



(610) 842-4780

Bryan R. Cogliano, CFP®

**1031 Tax-Free Exchange
Defer the Tax. Maximize the Gain.**

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Property Transfers Recorded in County Clerk's Office between 8/14/23-8/20/23

Seller	Buyer	Property	Price
Avalon			
171 24th LLC	Purdy John	171 24th St	\$4,400,000
Ken'S Shore Thing LLC	Schaeffer David R	482 21st St	\$2,850,000
Gallagher Brian T	Avalon Jjmmc 23rd St LLC	2318 Dune Dr	\$1,650,000
Watson Christopher	Golderer Brian J	264 34th St East Un	\$1,510,000
		Total:	\$10,410,000
		Median:	\$2,250,000
Cape May			
Harris James W Jr	Mandos Robert R Je	27 Second Ave	\$2,175,000
220 Perry LLC	Wolfe Adam T	828 Lafayette St	\$855,000
		Total:	\$3,030,000
		Median:	\$1,515,000
Cape May Point			
Fazio Anna M	Antinori Ron	314 W Central Ave	\$900,000
		Total:	\$900,000
		Median:	\$900,000
Dennis Township			
Craver Chester R	Coslop Crystal L	759 Dennisville Rd	\$399,000
		Total:	\$399,000
		Median:	\$399,000
Lower Township			
Christiansen Anne M	Hornberger Scott T	718 Arctic Ave	\$694,430
Dowe Michael	106 Delair LLC	106 Delair Rd	\$565,000
Hamm Daniel G	Widjaja Johanes	8 W New York Ave	\$300,900
Stephany Anne	3103 Bybrook Dr LLC	217 East Delaware Pky	\$161,000
Strategic Bcicfc Acqu. LLC	Musmul LLC	7 Pennsylvania Ave	\$135,000
Ranalli Vincent L	Aspenburg Valerie	9300 Bayview Dr	\$125,000
		Total:	\$1,981,330
		Median:	\$230,950
Middle Township			
Schaeffer David	Olivetti Nicholas	1116 Stone Harbor Blvd	\$1,650,000
Mann Michael R	Grealy Family Trust	805 Steel Rd	\$565,000
Kotecha Vinod	Kuitems Lynn	9 Jerome Dr	\$560,000
Doyle-Waid Melissa	Niedermayer Thomas	9 Benche Ct	\$300,000
Cascade Funding Mtg Trust Hb4	Dimarco Sheila K	211 Brighton Rd	\$250,000
		Total:	\$3,325,000
		Median:	\$560,000
North Wildwood			
Rjgvb LLC	Smith William J	2732-34 West Ave	\$999,900
2200 Atlantic Crp LLC	Gaona Guido	2200 Atlantic Ave Un 309	\$280,000
Luber Dennis P	Sireci Joseph	202 E Marina Ct Un 2B	\$271,000
Gallagher John Joseph	Esposito Jon	125 A Allen Dr	\$200,000
		Total:	\$1,750,900
		Median:	\$275,500
Ocean City			
Montagna Edward	Burman Michael	32 W Eighth St Un 2	\$2,300,000
Gingrich James R	Seravalli Charles	1416 Wesley Ave	\$1,300,000
Jwr Properties LLC	Mouradian Ara	1546 Asbury Ave Un B	\$1,177,000
Duncan Real Estate Inv LLC	Woloshin Oliver Neil	928A Ocean Ave	\$999,999
Hager Steven	Noll Kayla	303 Battersea Rd	\$900,000
G Wesley Manuel Jr Rev Trust	5405 Haven LLC	5405 Haven Ave	\$865,000
Szczepkowski Carl P	Sen Swapan K	935 Ocean Ave Un 324	\$725,000
Elcon Custom Homes LLC	1111 Bay LLC	1111 Bay Ave	\$701,000
Van Zandt Francis	Conte Karen	1131 Simpson Ave Un B	\$683,000
Manning Joseph M	Dunn Brian	503 Conch Dr	\$629,000
Shoemaker Tamara M K Exr	Zoll John	117 Taylor Ave	\$450,000
Jones Tyler T	Gonzalez Ixmucane	1122 Ocean Ave Un 8	\$425,000
Carneval Grace Ann Exr	Y-T Properties LLC	1113 Haven Ave	\$350,000
		Total:	\$11,504,999
		Median:	\$725,000
Sea Isle City			
Redfern Ocean LLC	Schrumpf Raymond A	115 77th St West Un	\$1,995,000
		Total:	\$1,995,000
		Median:	\$1,995,000
Stone Harbor			
Heiges Wilbur E	Ranelle Christina M	9600 First Ave Un 11	\$1,700,000
		Total:	\$1,700,000
		Median:	\$1,700,000
Upper Township			
Noll Kayla M	Tenaglia Matthew	34 Caledonia Dr	\$999,900
Desalvo Dennis	Stamelos Nicholas	350 Ocean Ave	\$850,000
ShalLCross Thomas J	Huson David	12 Nadine Blvd	\$820,000
Luna Rae Investments LLC	Calise Kyle W	37 Homestead Rd	\$335,000
Larson Timothy S	Hope John J	23 Black Oak Dr	\$300,000
Baker Elizabeth Anne	Wigglesworth Joshua	12 E Timber Dr	\$284,900
Desimone Mary Ann	Sturges Carl	43 South Lake Dr	\$191,043
Harriet Lane LLC	Kohr Randall Scott	151 Stagecoach Rd	\$125,000
Harriet Lane LLC	Kohr Randall Scott	149 Stagecoach Rd	\$125,000
Harriet Lane LLC	Vanderslice Henry Jr	135 Stagecoach Rd	\$125,000
Harriet Lane LLC	Vanderslice Henry Jr	137 Stagecoach Rd	\$125,000
Prestipino Joseph T	Messina Jeffrey A	516 Rt 9 Un #1-18	\$52,500
		Total:	\$4,333,343
		Median:	\$237,972
Wildwood			
Christina & Robert Ranelle Trust	Brown Milton W Jr	112 W Saint Paul Ave	\$1,410,000
Vida Property 2 LLC	Morpheus Two LLC	130 W Leaming Ave	\$550,000
Daly John	Parascandola Joseph	3110 Atlantic Ave	\$199,900
Polidori Thomas Trus	Hilton James	3110 Atlantic Ave	\$195,000
		Total:	\$2,354,900
		Median:	\$374,950
Wildwood Crest			
Khatri Sarah	Blue Bee Pro LLC	103 E Nashville Ave	\$1,175,000
Tomlin Mark J	Homsy Matthew M	8504 Seaview Ave	\$999,900
Maurtua Victor	Helmke Doreen	6210 Ocean Ave	\$836,000
Tocco Isidoro T	Rangel Albert	7203 Atlantic Ave 206	\$385,000
Dartmouth Group LLC	Pastorick James Woodrow	6109 Atlantic Ave Un 208	\$274,000
		Total:	\$3,669,900
		Median:	\$836,000
Woodbine			
Njhr 1 LLC	Lavancher Samantha L	728 Phillip Desantis Dr	\$219,900
Butler Marc Philip	Martin Norman	309 Jefferson Ave	\$162,900
Pilawski John	Piersol Larry K	27 Cedar St	\$45,000
		Total:	\$427,800
		Median:	\$162,900
		Total for Cape May County:	\$47,782,172
		Median for Cape May County:	\$562,500