

PROPERTY TRANSFER RECORDS



Cape May
609.884.1300

North Wildwood
609.551.4066

Lower Township
609.886.6000

Todd H. deSatnick/ Broker of Record
www.deSatnickRealEstate.com

Property Transfers Recorded in County Clerk’s Office between 5/12/25-5/18/25

Seller	Buyer	Property	Price
Cape May			
Felder Donald	Russell Bernard	930 Kearney Ave	\$1,462,500
Lewis J Brooke	Hippenstiel Sharon	1310 Vermont Ave	\$1,100,100
		Total:	\$2,562,600
		Median:	\$1,281,300
Dennis Township			
US Bank Trust	Villec Steven P	12 Eddy Ln	\$380,000
US Bank Trust	Blanda Andrew	9 W Rising Sun Dr	\$360,000
		Total:	\$740,000
		Median:	\$370,000
Lower Township			
O'Connor Denis	Matalucci Philip R III	3202 Shore Dr	\$1,245,000
1075 Bayshore LLC	Knife And Nail LLC	1075 Bayshore Rd	\$950,000
Waluk Megan	Dellavia Dean E Trust	9904 Seapointe Blvd	\$815,000
Huckleberry James R	Hemphill Carl A	100 East Raleigh Ave	\$812,000
Whitehurst Robin D Jr	Hatton Rachel	216 Lennox Ave	\$534,000
Skaf Jad G	Manger Glenn A	9904 Seapointe Blvd Un 306	\$500,000
Stonier Joann Catherine	Spillane Timothy	204 Arbor Rd	\$450,000
794 Route 109 LLC	Jersey Dev Group LLC	794 New Jersey 109	\$400,000
Szpanka Robert J	Back Christine	112 E Pacific Ave	\$382,000
Wendrychowicz Jennifer	Horton Amanda	132 Birch Rd	\$339,000
Horwath Robert J	201 W Delaware Parkway LLC	201 West Delaware Pkwy	\$300,000
Sleght Margaret M Exr	Giancola Brian	4 W Florida Ave	\$293,500
Dempsey Mariann	Altemus George M	1701 Star Ave	\$270,000
		Total:	\$7,290,500
		Median:	\$450,000
Middle Township			
Nvr Inc	Parikh Alina J	101 Muirhead Ln	\$901,695
Nvr Inc	Meloni Albert D	111 Muirhead Ln	\$802,389
Jones Spencer C	Sellitto Michele	1 Herron Court	\$758,000
Schofield Anna M	Lindholm Deborah A	302 Ridge Rd	\$450,000
Staniewicz Nicholas J	Renard Garrett James	1444 Burleigh Ave	\$445,000
Gomez William	Valdez Rene Martinez	12 South Second Ave	\$350,000
Shl Dev LLC	Nvr Inc	233 Muirhead Ln	\$229,200
Shl Dev LLC	Nvr Inc	211 Muirhead Ln	\$172,075
Shl Dev LLC	Nvr Inc	209 Muirhead Ln	\$172,075
White Khaledah Adm	White Wali A	23 East Anna St	\$126,000
Tomlinson Joy	Ascent Property Group LLC	Vick St	\$31,500
		Total:	\$4,437,934
		Median:	\$350,000
North Wildwood			
324-328 W 19th Avenue LLC	Thomson Michael	328 W 18th Ave	\$1,500,000
Hudson Scott E	Malak Joseph	233 E 5th Ave	\$1,019,000
La Porte Thomas	Angeline Robert	420 E 2nd Ave	\$980,000
Demaio James L	Meehan James T Jr	114 West 21st Ave	\$735,000
Brown Arthur	335 W 20th Avenue LLC	335 West 20th Ave	\$620,000
Sperduto Joseph A	Newbert Kevin A	228 5 W Walnut Ave	\$576,375
Griffin James M	Schwager Michael A	1504 Atlantic Ave Un 2	\$360,000
		Total:	\$5,790,375
		Median:	\$735,000
Ocean City			
Bechtold Gary	Curiale Nicholas	9 Coral Ln	\$4,000,000
Macchione Joseph	Cullen Shawn P	3040 Central Ave	\$3,275,000
Matterhorn Real Estate Investments	Rancor Properties LLC	1151 21st St	\$3,200,000
Ocean City Dev Group LLC	Jackson Francis D	5511 Asbury Ave	\$2,450,000
807 Wesley LLC	Raphelson Bruce Joseph	807 Wesley Rd	\$2,400,000
Samia Dev Inc	Van Laeys Ryan S	1804-1806 Central Ave 2nd Fl	\$1,925,000
V2 Properties Entity 7 LLC	Ruppel Brad	2709-11 West Ave Un B	\$1,687,000
Iafolla Christopher M	Myers Christopher	1708A&B Wesley Ave Un B	\$1,650,000
Demarco Lauren A	Delgozzo Christian	4343-45 Asbury Ave	\$1,565,000
Elias Sylvia	Goodwin Damon A Trust	2144-46 Central Ave	\$1,550,000
V2 Properties Entity 7 LLC	Naticchione Nello	2709-11 West Ave Un A	\$1,549,900
Kent Mark A	Wilkes Paul Taylor	1702 Wesley Ave	\$1,526,000
Ocean City Dev Group LLC	Hancock Barbara	204 35th St Un A	\$1,460,000
Lawton Reid	Dmd33 Investments LLC	1236 Ocean Ave Fl 2	\$1,390,000
Cicala Joanne Exr	Della Penna Carol Ann	2521-23 Central Ave Un B	\$1,355,000
Berry James J	Stewart James H	1334-36 Ocean Ave Un A	\$1,275,000
Ahst 431 LLC	Boyce Keith W	23 W 7th St	\$1,238,000
Ridgeway Manford	V2 Properties Entity 7 LLC	3813-15 West Ave	\$950,000
Lowe Daniel	Miano John	1131 West Ave Un 2	\$934,500
Shaffer Charles E Jr Trust	Boyd Jennifer M H	4828-30 West Ave 2nd Fl	\$917,000
Bilodeau Paul E	Conway John P Jr	3326 Haven Ave	\$890,000
Bernstine Marguerite Est	Ingrao Eugene R	336-338 Bay Ave	\$645,000
Elcon Dev Group LLC	325 West Ave LLC	325 West Ave	\$585,000
Suraci Rachel J	Balestra Elisa R	935 Ocean Ave	\$500,000
Feinstein Kurt	Miller Jill	3566 Simpson Ave	\$440,000
Ackerman Nancy P	J&K Real Estate Holdings Lc	1401-07 Ocean Ave	\$429,000
Heilman Glenn H II	Zoll John	114 12th St	\$400,000
D'Imperio Vincent J Jr	Laurence Chad	812 Ocean Ave #102	\$361,000
Lodise Clinton J	Griffin William Clancy	812-20 Ocean Ave Un 302	\$345,000
		Total:	\$40,892,400
		Median:	\$1,355,000
Sea Isle City			
Ken's Shore Thing LLC	Santone Michael J III Trust	3105 Landis Ave South	\$2,450,000
		Total:	\$2,450,000
		Median:	\$2,450,000
Stone Harbor			
Chermol Stephen J	Cargiulo Family Trust	302 84th St South Un	\$2,275,000
		Total:	\$2,275,000
		Median:	\$2,275,000
Upper Township			
Busch Kelly A	Arters Thomas	10 Red Clover Dr	\$785,000
Fehrle David C	Shaw Martin	2 Erica Ln	\$615,000
Battersby Jeffrey	Carr Allison Kimberely	815 Seasounds Ave	\$525,000
Dougherty Sarah B	313 W Quail LLC	313 W Quail Dr	\$399,000
Battersby Wilbur C Jr	Battersby Jeffrey	550 Perry Rd	\$250,000
		Total:	\$2,574,000
		Median:	\$525,000
West Wildwood			
Collins Randy M	Trampe Nicolle	515 W Magnolia Ave	\$735,000
		Total:	\$735,000
		Median:	\$735,000
Wildwood			
125 E Garfield Avenue LLC	Fisher Paul P	125 E Garfield Ave	\$777,500
Kaliser Jeffrey Exr	De Muzio Tamera	5008 Arctic	\$650,000
To Truc	Maybin John	320 East Wildwood Ave	\$232,500
		Total:	\$1,660,000

Continued on right

Property Transfers Recorded in County Clerk’s Office between 5/12/25-5/18/25

Continued from left

		Median:	\$650,000
Wildwood Crest			
Karavan Michael M Exr	Traber Frederick J III	9305 Pacific Ave	\$1,200,000
Wade Timothy P Jr	Borrelli Steven	507 East Orchid Rd	\$600,000
Beau Rivage LLC	Specht James	9103 Atlantic Ave Un 301	\$389,900
Mc Elroy Timothy	Wyatt Rita	301 E Lavender Rd Un D	\$357,000
Racano Rocco A	Mccue Eileen	6201 Ocean Ave Un 306	\$289,000
Wyatt Rita	Kuschan Matthew Christopher	302 E Buttercup Rd Un 3	\$265,000
		Total:	\$3,100,900
		Median:	\$373,450
Woodbine			
Cape May County Sheriff	J&B Realty LLC	634 Grant Ave	\$185,000
Wisniewski Robert L	Gasper Perry	205 Locust St	\$43,200
		Total:	\$228,200
		Median:	\$114,100
		Total for Cape May County:	\$74,736,909
		Median for Cape May County:	\$645,000