This is the apartment building at 1486-88 W. 117th. County records show the property has been tax-delinquent since 2009. Almost eight years later after the owner racked up almost $100,000 in delinquent property taxes, the county finally decides to take the owner to court. Really? How long would most people get away with almost eight years and almost $100,000 in back taxes? An evidently free ride, for almost eight years.

General Information | Transfer History | Certified Values | Land Record | Residential Bldg. Sketch | Taxes | Search Page

PRIMARY OWNER	[redacted]
PROPERTY ADDRESS	1486-1488 W 117 ST, Lakewood, OH 44107
TAX MAILING ADDRESS	[redacted]
LEGAL DESCRIPTION	21 IRVINE S/L 17 EP 0016 SEP
PROPERTY CLASS	APARTMENTS 1-6 UNITS

Field Definitions

2015 (pay in 2016) TAXBILL SUMMARY

PARCEL NUMBER 315-14-003 TAXSET Lakewood TAX YEAR 2015 (pay in 2016)

ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	10,920.00	LAND VALUE	31,200.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	71,260.00	BUILDING VALUE	203,600.00	HOMESTEAD	N
TOTAL VALUE	82,180.00	TOTAL VALUE	234,800.00	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
HALF YEAR CHARGE AMOUNTS		RATES		PAYMENT PLAN	N
GROSS TAX	6,761.77	FULL RATE	164.56		
LESS 920 RED	1,627.99	920 RED. RATE	.240764		
SUB TOTAL	5,133.78	EFFECTIVE RATE	124.939934	ESCROW	
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	50.50				
HALF YEAR NET TAXES	5,184.28				

	CHARGES	PAYMENTS	BALANCE DUE
TAX BALANCE SUMMARY:	99,466.76	0.00	99,466.76

This property at 13351-55 Madison has been tax delinquent since before 2002 (that's as far back as the online search goes). The owner has racked up over $71,000 in back taxes over those almost fifteen years. The county has tried to take the owner to court, but they claim they can't find the owner. However, this same owner filed a civil lawsuit in the Cuyahoga County courts recently over a separate matter. The owner listed his address as Pepper Pike in that lawsuit. According to records, the county never attempted to serve the owner at this address. Also, City Hall tried to contact the owner about the broken window on the property a few months back. They called the owner and he said something like "I don't own it and I have no idea who owns it". Really? He has gotten the tax bills since 2002, and has obviously ignored them. If he really doesn't own it, he never thought to have this error corrected? Wouldn't you be suspicious if you were getting another person's tax bill? Come on. Also, what about the other properties in Lakewood that have this same tax-mailing address? Evidently **a free ride for almost 15 years! Hmm...**

PRIMARY OWNER	K&S DEVELOPMENT
PROPERTY ADDRESS	13351 Madison AVE, Lakewood, OH 44107
TAX MAILING ADDRESS	EMPIRE MGMNT GROUP, [redacted]
LEGAL DESCRIPTION	20 S/L 233 234 ALL 31518011
PROPERTY CLASS	GENERAL RETAIL WITH WALK-UP APARTMENTS

Field Definitions

2015 (pay in 2016) TAXBILL SUMMARY

PARCEL NUMBER 315-18-010 TAXSET Lakewood TAX YEAR 2015 (pay in 2016)

ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	16,380.00	LAND VALUE	46,800.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	63,320.00	BUILDING VALUE	180,900.00	HOMESTEAD	N
TOTAL VALUE	79,700.00	TOTAL VALUE	227,700.00	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	Y
HALF YEAR CHARGE AMOUNTS		RATES		PAYMENT PLAN	N
GROSS TAX	6,557.72	FULL RATE	164.56		
LESS 920 RED	1,578.86	920 RED. RATE	.240764		
SUB TOTAL	4,978.86	EFFECTIVE RATE	124.939934	ESCROW	
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	75.75				
HALF YEAR NET TAXES	5,054.61				

	CHARGES	PAYMENTS	BALANCE DUE
TAX BALANCE SUMMARY:	71,303.83	0.00	71,303.83

The buildings at both 14538 and 14518 Detroit are tax-delinquent. They are owned by F.C.C. LTD AND F.C.C. One LTD, both of which are owned by the person that owns Aladdin's Eatery. 14538 Detroit has been tax-delinquent since 2012 and is roughly $9,300 tax-delinquent. 14518 Detroit has been tax-delinquent since 2005 and has a current back taxes balance of roughly $14,000. Interestingly, the duplex on Belle Ave. that F.C.C. LTD owns, only recently bought, and is flipping is all paid up. Why? Aladdin's Eatery has several branches in the Cleveland area. Why can't the owner of Aladdin's seem to pay his taxes on these two buildings? Is he getting a partially-free ride?

PRIMARY OWNER	F.C.C. LTD.
PROPERTY ADDRESS	14538 Detroit AVE, Lakewood, OH 44107
TAX MAILING ADDRESS	c/o FADY CHAMOUN F C C LTD, 14518 DETROIT AVE, LAKEWOOD, OH 44107
LEGAL DESCRIPTION	22 WR&E S/L 52 THRU 54 SP 0051 SEP
PROPERTY CLASS	SMALL (UNDER 7500 SF) DETACHED RETAIL STORES

Field Definitions

2015 (pay in 2016) TAXBILL SUMMARY

PARCEL NUMBER 312-17-019 TAXSET Lakewood TAX YEAR 2015 (pay in 2016)

ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	60,240.00	LAND VALUE	172,100.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	63,600.00	BUILDING VALUE	181,700.00	HOMESTEAD	N
TOTAL VALUE	123,840.00	TOTAL VALUE	353,800.00	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
HALF YEAR CHARGE AMOUNTS		RATES		PAYMENT PLAN	N
GROSS TAX	10,189.56	FULL RATE	164.56		
LESS 920 RED	2,453.27	920 RED. RATE	.240764		
SUB TOTAL	7,736.29	EFFECTIVE RATE	124.939934	ESCROW	
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	0.00				
HALF YEAR NET TAXES	7,736.29				

	CHARGES	PAYMENTS	BALANCE DUE
TAX BALANCE SUMMARY:	26,532.56	17,171.65	9,360.91

PRIMARY OWNER	F.C.C. ONE LLC.
PROPERTY ADDRESS	14518 Detroit Lakewood, OH 00000
TAX MAILING ADDRESS	F.C.C. ONE LLC., 14524 DETROIT Rd, LAKEWOOD, OH 44107
LEGAL DESCRIPTION	22
PROPERTY CLASS	GENERAL RETAIL WITH WALK-UP APARTMENTS

Field Definitions

2015 (pay in 2016) TAXBILL SUMMARY

PARCEL NUMBER 312-17-018 TAXSET Lakewood TAX YEAR 2015 (pay in 2016)

ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	57,190.00	LAND VALUE	163,400.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	137,380.00	BUILDING VALUE	392,500.00	HOMESTEAD	N
TOTAL VALUE	194,570.00	TOTAL VALUE	555,900.00	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
HALF YEAR CHARGE AMOUNTS		RATES		PAYMENT PLAN	N
GROSS TAX	16,009.22	FULL RATE	164.56		
LESS 920 RED	3,854.44	920 RED. RATE	.240764		
SUB TOTAL	12,154.78	EFFECTIVE RATE	124.939934	ESCROW	
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	0.00				
HALF YEAR NET TAXES	12,154.78				

	CHARGES	PAYMENTS	BALANCE DUE
TAX BALANCE SUMMARY:	41,689.07	26,981.78	14,707.29

The building at 18110 Detroit has been 100% tax-delinquent since 2006. Absolutely zero property taxes paid since that 2006. Not a penny. Current balance due is over $78,000. An evidently free ride for ten years.

PRIMARY OWNER	DETROIT AVENUE REALTY CO.
PROPERTY ADDRESS	18110 Detroit AVE, Lakewood, OH 44107
TAX MAILING ADDRESS	Detroit Avenue Realty Co, [redacted], CLEVELAND, OH 44121
LEGAL DESCRIPTION	23 SOUTHERN RESUB 0134 ALL
PROPERTY CLASS	AUTO REPAIR GARAGE

Field Definitions

2015 (pay in 2016) TAXBILL SUMMARY

PARCEL NUMBER 311-17-012 TAXSET Lakewood TAX YEAR 2015 (pay in 2016)

ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	34,130.00	LAND VALUE	97,500.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	840.00	BUILDING VALUE	2,400.00	HOMESTEAD	N
TOTAL VALUE	34,970.00	TOTAL VALUE	99,900.00	FORECLOSURE	Y
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
HALF YEAR CHARGE AMOUNTS		RATES		PAYMENT PLAN	N
GROSS TAX	2,877.33	FULL RATE	164.56		
LESS 920 RED	692.76	920 RED. RATE	.240764		
SUB TOTAL	2,184.57	EFFECTIVE RATE	124.939934	ESCROW	
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	0.00				
HALF YEAR NET TAXES	2,184.57				

	CHARGES	PAYMENTS	BALANCE DUE
TAX BALANCE SUMMARY:	78,663.57	0.00	78,663.57

The building at 18425 Detroit has been tax-delinquent since 2002. 2002 was when the property taxes were last paid in full. According to my research, the owner of this building lives in a stately residence in upscale Beachwood. Current delinquent balance: roughly $10,600. Apparently, a partially-free ride, for almost fifteen years.

PRIMARY OWNER	BIG BEE, LLC
PROPERTY ADDRESS	18425 Detroit AVE, Lakewood, OH 44107
TAX MAILING ADDRESS	BIG BEE, LLC, 21190 CENTER RIDGE RD, ROCKY RIVER, OH 44116
LEGAL DESCRIPTION	23 HAHN S/L 2-3&4 NP 0001 NP 31119100
PROPERTY CLASS	CAR WASH

Field Definitions

2015 (pay in 2016) TAXBILL SUMMARY

PARCEL NUMBER 311-19-001 TAXSET Lakewood TAX YEAR 2015 (pay in 2016)

ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	61,810.00	LAND VALUE	176,600.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	43,860.00	BUILDING VALUE	125,300.00	HOMESTEAD	N
TOTAL VALUE	105,670.00	TOTAL VALUE	301,900.00	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
HALF YEAR CHARGE AMOUNTS		RATES		PAYMENT PLAN	N
GROSS TAX	8,694.53	FULL RATE	164.56		
LESS 920 RED	2,093.33	920 RED. RATE	.240764		
SUB TOTAL	6,601.20	EFFECTIVE RATE	124.939934	ESCROW	
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	0.00				
HALF YEAR NET TAXES	6,601.20				

	CHARGES	PAYMENTS	BALANCE DUE
TAX BALANCE SUMMARY:	23,869.73	13,202.40	10,667.33