

# PROPERTY TRANSFER RECORDS



Cape May  
609.884.1300

North Wildwood  
609.551.4066

Lower Township  
609.886.6000

Todd H. deSatrik / Broker of Record  
[www.deSatrikRealEstate.com](http://www.deSatrikRealEstate.com)

## Property Transfers Recorded in County Clerk's Office between 12/11/23-12/17/23

Seller	Buyer	Property	Price
<b>Avalon</b>			
Brown Ann Marie	Welsh Thomas J Jr	168 16th St	\$2,100,000
Walters Greg A	Brogan Mark E	308 78th St	\$1,900,000
Surdam Walter	Schuch Richard William	1100 Ocean Dr Un 204	\$1,885,000
			<b>Total: \$5,885,000</b>
			<b>Median: \$1,900,000</b>
<b>Cape May</b>			
Hatch Kevin J	Liptak Oknan	1341B Illinois Ave	\$675,000
			<b>Total: \$675,000</b>
			<b>Median: \$675,000</b>
<b>Dennis Township</b>			
Marshall Travis John	Nguyen Tony	556 Sea Isle Blvd	\$550,000
Patricia A Young Disclaimer Trust	Young Kieran J	68 Alexandra Way	\$500,000
Binet Brian K	Ellow Krista Baron	235 Main St	\$358,000
Mattson Roger C	Cotellese Anthony J	71 Avalon Ave	\$95,000
			<b>Total: \$1,503,000</b>
			<b>Median: \$429,000</b>
<b>Lower Township</b>			
Mader Michael P	Elek James Joseph Sr	305 Beach Dr	\$2,500,000
Isenberg Lisa C Exr	Mitra Nitin	709 Beach Dr	\$1,525,000
Cucunato Daniel	Filipov Alexander	117 Town Bank Rd	\$999,999
Mansfield Nancy	Kupp Barbara R	502 Arctic Ave	\$999,999
D R Horton Inc	Harwell Jennifer L	105 W Drumbed Rd	\$556,115
J J S R M L L C	Bernetich Brian	605 Bayshore Rd	\$470,000
Hill James T	Seddon William	207 Gorham Ave	\$400,000
Lositio Steven	O'Connell John J	525 Desoto Ave	\$383,500
Spencer Beverly Atty&C	Knight Christine	100 Roseann Ave	\$335,000
Zeigler Chad E	Hunt Madison	220 Ohio Ave	\$325,000
Matuszewicz Michelle Lee	Teng Wen Lin	661 Seashore Rd	\$300,000
Edward Emmer Trust	Casey Melissa	918 Myrna Rd	\$289,000
Higgs Kerry R Jr	Waterman Bruce A	141 Sheridan Dr	\$275,000
Turner Tiffany A	Ljpsz LLC	2304 Bayshore Rd	\$225,000
Luttrell James J Exr&C	Szpanka Robert J	112 East Pacific Ave	\$200,000
Vervaise li Realty LLC	D R Horton Inc - New Jersey	992 Rt 47 N	\$160,000
Guarnieri Jennifer	D R Horton-Inc	228 Marshall Ave	\$120,000
Carbone John R	Musmul LLC	916-918 Fay Ave	\$110,000
Heminway Myrna J Est	Heminway Lewis	906 Main St	\$50,000
			<b>Total: \$10,223,613</b>
			<b>Median: \$325,000</b>
<b>Middle Township</b>			
Domike LLC	Mavis Tire Supply LLC	3158 Rt 9 S	\$1,250,000
Macdonald Brad L	Montero Gilda	1322 Burleigh Ave	\$353,000
Rush Marlene Oradei Malloy Trus	629 Stone Harbor LLC	629 Stone Hbr Blvd	\$290,000
Walter Matthew	Farrand Jessica Rombach	Steel Rd	\$226,000
Shl Dev LLC	Nvr Inc	12 Waterford Ln	\$172,075
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Hideaway Beach Condo Cmpgrnd	Licciardelli Toni	43 Rte 47 North, B-23 Cedar	\$43,000
De Larso Sam	Sonetto Vincent	216 Columbia Ave	\$40,000
Scrocca Joseph J Jr	Cama Plan	Clinton Ave	\$15,000
Middle Twp	Charles Street Dev LLC	Pennsylvania Ave	\$10,800
			<b>Total: \$2,571,950</b>
			<b>Median: \$172,075</b>
<b>North Wildwood</b>			
Cairo Jennifer	Katein John	322 E Twenty Second Ave	\$1,188,000
Pellicciotti Daniel	Colamesta Don M	209 N New York Ave	\$875,000
Star Property Group LLC	Tomczak Stanley F	721 W Spruce Ave Un B	\$799,000
Panetta Robert J	Daddona James D	228 W 19th Ave	\$770,000
Cedar Oak Dev LLC	Mills Ronald D Jr	430 E 22nd Ave	\$699,900
Malmberg Glenn A	Di Ciano Charles	1200 Kennedy Dr	\$250,000
Healy Gerald	Bruzek Francis Jr	124 West 14th Ave	\$210,000
Jamison Rose Ann Trus&C	Jamison Thomas	113 East 24th Ave	\$125,000
			<b>Total: \$4,916,900</b>
			<b>Median: \$734,950</b>
<b>Ocean City</b>			
Robert Coste Inc	Lockwood Richard	2033 Asbury Ave	\$2,600,000
Hutchinson David E	Dad'S Pleasant View LLC	800 St Charles Pl	\$2,600,000
Surfside Construction LLC	Richardson Scott	844 Second St	\$1,500,000
Wahl Jeffrey M	Visco Richard	2116 Wesley Ave Un A	\$1,350,000
Spei Joseph M Jr	Ranco Properties LLC	5533 35 Haven Ave	\$1,300,000
Monastra David J	Manzanares Karen D	27 West Sixth St	\$1,175,000
Teodoro Michael	Nolan Timothy C	2104-06 West Ave Un B	\$1,125,000
Kiefer Frederick G Jr	Carmolingo Michael J	2437 Simpson Ave	\$1,090,000
Iarussi John V	Warrell Milton R 3rd	3209-11 Asbury Ave Un A 1st Fl	\$970,000
Bonner Marie D	Breslin Russell James	4337-39 West Ave	\$825,000
Kuntz Michael J	Reilly John	3900 West Ave Un 3900	\$732,500
Maugeri Carl J	Lentz Michael R	2528 West Ave	\$654,000
Di Pilato George	Maugeri Carl	120 Wahoo Dr Un 120	\$650,000
Benvo Isolde C	Paladino Rocco Justin	137 Flinders Reef	\$630,000
Eyde Robert J	Ocean City Dev Group LLC	50 Asbury Rd	\$550,000
Schreder Kenneth J	Matuzak Donna S	1308=1310 Wesley Ave Un A	\$438,985
Mcguigan Michael J	Grek Gregory	1008 Wesley Ave Un 201	\$373,000
			<b>Total: \$18,563,485</b>
			<b>Median: \$970,000</b>
<b>Sea Isle City</b>			
Peyton John M	Donato George J III	217 78th St West	\$1,900,000
Sir Dev LLC	Fandozzi Christopher P	111 32nd St	\$1,775,000
Pagano Lena	Conroy Robert W	113 39th St East Un	\$1,485,000
Uribe Dario	Riccione Vincent A	131 52nd St	\$1,350,000
Culbert Barbara	Cardell Paul Michael	225 82nd St	\$1,275,000
Fitzpatrick Donna L	Guilday Casey K	118 33rd St East	\$890,000
Chin Raymond W	Demedio Nicholas	4204 Landis Ave	\$850,000
Freda Carmine V	Collins Investment LLC	3514 Landis Ave Un 101	\$285,000
			<b>Total: \$9,810,000</b>
			<b>Median: \$1,312,500</b>
<b>Stone Harbor</b>			
Stone Harbor Property 1 LLC	Bruhns Stephen Carl	9123 1st Ave	\$6,200,000
Shamrock Shore Inv LLC	274 106th Street Owner LLC	274 106th St	\$2,600,000
Liberty Building Dev LLC	9709 3rd Ave LLC	9709 3rd Ave	\$925,000
Guzze Elizabeth	Guzze Lawrence	D-54 Weber Ct	\$509,000
			<b>Total: \$10,234,000</b>
			<b>Median: \$1,762,500</b>
<b>Upper Township</b>			
Cotro Dev Company LLC	Union Chapel By The Sea	300 Rte Us 9	\$1,500,000
Gardner Michael K	Fox Peter W Jr	15 Chadwyn Dr	\$725,000
Cotton Theodore Joseph	Pucci Nicholas	209 Regal Dr	\$630,000
Biglin Edward L III	Skilton Edward Andrew	30 Seaside Ave	\$464,000
Christian Linda S	Clark Randall I	4 Danielle Dr	\$450,000
Anderson Thomas	Dilks Jeffrey	37 Rt 50	\$140,000
			<b>Total: \$3,909,000</b>
			<b>Median: \$547,000</b>
<b>West Wildwood</b>			
Asman James J	Zucaro Rocco	600 North Dr #213	\$330,000
			<b>Total: \$330,000</b>
			<b>Median: \$330,000</b>
<b>Wildwood</b>			
Tenacity Dev LLC	Morozin Jennifer	2712 Lake Ave	\$1,600,000
Pacho Jericho	Ip Wildwood LLC	4300 Hudson Ave	\$400,000
Wildwood City	Jersey Dev Group LLC	3712 Park Blvd	\$200,000
			<b>Total: \$2,200,000</b>
			<b>Median: \$400,000</b>
<b>Wildwood Crest</b>			
Malusa Family Irrevoable Trust	Wc Shore Works LLC	6810 New Jersey Ave	\$975,000
Magargal Matthew	Falchi Frederick	301A E Crocus Rd	\$425,000
Mc Wade Jacquelyn	Mc Wade Edward III	107 W Lotus Rd	\$330,000
Harkins David	Orchid 200 LLC	507 E Orchid Rd	\$215,722
			<b>Total: \$1,945,722</b>
			<b>Median: \$377,500</b>
<b>Woodbine</b>			
Viera Jose Miquel	Correa Jose L	404 Webster St	\$225,000
			<b>Total: \$225,000</b>
			<b>Median: \$225,000</b>
			<b>Total for Cape May County: \$72,992,670</b>
			<b>Median for Cape May County: \$550,000</b>