

# PROPERTY TRANSFER RECORDS presented by



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## Property Transfers Recorded in County Clerk's Office between 12/16/24-12/22/24

| Seller                       | Buyer                         | Property                   | Price               |
|------------------------------|-------------------------------|----------------------------|---------------------|
| <b>Avalon</b>                |                               |                            |                     |
| Gunselman Jeffrey            | Ricchezza Gian                | 242 36th St                | \$4,500,000         |
| Eaton Kraig Nicholas         | Kennealey Gregory             | 281 35th St                | \$1,945,000         |
| Flanagan Richard Glenn       | Smi Investments LLC           | 310 79th St                | \$1,812,500         |
| Beltz James W                | Novak Mark R                  | 7899 Sunset Dr             | \$1,750,000         |
|                              |                               | <b>Total:</b>              | <b>\$10,007,500</b> |
|                              |                               | <b>Median:</b>             | <b>\$1,878,750</b>  |
| <b>Cape May</b>              |                               |                            |                     |
| Echevarria Fred A            | Cape May Gurney LLC           | 28 Gurney St               | \$2,750,000         |
| Cape Home Investments II LLC | Spring Brian                  | 401 Pittsburgh Ave         | \$2,599,000         |
| Ippolito Robert S            | Costan Ilie                   | 1253 Washington St         | \$1,200,000         |
| 409 Elmira LLC               | 1842 Investments Cape May LLC | 409 Elmira St              | \$710,000           |
|                              |                               | <b>Total:</b>              | <b>\$7,259,000</b>  |
|                              |                               | <b>Median:</b>             | <b>\$1,899,500</b>  |
| <b>Dennis Township</b>       |                               |                            |                     |
| Bruno John                   | Berardi Matthew William       | 13 Baywyn Dr               | \$410,000           |
|                              |                               | <b>Total:</b>              | <b>\$410,000</b>    |
|                              |                               | <b>Median:</b>             | <b>\$410,000</b>    |
| <b>Lower Township</b>        |                               |                            |                     |
| Whittington Timothy Shaun    | Walking By Faith Family Trust | 1015 Shunpike Rd           | \$1,900,000         |
| Bernstein Alan A             | Waluk John                    | 218 Dune Dr                | \$1,322,000         |
| Jersey Dev Group LLC         | Maus Christopher Kevin        | 117 East Rochester Ave     | \$1,225,000         |
| Stites Timothy B             | Derby Tara                    | 302 Pacific Ave            | \$800,500           |
| Salasin Robert               | Schaedle Michael B            | 3808 Bybrook Dr            | \$780,000           |
| Long Clay                    | Thompson Michael              | 241 W Atlantic Ave         | \$586,000           |
| Meagher Susan M              | Burke Raymond H               | 214 Pontaxit Ave           | \$559,900           |
| Mccarthy Diane Marie         | Berenato Anthony              | 118 Charles St             | \$387,500           |
| Viggiano Beverly             | Myers Alexander               | 614 E Jacksonville Ave     | \$380,000           |
| Kelly Daniel J               | Kreszwick Jonathan            | 809 Cresse Ave             | \$355,000           |
| Rush Therese Exr             | Zabala Bayron                 | 15 Locust Rd               | \$330,000           |
|                              |                               | <b>Total:</b>              | <b>\$8,625,900</b>  |
|                              |                               | <b>Median:</b>             | <b>\$586,000</b>    |
| <b>Middle Township</b>       |                               |                            |                     |
| Nvr Inc                      | Mc Intyre Paul John           | 68 Muirhead Ln             | \$927,590           |
| Nvr Inc                      | Sweeney Thomas J              | 21 Muirhead Ln             | \$923,240           |
| Nvr Inc                      | Mc Clatchy Michael F          | 108 Southgate Rd           | \$767,220           |
| Nvr Inc                      | Lilliston Michele K           | 301 Southgate Rd           | \$720,650           |
| Ckjr LLC                     | Henfey William John Iv        | 45 Fishing Creek Rd        | \$694,000           |
| Drake Nicole                 | Rohrer Sarah S                | 16 N 6th St                | \$589,000           |
| Cahall Christopher J         | Sheets Ryan S                 | 9 Lacivita Dr              | \$545,000           |
| Mckenna Joseph John Exr      | Peter Nicole                  | 214 School House Ln        | \$425,000           |
| Jamieson Alia Marie Adm      | Grindstone Rg LLC             | 15 E Secluded Ln           | \$370,000           |
| Richardson Darryl A          | Ramirez Nava Jose L           | 120 Raleigh Ave            | \$250,000           |
| Stevens Sheila I             | Sweeney Kathleen T            | 27 Siegtown Rd             | \$220,000           |
| Ckjr LLC                     | 1325 Route 9 LLC              | 1325 Rte 9 N               | \$210,000           |
| Middle Twp                   | Cape Coastal Holdings LLC     | 2400 Rte 9 South           | \$39,200            |
| Middle Twp                   | Pitt Montel                   | W Dunbar St                | \$24,200            |
| Middle Twp                   | Arenberg Carl                 | 309 W Main St              | \$22,200            |
| Middle Twp                   | Bocchicchio Louis             | Fulton St                  | \$17,700            |
| Middle Twp                   | Arenberg Carl                 | 317 W Main St              | \$15,100            |
| Middle Twp                   | Bocchicchio Louis             | 7 N 7th Ave                | \$11,800            |
| Middle Twp                   | Bocchicchio Louis             | 13 Kentucky Ave            | \$10,800            |
|                              |                               | <b>Total:</b>              | <b>\$6,782,700</b>  |
|                              |                               | <b>Median:</b>             | <b>\$250,000</b>    |
| <b>North Wildwood</b>        |                               |                            |                     |
| Hill Charles R               | Reimer Philip P Jr            | 2214 Surf Ave              | \$850,000           |
| R D C Properties L L C       | Schieble Donald J Jr          | 506 East 16th Ave          | \$795,000           |
| Vito Louis J Jr              | 120 W First Ave LLC           | 120 West 1st Ave           | \$630,000           |
| Spurio Steve                 | May Leonard M                 | 145 Seaview Court 7A       | \$510,000           |
| Padgeon Michael P Sr         | Wister Robert W               | 735 Allen Dr               | \$400,000           |
| Gvi Investments LLC          | Jersey Dev Group LLC          | 1208 New York Ave          | \$395,000           |
| Berardinucci Christina L     | Marriott Shannon              | 2510 Atlantic Ave          | \$309,900           |
| Cohen Baruch                 | Zampirri Salvatore Jr         | 109 Allen Dr               | \$250,000           |
| Vanholt John Anthony         | Hobbs Christopher G           | 431 East 19th              | \$199,900           |
| Cohen Baruch                 | Cohen Baruch                  | 109 Allen Dr               | \$122,500           |
|                              |                               | <b>Total:</b>              | <b>\$4,462,300</b>  |
|                              |                               | <b>Median:</b>             | <b>\$397,500</b>    |
| <b>Ocean City</b>            |                               |                            |                     |
| V2 Properties Entity 7 LLC   | Librandi Louis John           | 210 20th St                | \$2,550,000         |
| 910 Ocean Oc LLC             | Cheung Jih-Jen Joy            | 910 Ocean Ave              | \$1,925,000         |
| Rancor Properties LLC        | Brown Timothy J               | 5535 Haven Ave - Second Fl | \$1,710,000         |
| Evans Wendy A                | Lucas Nicholas J              | 4343 Asbury Ave            | \$1,285,000         |
| Tulli Stephen A              | Dillon Brian C                | 5526 Simpson Ave - 2nd Fl  | \$1,162,500         |
| Mc Nally Rita A Est          | Abbott Jennifer               | 10 W 28th St               | \$999,999           |
| Wagner Jack T                | Lanzotti Paul                 | 6 54th St                  | \$955,000           |
| Shivickas Matthew            | Bonanni Dennis                | 3443 Asbury Ave            | \$933,999           |
| Maguire Michelle Guard&C     | Wendel Joseph                 | 1113A Central Ave          | \$785,000           |
| Eck David J Atty&C           | Mcpoyle Thomas M              | 49-51 Station Rd           | \$749,999           |
| Tozer Ann B                  | Anderson Dwayne               | 1008 Wesley Ave            | \$402,500           |
| Jiganti John Joseph          | Baumgardner George A Jr       | 3001-03 Wesley Ave         | \$16,000            |
|                              |                               | <b>Total:</b>              | <b>\$13,474,997</b> |
|                              |                               | <b>Median:</b>             | <b>\$977,500</b>    |
| <b>Sea Isle City</b>         |                               |                            |                     |
| Tepfenhardt Jason            | Boyle Brian P                 | 146 56th St                | \$2,110,000         |
| J C M Dev LLC                | Trubia Jeffrey Eric           | 133 37th St                | \$2,000,000         |
| Whalen Thomas V              | Girard Steven J               | 127 34th St West           | \$1,400,000         |
| 4118 Landis LLC              | Coleman Michael J             | Lot 11.01, Block 41.03     | \$1,110,000         |
| Cline Keith M                | Maloney Rhonda                | 8609 Landis Ave            | \$999,999           |
| 8515 Landis LLC              | Mooney Robert                 | 8515 Landis Ave            | \$999,900           |
| Finley Anne M                | Clark Douglas                 | 9016 Landis Ave - 2nd Fl   | \$990,000           |
| Finley Anne M Exr            | Clark Douglas                 | 9016 Landis Ave            | \$910,000           |
|                              |                               | <b>Total:</b>              | <b>\$10,519,899</b> |
|                              |                               | <b>Median:</b>             | <b>\$1,055,000</b>  |
| <b>Stone Harbor</b>          |                               |                            |                     |
| Sparks W Donald II Atty&C    | Altringer Jeffrey A           | 8307 Sunset Dr             | \$3,450,000         |
| Goldkamp Lynn O Exr          | Underwood Jennifer Elizabeth  | 388 95th St                | \$1,325,000         |
|                              |                               | <b>Total:</b>              | <b>\$4,775,000</b>  |
|                              |                               | <b>Median:</b>             | <b>\$2,387,500</b>  |
| <b>Upper Township</b>        |                               |                            |                     |
| Lummis Robert A Jr           | Legiec Daniel                 | 105 Tyler Rd               | \$660,000           |
| Washart Richard S            | Defeo Anthony George          | 10 Corsons Tavern Rd       | \$525,000           |
| Millar Rosemarie             | Gerrish Justin                | 15 Seasounds Ave           | \$510,000           |
| Head Of The River Farms LLC  | Harvest Dev LLC               | Lot 7.03, Block 12         | \$335,000           |
| Likens Edward J Est          | Dane Lynn Properties LLC      | 1293 Us Rte 9              | \$250,000           |
| Edwards Florence             | Jana Properties LLC           | 288 Rte 49                 | \$205,000           |
| Friel Patrick F Adm          | Friel Michael                 | 516 Rt 9                   | \$32,000            |
|                              |                               | <b>Total:</b>              | <b>\$2,517,000</b>  |
|                              |                               | <b>Median:</b>             | <b>\$335,000</b>    |

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# Property Transfers Recorded in County Clerk's Office between 12/16/24-12/22/24

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|                                       |                             |                                    |                     |
|---------------------------------------|-----------------------------|------------------------------------|---------------------|
| <b>West Cape May</b>                  |                             |                                    |                     |
| Belasco Thomas J                      | R P Burke Builders Inc      | 297 Fifth Ave                      | \$1,625,000         |
|                                       |                             | <b>Total:</b>                      | <b>\$1,625,000</b>  |
|                                       |                             | <b>Median:</b>                     | <b>\$1,625,000</b>  |
| <b>West Wildwood</b>                  |                             |                                    |                     |
| Federal National Mortgage Association | Deaver Wayne A Jr           | 610 W Maple Ave                    | \$380,000           |
| Pearl Steven L                        | Friedlander Arthur Jr       | 15 Bay Ave                         | \$360,000           |
|                                       |                             | <b>Total:</b>                      | <b>\$740,000</b>    |
|                                       |                             | <b>Median:</b>                     | <b>\$370,000</b>    |
| <b>Wildwood</b>                       |                             |                                    |                     |
| Wild Waves LLC                        | Boardwalk's Best Inc        | 3500 Boardwalk                     | \$2,500,000         |
| Kay Drop Condos LLC                   | Johnson Tracey              | 400 East Magnolia Ave              | \$785,000           |
| Kay Drop Condos LLC                   | Kh NJ Ventures LLC          | 402 East Magnolia Ave              | \$679,000           |
| Kay Drop Condos LLC                   | Kh NJ Ventures LLC          | 402 East Magnolia Ave              | \$679,000           |
| Cipriani Francis J                    | Taulane Michael Jr          | 115 East Leaming Ave               | \$625,000           |
| Garcia-Munoz Richard                  | Arechavala Marvin           | 212 E Baker Ave                    | \$595,000           |
| Dew Star LLC                          | Viggiano Michael            | 114 East 26th Ave                  | \$509,000           |
| Polarski Edward                       | Lindner Rickey S            | 248 E Bennett Ave #3               | \$415,000           |
|                                       |                             | <b>Total:</b>                      | <b>\$6,787,000</b>  |
|                                       |                             | <b>Median:</b>                     | <b>\$652,000</b>    |
| <b>Wildwood Crest</b>                 |                             |                                    |                     |
| NJhr 1 LLC                            | Capizzi Matthew             | 105 W Charleston Ave               | \$915,000           |
| Rolke Richard                         | Atv General Contractors LLC | 114 West Lotus Rd                  | \$664,000           |
| Clifton Sean                          | Esslinger Christopher       | 317 E Topeka Ave                   | \$408,000           |
| Hewitt Kirk                           | Rolke Richard               | 114 W Locust Rd                    | \$250,000           |
|                                       |                             | <b>Total:</b>                      | <b>\$2,237,000</b>  |
|                                       |                             | <b>Median:</b>                     | <b>\$536,000</b>    |
|                                       |                             | <b>Total for Cape May County:</b>  | <b>\$80,223,296</b> |
|                                       |                             | <b>Median for Cape May County:</b> | <b>\$664,000</b>    |