

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

Property Transfers Recorded in County Clerk's Office between 4/1/25-4/13/25

Seller	Buyer	Property	Price
Avalon			
MB Shore Investors 3 LLC	Eft New Jersey LLC	13 North Pelican Dr	\$11,000,000
Mbmk Investors LLC	4033 Ocean Drive LLC	4033 Ocean Dr	\$3,400,000
		Total:	\$14,400,000
		Median:	\$7,200,000
Cape May			
Wister William R III Exr	Coastal Turn Key Solutions Llp LLC	1513 Beach Ave	\$970,000
		Total:	\$970,000
		Median:	\$970,000
Dennis Township			
Votta Patricia Trust	Keller Michelle A	342 Main St2	\$425,000
Gnl LLC	Mulville Marissa A	2260 Rte 9	\$422,500
Petrella Gaetano J	Marques Paulo	132 Chestnut St	\$250,000
Livingston Cynthia M	Dowd Donald Jr	1241 Rte 47	\$180,000
		Total:	\$1,277,500
		Median:	\$336,250
Lower Township			
Mc Kenna Valeria	Panaro Eugene M	1500 Whittier Ave	\$647,000
Sitton Robert E	Spence Robert J III	125 E North Station Ave #6	\$610,000
Hagner Judith T	Murphy Timothy Daniel	23 Elwood Rd	\$457,000
Barkat Sabir Trust	Munizza James Lee	116 Orch Dr	\$455,000
Trust. Church Prop. The Diocese NJ	Leyden James J Jr	101 W Bates	\$435,000
Chester Donna L Exr	Rivera Dean Allen	2707 Weaver Ave	\$415,000
Wong Jimmy A	Lambert Robert	3850 Bayshore Rd	\$400,000
Mc Williams Marian E	Splendido Joseph Jr	230 Evergreen Ave	\$285,000
Osborne Eric	Reynolds Cynthia	129 E Atlantic Ave	\$260,000
Schellinger Loretta Est	Jbc Properties LLC	36 Locust Rd	\$160,000
Ross Coleen	Ross Brian	9700 Atlantic Ave U-S3	\$107,283
Sexton John	Sexton John	127 Oakdale Ave	\$61,276
		Total:	\$4,292,559
		Median:	\$407,500
Middle Township			
Mazzola Jeff	Cozy Nest Rentals LLC	5 Reagans Run	\$1,100,000
Nvr Inc	De Cicco Louis	70 Muirhead Ln	\$891,755
Nvr Inc	Shea-May Donna Jean	62 Muirhead Ln	\$876,760
Nvr Inc	Capelli John L	72 Muirhead Ln	\$802,660
Johnson Robert F	Kolanda Richard J	15 Canterbury Way	\$685,000
Stamatacos Vasilios	Fluehr Christopher	201 St Andrews Dr	\$425,000
Cmp Holdings LLC	Tyzack Evan	509 W Dunbar St	\$410,000
Duffy Thomas P	Piazza Daniella I	2464 Rte 9	\$345,000
Graham-Conover Carlyn M Est	De Wolf Dillian H	3106 Shunpike Rd	\$340,000
Bussetti Stephen F Adm&C	NJhr1 LLC	147 Springers Mill Rd	\$228,000
Shl Dev LLC	Nvr Inc	100 Turnstone Pl	\$158,650
Shl Dev LLC	Nvr Inc	102 Turnstone Pl	\$158,650
Shl Dev LLC	Nvr Inc	104 Turnstone Pl	\$158,650
Shl Dev LLC	Nvr Inc	106 Turnstone Pl	\$158,650
Shl Dev LLC	Nvr Inc	108 Turnstone Pl	\$158,650
Shl Dev LLC	Nvr Inc	110 Turnstone Pl	\$158,650
Mannino Revocable Living Trust	Lawlor Edward T	694 Avalon Blvd	\$16,000
		Total:	\$7,072,075
		Median:	\$340,000
North Wildwood			
Alesiani Robert L Jr	509 Bayside LLC	509 W 19th Ave	\$1,625,000
Blankenhorn James	Harvey Gary Michael	142 W Spruce Ave	\$1,500,000
Loughran Paul A	Capone Michael M	111 East 9th Ave	\$999,990
Jpm Property Mgmt LLC	1710 New York Ave LLC	1710-12 New York Ave	\$914,840
Cahill John J	Christensen Jane M	204 East 17th Ave	\$750,000
Pastelaniec Anthony	Brophy Joseph M Jr	122 E 22nd Ave	\$585,000
De Lisi Linda Jean	Steinmetz Charles H	92 Anglesea Dr	\$499,900
Dampman John	Murray Francis Jr	513 E 7th Ave	\$300,000
Coleman Ann M	Saitta David	1000 Kennedy Dr	\$295,000
Spruce & Old NJ LLC	Masterson Elena	106 W Spruce Ave	\$265,000
		Total:	\$7,734,730
		Median:	\$667,500
Ocean City			
Wilhelm Assets LLC	Valerio Daniel C Jr	168 W 17th St	\$2,250,000
Ocean City Dev Group LLC	Feinstein Elliot	116 West Ave	\$1,700,000
Krout Linda Exr	Regans Re LLC	2904 Haven Ave	\$1,150,000
Schlachter Baron L	Sheilds Leroy C Jr	10 W 16th St	\$975,000
Wendel Joseph	Dileo Russelljr	4023 West Ave Un 5	\$975,000
Fennimore W David	Rudloff Group LLC	5217 Simpson Ave	\$950,000
Carr John H	Flannick Joseph E	806 Second St 1st Fl	\$945,000
Powell James Matthew	D'Antonio Anthony J III	1204 Asbury Ave	\$940,000
Phares John E	Campbell Daniel K	1504-06 Central Ave	\$900,000
Hauser Robert	Bowers Peter J	1428-30 West Ave - 1st Fl	\$875,000
Harrison Rhoda J	Hart Jr William E	433-35 West Ave	\$855,000
Murphy Marlene M	Verdi Thomas	15 Lincoln Pl	\$855,000
Linell Richard G	Erickson Albert W III	4135 West Ave	\$740,000
Dunlap-Vastano Andrea S	Williams Rosalind D	5316-5318 Asbury Ave	\$450,000
Dunlap Amy E	Dunlap Robert J	5316-5318 Asbury Ave	\$450,000
Keuerleber Paul H	Durphy Gregory	1401-07 Ocean Ave	\$400,000
Zane Lee J	Hadden Gregory William	3558 Simpson Ave C93	\$359,900
Bennyhoff George R	Matz William W Jr	Beach Thorofare	\$65,000
		Total:	\$15,834,900
		Median:	\$887,500
Sea Isle City			
Kummer George Thomas	E & K Properties LLC	4426 Venicean Rd	\$1,940,000
Malin Emma Exr&C	Piechowski Seth	109 42nd St	\$400,000
		Total:	\$2,340,000
		Median:	\$1,170,000
Stone Harbor			
Nigh Kevin E	Shanahan Patrick T	130 87th St	\$4,399,999
Gebert Peter H Sr Trust	Mc Mahon Patrick N	8527 3rd Ave	\$1,900,000
		Total:	\$6,299,999
		Median:	\$3,150,000
Upper Township			
Dall'Acqua Charles R	Hinchman Timothy K Trust	33 & 37 E Sumner Ave	\$3,100,000
Balderson Lance D	Phillips Renee Suzanne	11 Inlet Terr	\$560,000
Parks Chad	Wetzler Barry	31 Seaview Ave	\$535,000
Shaw Jamison K	Edwards Mary Elizabeth	318 North Shore Rd	\$500,000
Mcguigan Thomas M	Giamberardino Keith A	30 Bryan Rd	\$394,000
Merlock Judith Adm	Calise Matthew P	241 Mill Rd	\$365,000
Warrington Jennifer	Oc19 LLC	19 Chadwyn Dr	\$270,000
		Total:	\$5,724,000
		Median:	\$500,000
West Cape May			
Kittel Joseph C Jr Exr	Curley Christopher M	210 Third Ave	\$1,800,000

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Property Transfers Recorded in County Clerk’s Office between 4/1/25-4/13/25			
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		Total:	\$1,800,000
		Median:	\$1,800,000
West Wildwood			
Viola Mary Adm	Rc1-Ds1 LLC	8 Neptune Ave	\$750,000
Revolution Dev NJ LLC	Joe M Mgmt Company LLC	648 West Glenwood Ave	\$300,000
		Total:	\$1,050,000
		Median:	\$525,000
Wildwood			
Legacy Mortgage Asset Trust 2021-Gs2	Macrina Jaime	316 W Garfield Ave	\$825,000
Vanhoesen Jeff	Nelson Steven M	240 East Davis Ave	\$552,500
Bailey Thomas Jr	Lacroce Alexander	213 E Hand Ave	\$545,000
Bagnato Christopher F	Dimacale Delmar	119 E Magnolia Ave	\$300,000
Seabock Nicholas L Gerbereuz	Dimenna Robert	3010 Ocean Ave #303	\$250,000
Crest Holding LLC	Hqw Ventures LLC	225 East Wildwood Ave #422	\$212,000
		Total:	\$2,684,500
		Median:	\$422,500
Wildwood Crest			
Blue Bee Pro LLC	Mac Donald Jerome	103 E Nashville Ave	\$2,250,000
Sciarra Christopher	Brennan Arthur P Sr	5604 Park Blvd	\$795,000
Gencarelli Salvatore	Crossland William S	500 E Saint Paul Ave	\$355,000
		Total:	\$3,400,000
		Median:	\$795,000
Woodbine			
NJhr 1 LLC	Golato Louis	1175 Rte 47	\$189,900
		Total:	\$189,900
		Median:	\$189,900
		Total for Cape May County:	\$75,070,163
		Median for Cape May County:	\$478,450
Compilation © 2025 Seawave Corporation Data Source: http://clerk.capemaycountynj.gov/landrecords			