

Block Lot Qualifier Serial #	Book/Page NUC/Condo Class Comments	Property Location Grantor Name Grantee	Sale Price Transfer Code Transfer Fee	Land Improvement Net	Deed Date Record Date Print Date	Yr Built SFLA Ratio	Keyed Date Updated Date Addtl Line Items
50.01 19 P07526914	20104/01631 25/ 1 <\$100	55 JOHNSON STREET R A W PROPERTIES LLC WINKLE, RICHARD H SR & ANTOINETTE	1 E 0.00	128,100 0 128,100	08-12-25 08-18-25 09-03-25	0000 0 999.99	08-21-25 09-02-25 Y 1
50.02 6.03 P07525807	20067/00186 25/ 2 <\$100	63 RAILROAD AVENUE GARCIA, KAREN WILSON, KAREN & DAVID	1 E 0.00	131,600 218,000 349,600	06-27-25 07-11-25 08-15-25	1964 1706 999.99	07-16-25 08-14-25 none
53.01 2 P07526692	20082/01214 32/ 2 RECENT RENOVATIONS INCLUDING UPDATED BATHROOM, SOME KITCHEN UPDATES, INTERIOR LIGHTING, FINISHED BASEMENT. ASSMT INCREASED \$45,100 FOR ...	178 ROYAL OAKS DRIVE RYBA, MATEUSZ & ANTOLINI, MIA DUVAL, BRITTANY & CHRISTOPHER	660,000 * 5,821.00	121,600 352,000 473,600	06-19-25 07-25-25 08-26-25	1996 2150 71.76	08-05-25 08-25-25 none
53.04 8 P07525806	20065/01639 25/ 2 <\$100	199 ROYAL OAKS DRIVE ISOLDI, JEROME ISOLDI, JEROME ETALS	1 E 0.00	136,800 576,800 713,600	06-30-25 07-09-25 08-15-25	1998 3182 999.99	07-14-25 08-14-25 none
56 13.01 P07525814	20079/01550 24/ 1 RECENT ZONING APPROVALS TO BUILD A SINGLE FAMILY DWELLING PERMIT #25-0306 ISSUED 4/14/2025 & BLDG PERMIT ISSUED 6/25/2025 - ALL PRIOR T...	267 WELLS MILLS ROAD WARETOWN VILLAGE ASSOCIATES LLC RAMADAN INVESTMENTS LLC	185,000 * 834.50	128,100 0 128,100	07-17-25 07-23-25 08-15-25	2025 3368 69.24	07-25-25 08-14-25 none
57.14 37 P07526860	20094/01508 25/ 2 <\$100	33 DEAL LN DITORE, ANTHONY & MARYANNETTA DITORE REVOCABLE TRUST	1 E 0.00	182,900 372,900 555,800	07-23-25 08-06-25 08-28-25	2004 2291 999.99	08-12-25 08-27-25 none
57.17 37 P07526225	20076/00784 00/ 2 SOUTHWIND 2SF	50 AVALON WAY LUCCHETTO, FRANK A & DIANE LOWERY, JEAN MARIE & LAWRENCE E	675,000 A 2,802.50	118,400 423,300 541,700	07-01-25 07-21-25 08-20-25	2009 2673 80.25	07-24-25 08-19-25 none
57.19 13 P07526864	20099/00416 00/ 2 SOUTH WIND MODEL	42 EAGLESWOOD DR DISCENZA, GERALDINE CARMONA, EVA	535,000 A 2,075.50	118,000 327,500 445,500	08-08-25 08-12-25 08-28-25	2008 1915 83.27	08-15-25 08-27-25 none
57.20 20 P07526696	20086/01953 00/ 2 SOUTH WIND MODEL	8 EAGLESWOOD DR ZIMMERMANN, ELEANOR REVOCABLE TRUST LUCANTE, VINCENT A & SUSAN	544,000 * 4,597.40	118,000 298,600 416,600	07-10-25 07-30-25 08-26-25	2006 1881 76.58	08-06-25 08-25-25 none
57.21 8 P07527426	20106/00357 00/ 2 GRAND BISCAVNE MODEL	15 EAGLESWOOD DR HOAGLAND, LEONARD E & DORIS M SOLEWSKI, ROBERT A & MARYANNE	620,000 A 2,511.00	117,900 355,800 473,700	08-15-25 08-19-25 09-10-25	2006 2291 76.40	08-21-25 09-09-25 none

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65 19 P07527428	20108/01273 00/ 2	26 BAYBERRY DRIVE DELANOY, KEVIN & CHARLENE PATCH, ROBERT & NUCIFORA, CAITLYN A	289,000 * 1,629.20	91,800 124,900 216,700	08-15-25 08-21-25 09-10-25	1954 888 74.98	09-03-25 09-09-25 none
71 7 P07526697	20087/00623 25/ 2 <\$100	65 BAY PARKWAY PROMARK PROPERTIES LLC BAYPKWY LLC	1 E 0.00	101,800 134,400 236,200	05-06-25 07-30-25 08-26-25	1950 620 999.99	08-06-25 08-25-25 none
76 1 P07526867	20100/00556 00/ 2	44 BAY PARKWAY KIM, KWISUN & ELIJAH RICHARDS, XAVIER S & SHARIFA T G	500,000 * 4,175.00	105,000 316,800 421,800	06-18-25 08-12-25 08-28-25	1954 2053 84.36	08-15-25 08-27-25 none
80 5.05 P07525799	20060/00708 07/ 2	49 WILLOW STREET FERNANDES, MARK A SHELDON, BRIAN & KOEHLER, KAITLYNN	400,000 A 1,495.00	109,000 174,400 283,400	06-12-25 07-03-25 08-15-25	1986 1200 70.85	07-09-25 08-14-25 none
86 28 P07526863	A/A AS OF 6/2025 FOR \$34,500 TOTAL INTERIOR RENO INCL KITCHEN, BATHS, CAC, WINDOWS, TRIM & DOORS 20098/00417 00/ 2	88 DOCK AVENUE PEREIRA, GREGORY & ROTH, JULIE S FLORIO, JACOB JAMES	480,000 * 3,983.00	119,400 259,400 378,800	07-31-25 08-11-25 08-28-25	2024 1344 78.92	08-14-25 08-27-25 none
86 65 P07526912	20104/00777 00/ 2	11 CENTRAL AVENUE WALTERS, WILLIAM & MELISSA M SANDOVAL, KAREN L	245,000 * 1,286.00	94,400 114,500 208,900	07-24-25 08-15-25 09-03-25	1954 932 85.27	08-19-25 09-02-25 none
89 6.01 P07526915	20104/01819 25/ 2 <\$100	30 CABLE ROAD KNOBLOCK, RUTH A & MICHAEL J JR KNOBLOCK, RUTH A	1 E 0.00	351,200 208,900 560,100	07-30-25 08-18-25 09-03-25	1954 1180 999.99	08-21-25 09-02-25 none
101 4 P07525811	20078/01009 07/ 2	152 LIGHTHOUSE DRIVE CIRINCIONE, N & CALICCHIO, ANTHONY FARRENY, B & PASCUAL, M & MONICA, J	334,000 * 1,980.20	105,000 107,700 212,700	06-04-25 07-22-25 08-15-25	1953 788 63.68	07-24-25 08-14-25 none
102 12 P07526916	A/A FOR \$37,100 AS OF 6/25 FOR TOTAL RENO INCL. KITCHEN, BATH & INTERIOR DOORS & TRIM 20105/00131 24/ 1 REVIEW OF GIS WETLANDS MAP INDICATES NO POTENTIAL TO BUILD, ASSESSED VALUE TO BE REDUCED FOR 2026 FROM \$17,300 TO \$3,500 OR LESS. PURCH...	3 ANCHOR DRIVE LANGE, MICHELLE EHRMANN, ROBERT K	1,000 * 4.00	17,300 0 17,300	07-22-25 08-18-25 09-03-25	0000 0 999.99	08-21-25 09-02-25 none
106 1.07 P07525813	20079/00871 25/ 2 <\$100	87 TILLER DRIVE TOMLIN, CRAIG & SHERYL TOMLIN, CRAIG H & SHERYL L TRUST	1 E 0.00	344,000 271,900 615,900	07-10-25 07-22-25 08-15-25	2000 1278 999.99	07-24-25 08-14-25 none

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118 1.01 2 P07526224	20075/01832 25/ 2 <\$100	47 TILLER DRIVE SANSONE, CARMELO JR SANSONE, CARMELO JR & COLETTA, J K	1 E 0.00	90,000 227,200 317,200	07-08-25 07-18-25 08-20-25	1985 1568 999.99	07-22-25 08-19-25 none
122 2.01 2 P07526918	20105/01426 25/ 2 <\$100	42 LETTS LANDING ROAD WEIPZ, JOHN R WEIPZ, JOHN R & JENNIFER T	1 E 0.00	90,000 153,400 243,400	08-18-25 08-18-25 09-03-25	1972 1084 999.99	08-21-25 09-02-25 none
129 17 2 P07526549	20077/00331 36/ 2 SALES RATIO VERY HIGH, CALLED ATTORNEY MICHAEL MILLS 732-681-7922 BUT NO REPLY BACK CONCERNING FINANCIAL DURESS OR OTHER REASONS FOR NO...	25 DOUGLAS LANE LRR 1111 LLC RUSSELL, LISA	107,000 * 428.00	159,900 273,800 433,700	07-16-25 07-21-25 08-25-25	1970 1680 405.33	07-24-25 08-25-25 none
138 5 1 P07525803	20064/01310 15/ 1 SALE TO THE COUNTY	9 COLTS NECK DRIVE MICKELSEN, WILHELM H ESTATE OCEAN COUNTY	3,000 E 0.00	3,800 0 3,800	06-18-25 07-09-25 08-15-25	0000 0 126.67	07-14-25 08-14-25 none
140 6 1 P07526865	20099/00745 15/ 1 SALE TO THE COUNTY	10 SOUTHWIND DRIVE BUCKLEY, PETER J III OCEAN COUNTY	16,500 E 0.00	164,500 0 164,500	08-01-25 08-12-25 08-28-25	0000 0 996.97	08-15-25 08-27-25 none
158 6 2 P07526695	20086/01700 00/ 2	12 ONE EYE WAY MCELROY, NORMA QUINN, WILLIAM H & TIMOTHY	550,000 * 4,655.00	345,000 232,900 577,900	07-14-25 07-30-25 08-26-25	1962 1396 105.07	08-06-25 08-25-25 none
182 3 2 P07526870	20104/00133 07/ 2 A/A OF \$47,800 AS OF 7/1/25 -TOTAL RENOVATION, NEW KITCHEN, BATHS, INTERIOR DOORS, TRIM, HVAC	97 DOLLMORE AVENUE MASH & DICE CHAVEZ HOMES LLC FERRAIUOLO, DAISEY CRYSTAL	350,000 * 2,105.00	101,600 142,300 243,900	07-16-25 08-15-25 08-28-25	1950 1048 69.69	08-19-25 08-27-25 none
187 8 2 P07526869	20102/00114 00/ 2	78 ADRIATIC AVENUE LSF9 MASTER PARTICIPATION TRUST CORDIVARI, WILLIAM	261,888 * 1,418.60	101,600 141,200 242,800	07-21-25 08-14-25 08-28-25	1956 864 92.71	08-18-25 08-27-25 none
188 4 2 P07525809	20071/00146 13/ 2 FINANCIAL DIFFICULTIES. LIS PENDENS, SOLD BELOW MARKET, NOT EXPOSED TO THE OPEN MARKET	78 MICHIGAN AVENUE RUSSELL, JARRED & RAO, CHELSEA 78 MICHIGAN AVE LLC	285,000 * 1,598.00	117,200 200,000 317,200	06-06-25 07-15-25 08-15-25	1962 1496 111.30	07-18-25 08-14-25 none
194 31 2 P07526550	20080/00294 00/ 2	3 OAK STREET HOARE, BRENDA J SUAREZ, DAMIAN S & KANE, BRITTANY M	316,500 A 566.25	89,000 155,900 244,900	05-30-25 07-24-25 08-25-25	1948 1036 77.38	08-01-25 08-25-25 none

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197 4 P07526868	20100/00908 00/ 2	86 ILLINOIS AVENUE GRIFFITHS, ALAN & PATRICIA ANN WITHSTANDLEY, D & CHRISTENSEN, D	505,000 A 1,946.50	101,600 295,600 397,200	08-06-25 08-12-25 08-28-25	1987 1980 78.65	08-15-25 08-27-25 none
220 10.23 P07525800	20062/00368 25/ 2 <\$100	23 GRAND BAY HARBOR LUDWIG, CYNTHIA LUDWIG, CYNTHIA TRUST	1 E 0.00	192,000 256,100 448,100	07-01-25 07-07-25 08-15-25	1990 1607 999.99	07-10-25 08-14-25 none
220 10.106 P07525801	20062/00376 25/ 1 <\$100	GRAND BAY HARBOR LUDWIG, CYNTHIA LUDWIG, CYNTHIA TRUST	1 E 0.00	12,000 0 12,000	07-01-25 07-07-25 08-15-25	0000 0 999.99	07-10-25 08-14-25 none
220 10.112 P07525802	20062/01040 25/ 1 <\$100	GRAND BAY HARBOR LUDWIG, CYNTHIA LUDWIG, CYNTHIA TRUST	1 E 0.00	15,000 0 15,000	07-01-25 07-07-25 08-15-25	0000 0 999.99	07-10-25 08-14-25 none
230 1.02 P07525805	20065/00807 10/ 2 ESTATE SALE	65 MARINE ROAD YOUNGS, JAY ARTHUR ESTATE LANCE, MICHAEL & JESSICA	399,900 * 3,215.00	107,500 211,900 319,400	07-03-25 07-09-25 08-15-25	1980 1526 79.87	07-14-25 08-14-25 none
232 2 P07526861	20096/00838 00/ 2	82 BONITA ROAD HARTUNG, JESSICA MITOLA, JOSEPH & TRINKA, HOLLY	369,000 * 2,917.40	113,800 249,700 363,500	07-17-25 08-08-25 08-28-25	1985 1510 98.51	08-13-25 08-27-25 none
238 26 P07526552	20081/01682 12/ 2 SHERIFF SALE	115 BONITA ROAD OCEAN COUNTY SHERIFF CITIGROUP MORTGAGE LOAN TRUST	291,000 * 1,644.80	108,900 199,000 307,900	05-27-25 07-25-25 08-25-25	1947 1384 105.81	08-05-25 08-25-25 none
238 37 P07525798	20060/00240 07/ 2 A/A OF \$54,500 AS OF 6/2025 TOTAL INTERIOR RENO INCL KITCHEN, BATHS, HEAT/AC, WINDOWS, TRIM & DOORS	93 BONITA ROAD CORDIVARI, WILLIAM STEINMETZ, FREDERICK W & THERESA M	470,000 * 3,887.00	105,000 138,300 243,300	06-30-25 07-03-25 08-15-25	1987 1080 51.77	07-09-25 08-14-25 none
241.06 5 P07526693	20082/01536 00/ 2 <\$100	10 ONEIDA AVENUE HAMILTON, DANIEL J & ARLENE A MULRANE, IMACULATE	450,000 * 3,695.00	114,000 236,500 350,500	07-08-25 07-25-25 08-26-25	1972 1740 77.89	08-05-25 08-25-25 none
241.06 13 P07526859	20093/01537 25/ 2 <\$100	21 POHATCONG AVENUE MC COMB, DAVID JR ESTATE MC COMB, ALISON	1 E 0.00	112,500 206,400 318,900	06-23-25 08-06-25 08-28-25	1999 1199 999.99	08-12-25 08-27-25 none

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241.11 13.16	20109/00477 07/ 1	1 BAYBREEZE DRIVE DR HORTON INC FAIR LAWN 11 LLC	459,990 D 3,791.00	45,000 0 45,000	08-15-25 08-21-25 09-10-25	2025 1936 9.78	09-03-25 09-09-25 none
P07527429	A/A - FOR NEW CONSTRUCTION AS OF 7/2025 FOR \$335,400						
241.11 13.17	20109/00524 07/ 1	3 BAYBREEZE DRIVE DR HORTON INC DEMOS, CONNOR J & GILBERT, A E	439,990 D 3,599.00	45,000 0 45,000	08-15-25 08-21-25 09-10-25	2025 1936 10.23	09-03-25 09-09-25 none
P07527431	A/A - FOR NEW CONSTRUCTION AS OF 7/2025 FOR \$325,600						
241.11 13.18	20075/01095 07/ 1	5 BAYBREEZE DRIVE DR HORTON INC LEUZZI, JENNIFER H & CARMELO	449,990 D 3,695.00	45,000 0 45,000	06-26-25 07-18-25 08-20-25	2025 1936 10.00	07-22-25 08-19-25 none
P07526223	A/A OF \$300,000+ FOR NEW TOWNHOUSE AS OF 6/2025						
241.11 13.19	20059/00838 07/ 1	7 BAYBREEZE DRIVE DR HORTON INC - NEW JERSEY MALBA CAPITAL & FOX&OAKS HOMES LLC	449,990 D 3,695.00	45,000 0 45,000	06-30-25 07-02-25 08-15-25	2025 1936 10.00	07-08-25 08-14-25 none
P07525797	NEW TOWNHOUSE - A/A AS OF 6/2025 ESTIMATED TO BE \$300,000+						
241.11 13.20	20091/00449 07/ 1	9 BAYBREEZE DRIVE DR HORTON INC LOPES, DOMINGOS A	452,990 D 3,723.80	45,000 0 45,000	07-30-25 08-04-25 08-26-25	2025 1936 9.93	08-08-25 08-25-25 none
P07526699	A/A FOR NEW CONSTRUCTION / TOWNHOUSE AS OF 7/2025 FOR \$300,000+						
241.11 13.21	20064/01728 07/ 1	11 BAYBREEZE DRIVE DR HORTON INC KWIATKOWSKI, CHESTER & DUNN, JAMIE	449,990 D 3,695.00	45,000 0 45,000	06-19-25 07-09-25 08-15-25	2025 1936 10.00	07-14-25 08-14-25 none
P07525804	NEW TOWNHOUSE - A/A AS OF 6/2025 EST, TO BE \$300,000+						
241.11 13.23	20109/00500 07/ 1	15 BAYBREEZE DRIVE DR HORTON GIORDANO, NIKKI L	467,990 D 3,867.80	45,000 0 45,000	07-18-25 08-21-25 09-10-25	2025 1936 9.62	09-03-25 09-09-25 none
P07527430	A/A - FOR NEW CONSTRUCTION AS OF 7/2025 FOR \$335,400						
241.11 13.31	20108/00053 24/ 1	31 BAYBREEZE DRIVE FORESTAR USA REAL ESTATE GROUP INC DR HORTON INC - NEW JERSEY	2,026,892 * 22,001.70	45,000 0 45,000	08-07-25 08-20-25 09-10-25		08-25-25 09-09-25 Y 13
P07527427	ROAD IMPROVEMENTS COMPLETED PRIOR TO THE SALE, BUT AFTER 10/1/2024. ASSMT TO INCREASE IN 2026						
241.11 13.39	20059/00234 07/ 1	4 BAYBREEZE DRIVE DR HORTON INC - NEW JERSEY HEMENWAY, JACLYN A	449,990 D 3,695.00	45,000 0 45,000	06-25-25 07-02-25 08-15-25	2025 1936 10.00	07-08-25 08-14-25 none
P07525796	NEW TOWNHOUSE - A/A AS OF 6/2025 ESTIMATED TO BE \$300,000+						
241.11 13.40	20077/01208 07/ 1	6 BAYBREEZE DRIVE DR HORTON INC - NEW JERSEY AMARH, RACHEL A	459,990 D 3,791.00	45,000 0 45,000	06-30-25 07-21-25 08-20-25	2025 1936 9.78	07-24-25 08-19-25 none
P07526226	A/A OF \$300,000+ FOR NEW TOWNHOUSE AS OF 6/2025						

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241.11 13.43	20071/01790 07/ 1	12 BAYBREEZE DRIVE DR HORTON INC NAGIREDDY, SATISH C	449,990 D 3,695.00	45,000 0 45,000	07-11-25 07-15-25 08-15-25	2025 1936 10.00	07-18-25 08-14-25 none
P07525810	NEW TOWNHOUSE - A/A AS OF 6/2025 EST, TO BE \$300,000+						
241.11 13.44	20104/01292 07/ 1	14 BAYBREEZE DRIVE DR HORTON INC - NEW JERSEY IZZO, STACEY A	459,990 D 3,791.00	45,000 0 45,000	06-26-25 08-18-25 09-03-25	2025 1936 9.78	08-21-25 09-02-25 none
P07526913	NEW CONSTRUCTION - TOWNHOUSE A/A OF \$300,000+ AS OF 6/2025						
241.11 13.45	20067/01532 07/ 1	16 BAYBREEZE DRIVE DR HORTON INC BALMER, HEATHER L	485,990 D 4,040.60	45,000 0 45,000	06-27-25 07-11-25 08-15-25	2025 1936 9.26	07-16-25 08-14-25 none
P07525808	NEW TOWNHOUSE - A/A AS OF 6/2025 EST, TO BE \$300,000+						
250 4	20057/00997 00/ 2	111 THIRD STREET HURLEY, RICHARD & BEAULEIU, K TORRES, JUAN J VELAZQUEZ	370,000 * 2,927.00	108,000 158,200 266,200	06-30-25 07-01-25 08-15-25	1966 996 71.95	07-11-25 08-14-25 none
P07525794							
254 1	20083/01733 25/ 2	400 THIRD STREET ZAREMBA, MICHAEL ZAREMBA, NICOLA	1 E 0.00	116,400 171,300 287,700	07-22-25 07-28-25 08-26-25	1972 1476 999.99	08-05-25 08-25-25 none
P07526694	<\$100						
260 13	20088/00282 00/ 2	110 FOURTH STREET KILDEA, S & ANDREOTTOLA, E ETAL SALTY DOG PROPERTIES LLC	240,000 * 1,247.00	108,000 104,800 212,800	07-16-25 07-31-25 08-26-25	1966 660 88.67	08-07-25 08-25-25 none
P07526698							
271 13	20105/00279 00/ 2	103 DOVER COURT MOELLER, MICHAEL DANIEL IZZO, CRAIG J	385,000 * 3,071.00	116,200 181,400 297,600	07-14-25 08-18-25 09-03-25	1968 1160 77.30	08-21-25 09-02-25 none
P07526917							
272 18	20099/01126 25/ 2	204 TEANECK ROAD SABATELLA, ROCCO & FRANCES SABATELLA FAMILY IRREVOCABLE TRUST	1 E 0.00	305,000 242,500 547,500	08-08-25 08-12-25 08-28-25	1964 1772 999.99	08-15-25 08-27-25 none
P07526866	<\$100						
272 35	20078/01035 25/ 2	211 TEANECK ROAD MIDDLETON, DOLORES A ESTATE MIDDLETON, KELLY & CAROLE ERIN	1 E 0.00	305,000 189,500 494,500	07-16-25 07-22-25 08-15-25	1968 1392 999.99	07-24-25 08-14-25 none
P07525812	<\$100						
272 355	20096/00882 10/ 2	102 HATTERAS ROAD DELALLA, BENITO ESTATE BIHLER, JOSEPH & CAROL	825,000 * 7,570.00	305,000 248,300 553,300	05-22-25 08-08-25 08-28-25	1968 1824 67.07	08-13-25 08-27-25 none
P07526862	ESTATE SALE						

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272 466 P07525795	20058/00303 25/ 2 <\$100	108 HARBORAGE PLACE ROHLANDER, ROBERT ROHLANDER, ROBERT & DONNA	1 E 0.00	445,000 448,100 893,100	06-20-25 07-01-25 08-15-25	2012 2252 999.99	07-11-25 08-14-25 none
274.04 14 P07526551	20081/00616 32/ 2 UPDATED KITCHEN & BATHS - INCREASED ASSMT FOR 2026 BY \$32,200 TO REFLECTS SUPERIOR CONDITION & QUALITY OF RENOVATIONS/UPDATES	125 BLOOMFIELD ROAD ROSICA, LAWRENCE & DEBORAH BIVONA, MICHAEL & DEBORAH	850,000 A 3,730.00	306,000 281,600 587,600	07-18-25 07-24-25 08-25-25	1964 2028 69.13	08-01-25 08-25-25 none