY MUSIC BUILDING - Hazardous waste	553 ft

A record is a registration, not a hazard.

Most of these are small-quantity waste generators - a garage, a print shop, a dental surgery - and a dense commercial block has dozens. What carries meaning is the compliance state above the list, not the count. Sites registered under a name shaped like a person's are counted and not listed. The EPA publishes a risk screening for these sites and this report does not read it.

■ THE NEAREST OF EACH THING

Convenience store - 1900 Food & Beverage	26 ft, 1 min
Café - Sittoo's	752 ft, 3 min
Bank or cash machine - First National Bank	843 ft, 3 min
Library - Michael Schwartz Library - Cleveland State University	931 ft, 3 min

Not within the radius: Pharmacy, Food shop, Hospital, Clinic, Post office, Petrol station.

© OpenStreetMap contributors, under the ODbL. A volunteer map. The city's own records do not say what any nearby business is. This can, but it cannot promise a shop is still open.

■ POLICE INCIDENT REPORTS

Total since 2025	172 (about 4 a week)
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2.4x the Cleveland average

An average area this size holds 71.



Filed incident reports from the records system adopted in November 2025. Location is published to the block. Cleveland's Division of Police changed records systems on 2025-11-12. This section covers that day onward; the weeks before it belong to the historic section.

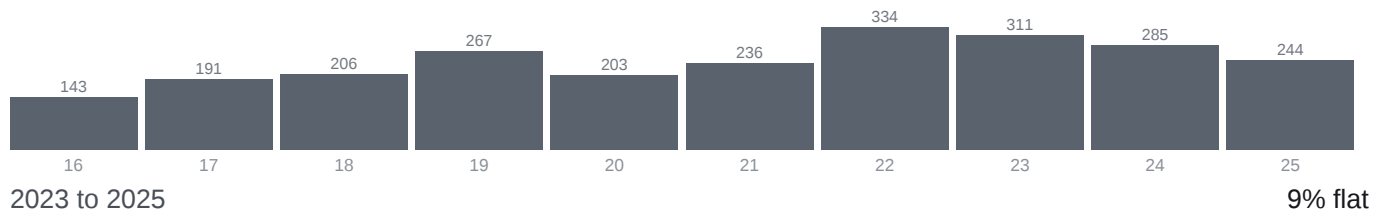
POLICE INCIDENT REPORTS (2016 TO 2025)

Total since 2016

2,420 (about 5 a week)

2.2x the Cleveland average

An average area this size holds 1,088.



Property crime	807
Violent crime	514
Drugs and disorder	97
Other and administrative	1,002

The pre-migration records system, whose categories do not map one to one onto the current set.

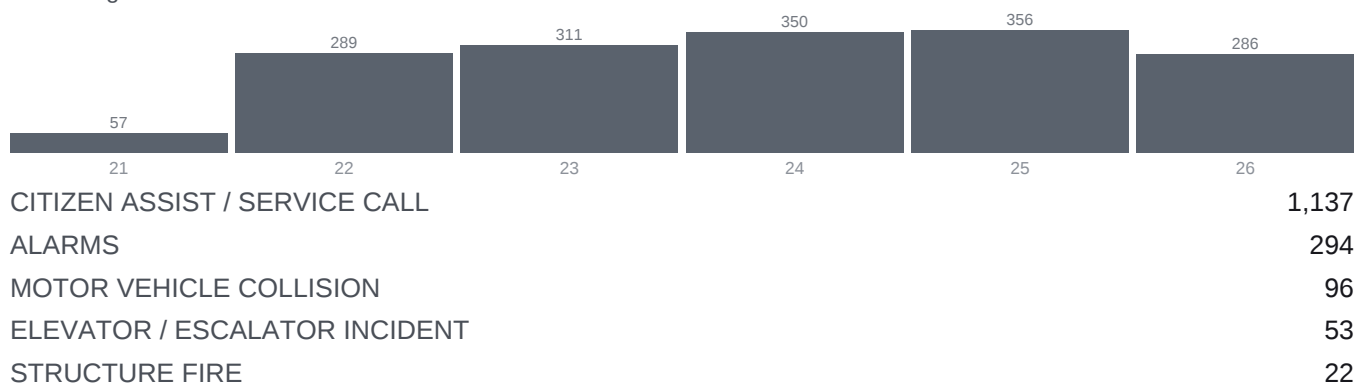
FIRE DEPARTMENT CALL-OUTS

Total since 2021

1,649 (about 6 a week)

2.7x the Cleveland average

An average area this size holds 617.



OUTSIDE FIRE

12

Everything Cleveland's fire department was dispatched to, which is mostly service calls, alarms and collisions rather than fires. The categories below are the dispatch codes, so a structure fire is one line among them rather than the whole figure.

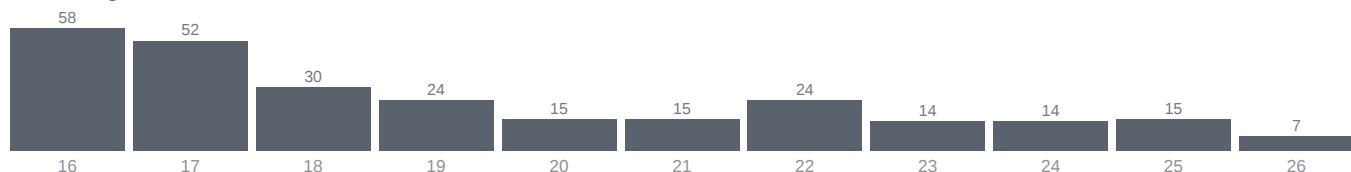
BUILDING PERMITS

Total since 2016

268 (about 25 a year)

1.1x the Cleveland average

An average area this size holds 247.



2023 to 2025

20% down

Building Permit

237

Code Enforcement

25

Construction Project

6

A permit is paperwork. Plenty are filed and never built - and this feed runs about four weeks behind, measured as a completeness ramp rather than read off its newest row, measured, so the current period always reads low.

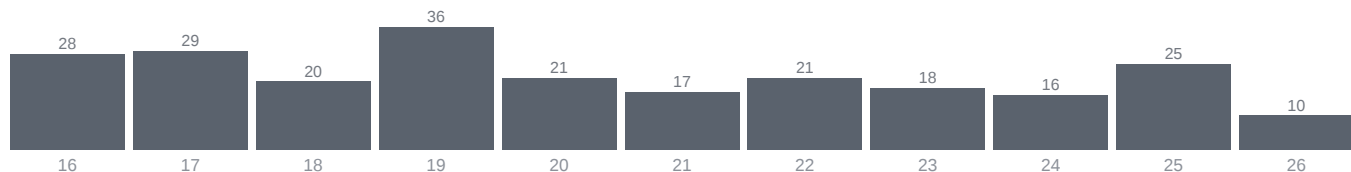
BUILDING VIOLATIONS

Total since 2016

241 (about 23 a year)

3.3x the Cleveland average

An average area this size holds 74.



2023 to 2025

0% flat

Elevator

223

Failure to Register

11

Zoning

2

Hazardous Conditions

1

HVAC

1

Interior Maintenance

1

Notices issued by Building & Housing. A violation is an inspector's finding; its status history says whether it was ever resolved.

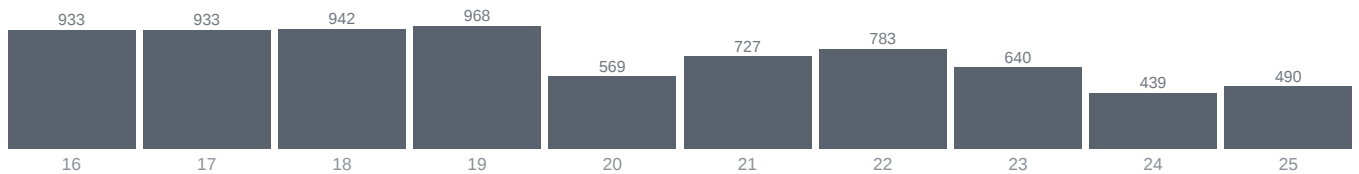
TRAFFIC COLLISIONS

Total since 2016

7,424 (about 2 a day)

40.7x the Cleveland average

An average area this size holds 182.



2023 to 2025	25% down
Property damage only	5,487
Possible injury	1,260
Minor injury	565
Serious injury	99
Fatal	13

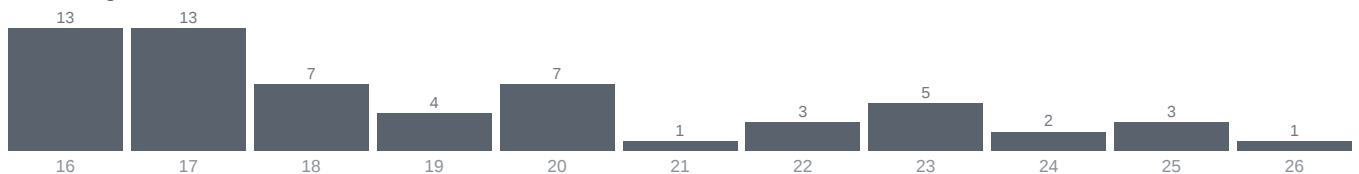
Crashes the Ohio Department of Public Safety recorded within the radius, by year and by the state's severity code: fatal, serious injury, minor injury, possible injury, property damage only. Every crash the state located inside the radius counts, including those on a freeway that passes through it, which is why a downtown block beside the Innerbelt reads many times the city rate. The file runs through 2025; the current year arrives when the state closes it, so it is not counted rather than shown as a quiet year.

CERTIFICATES OF OCCUPANCY APPLIED FOR

Total since 2016 **59 (about 6 a year)**

4x the Cleveland average

An average area this size holds 15.



2023 to 2025	9% flat
Existing Building	44
Time Limited	12
New	3

Applications for a certificate of occupancy filed within the radius, by year and by category (new, existing building, change of use). A certificate is the permit's other end: the work passed and the building may be used. Dated by the filing, because the feed's issue date is text.

311 CASES

Total since 2024 **80 (about 32 a year)**

0.3x the Cleveland average

An average area this size holds 241.



Street Issues	52
Building & Housing	12
Trash & Recycling	11

City Park	2
Other	2
Graffiti Removal	1

What residents reported since the 311 system launched in early 2024. What was reported, which is not the same as what happened.

■ WHAT CHANGED HANDS NEARBY

Parcels transferred since 2016	206
Sales	136, some covering several parcels
Middle price	\$495,000, the range \$44,000 to \$64,500,000
1801 E 9 St (2026-07-08)	\$3,250,000 on the deed
1111 Chester Ave (2026-07-08)	\$1,000,000 on the deed
2950 Payne Ave (2026-07-06) with 5 more	\$1,198,500 for the package
1451 Lindazzo Ave (2026-05-18)	\$379,000 on the deed
800-826 Superior Ave (2026-05-04)	\$4,000,000 on the deed
1900 E 30 St (2026-04-24)	\$4,950,000 on the deed
1431 Superior Ave (2026-03-04)	\$450,000 on the deed
1485 Superior Ave (2026-03-02)	\$510,000 on the deed

One sale per parcel, the most recent.

The county's parcel record carries each parcel's last transfer rather than a history of them, so a parcel sold twice appears once, on the later sale, and this is not a complete record of every sale on these streets. Transfers with no price on the deed, between family, a quit-claim, a foreclosure, a transfer to a land bank, are left out rather than shown as sales for nothing. Parcels that moved on the same day for the same amount were sold together, so they count as one sale at that price rather than several.

■ WHAT IS COMING NEARBY

Net new homes in the pipeline	-
Projects	51
Under construction	0
2112 Euclid Ave (Pending Application Review)	0
1501 Euclid Ave (Permit Issuance Pending)	0
1501 Euclid Ave (Appeal Pending)	0
1407 Euclid Ave (Pending Application Review)	0
1600 Euclid Ave (Permit Issuance Pending)	0
1849 Prospect Ave (Permit Issuance Pending)	0
2121 Euclid Ave (Hearings Required)	0
1621 Euclid Ave (Permit Issuance Pending)	0

Approval is not construction, and many approved projects are never built.

■ THIS BUILDING'S PERMITS

Permits on this parcel	6
Earliest on file	2019-04-30
Declared work	\$463,986

Structural or major	1
Still open	1

Open permits.

Work filed and not recorded as finished. A buyer can inherit an open permit and the obligation to close it: 2023-04-05, INTERIOR ALTERATION - CONCRETE REPAIRS OF 1900 EUCLID PARKIN

2023-04-05 INTERIOR ALTERATION - CONCRETE REPAIRS OF 1900 EUCLID PARKING	\$39,000
2021-06-21 INTERIOR ALTERATIONS PER APPROVED PLANS. SEPARATE PERMITS REQU	\$50,000
2020-02-26 ANNEX TRAVERTINE PANEL REPAIRS PER APPROVED DRAWINGS AND SPECI	\$363,000
2019-12-04 INSTALL 1 ILLUMINATED WALL IDENTIFICATION SIGN PER PLANS APPRO	\$1,500
2019-05-14 EXTERIOR / INTERIOR ALTERATION - REPLACE ENTRANCE DOORS PER AP	\$9,686
2019-04-30 INTERIOR ALTERATION 1ST FLOOR - REMOVE PART OF NON-BEARING WAL	\$800

WHAT CLEVELAND REQUIRES OF THIS BUILDING

Rental registration	Registered, 83 units, filed 2026-03-18
Lead-safe certificate	Current, expires 2027-03-04
Condemnation	No condemnation notice on file
Certificate of disclosure	1 filed, latest 2024-04-10
Civil tickets	None on file
Property-maintenance investigations	1, none open
Board-up permits	None on file
City land bank	None on file
Public-health complaints keyed to the parcel	1

Absence is absence of a record.

No lead certificate on file does not mean the building is lead-safe; no condemnation row means the city is not currently holding one. Nothing here names a person.

TRAFFIC ON THE NEAREST COUNTED STREET

E. 18th St. (South Of), 826 ft away, counted 2019	4,596 vehicles a day, 85th percentile 32.2 mph
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TAX INCREMENT FINANCING

Tax increment financing district	Shore-to-Core-to-Shore TIF District
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A district is a question, not a figure.

The city's own words: a TIF district declares improvements to parcels inside it to be a public purpose and exempt from taxation. Which improvements qualify, for how long and on what terms is the district's ordinance and an agreement on the parcel, and the city publishes neither as data.

VIOLATIONS ON THIS PARCEL

Violation notices filed	14, since 2015
Still open	1, the oldest since 2022-11-08
Elevator	12
Failure to Register	1

Interior Maintenance1 (1 open)

Notices Building & Housing filed against this parcel and whether each is still open on the city's record.

ZONING

Zone (City Planning Commission)GR-6, General Retail Business

Height district6

INSPECTIONS ON THIS PARCEL

Inspections107 on 5 permits, since 2015

Passed, whole or part34

Violations found41

Visits with no verdict30

Share ending in corrections55% (city: 38%)

2025-07-29 Follow UpViolations Corrected

2025-06-05 Follow UpPost & Photo

2025-05-29 Initial InspectionViolation Notice to be Issued

2025-05-08 Initial InvestigationVN to be Issued

2025-03-03 Annual InspectionCompliance Final

A correction is a finding, not a grade.

The inspector found the work did not pass as built and had to be fixed. A building under heavy work is inspected more, and corrected more, than one nobody has touched.

SCHOOLS NEARBY

Nearest elementaryCampus International School - 1,643 ft, 6 min

Nearest highPromise Academy - 2,098 ft, 8 min

Campus International SchoolElementary, grades K-8, Public - 1,643 ft

Phoenix Village Academy Primary 2 dba Wings Academy 1Elementary, grades K-8, Charter - 1,689 ft

Promise AcademyHigh, grades 9-12, Charter - 2,098 ft

Invictus High SchoolHigh, grades 9-12, Charter - 3,176 ft

Campus International High SchoolHigh, grades 9-12, Public - 3,249 ft

Cleveland High School for the Digital ArtsHigh, grades 9-12, Public - 3,319 ft

Davis Aerospace & Maritime High SchoolHigh, grades 9-12, Public - 3,319 ft

Marion-Sterling Elementary SchoolElementary, grades PK-8, Public - 3,510 ft

Distance and facts only.

This report does not rate schools or publish test scores. School quality is the most common proxy for characteristics the Fair Housing Act protects, and characterizing a neighborhood is how a steering claim starts.

TRANSIT

Nearest stopEUCLID AV & E 19TH ST STATION (46 ft)

Lines within a quarter mile6, 8, 11, 14, 15, 77, 90, 55, 251, 9, 3

EUCLID AV & E 19TH ST STATION421 ft, 2 min

1937 PROSPECT AV E478 ft, 2 min

PROSPECT AV & E 18TH ST
E 21ST ST & PROSPECT AV E

517 ft, 2 min
598 ft, 2 min

■ INTERNET SERVICE

The internet-availability source could not be read for this report; the rest is unaffected.

■ GREEN SPACE

Ralph J. Perk Plaza	2,197 ft, 1.1 acres
Central Park	2,457 ft, 1.6 acres
Betty Klaric Park	3,223 ft, 0.1 acres
Cardinal Mindzenty Plaza	3,819 ft, 0.4 acres
Mall A (Memorial Plaza)	3,925 ft, 3.6 acres
Public Square	4,163 ft, 5.5 acres
Mall B (Hanna Plaza)	4,203 ft, 7.2 acres
Willard Park	4,223 ft, 1.8 acres

Distance is to the edge of the park, not its center, which is how far you actually walk to be in it.

■ WHAT THIS REPORT IS

Almost every count here is a public record - held by the City of Cleveland and Cuyahoga County, the U.S. Census, or the FCC - within a radius of the address asked about. The exceptions are the third-party estimates (market value, and a unit's likely rent), each labeled as that provider's and shown with its range. Nothing here is scored, predicted or interpreted.

Police data is anonymised to the block.

Cleveland does not publish address-level incident locations, so nothing here describes a specific building, only an area. A count near an address is not a statement about that address.

■ TERMS ACCEPTED WHEN THIS REPORT WAS RUN

I understand this report is compiled from public records, describes an area and a parcel rather than any person, is not a consumer report and may not be used to screen tenants or make decisions about individuals, is not a valuation, appraisal or statutory natural hazard disclosure, and may be incomplete or out of date because its sources are.

Accepted by Sample - no account at unknown (terms 2026-08-b).

Registered sex offender information is deliberately excluded: screening a home or a tenant against a sex-offender registry is the use those registries forbid. Where your state publishes one, consult it yourself, which is the use it is published for.

Compiled from the City of Cleveland and Cuyahoga County public records on 2026-09-19. Nothing here is scored, predicted or interpreted.