



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
JOSEPH J. GIRALO, COUNTY CLERK
RECORDED 05/15/2024 13:11:54
RCPT # 1761484 RECD BY E-RECORD
NAME FEE
RECORDING FEES 20.00
INSTRUMENT# 2024021137
VOL 15592 PAGE 1 OF 3

Official Use Only

Transaction Identification Number

7125514

8705038

Submission Date(mm/dd/yyyy)

04/29/2024

Return Address (for recorded documents)

No. of Pages (excluding Summary Sheet)

1

CITY ABSTRACT (QUALIA)

Recording Fee (excluding transfer tax)

\$20.00

123 EGG HARBOR ROAD SUITE 806

SEWELL, NJ 08080

Realty Transfer Tax

\$0.00

Total Amount

\$20.00

Document Type

NOTICE OF SETTLEMENT CONTRACT OF SALE

Municipal Codes

VENTNOR

04

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

577243

Additional Information (Official Use Only)

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RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County
Document Summary Sheet**

NOTICE OF
SETTLEMENT
CONTRACT OF
SALE

Type	NOTICE OF SETTLEMENT CONTRACT OF SALE				
Consideration					
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	03/25/2024				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
SELLER/MTGOR	Name			Address	
	RONALD T PLOTKA				
BUYER/MTGEE	Name			Address	
	RB LAND DEVELOPMENT LLC				
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	04	12	8		04

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Seller: (name and address)

Ronald T. Plotka, 29 Schooner Ridge, Marblehead, MA 01945

Purchaser: (name and address)

R&B Land Development, LLC, 403 Helms Avenue, Swedesboro, NJ 08085

**NOTICE OF
REAL ESTATE SETTLEMENT**

NOTICE is hereby given of a contract of sale between the parties hereto.

THE lands to be affected are described as follows:

All those certain tracts or parcels of land and premises situate lying and being in the City of Ventnor of the Atlantic County, State of New Jersey, commonly known as:

108 South Victoria Avenue, Ventnor City, NJ 08406

Also known as Lot 8 in Block 12 on the tax map of the City of Ventnor.

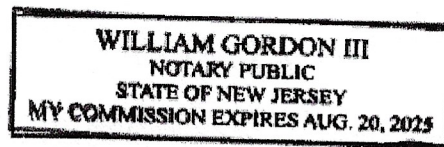


Regina Townsend

Agent for: City Abstract LLC
Address: 1050 North Kings Highway,
Suite 208, Cherry Hill, NJ 08034

State of New Jersey, County of Gloucester

I CERTIFY that on 25th day of March, 2024, **Regina Townsend**, agent for City Abstract LLC, personally came before me and acknowledged, under oath, to my satisfaction, that this person (or if more than one, each person) (a) is named in and personally signed this document; and (b) signed, sealed and delivered this document as his or her act and deed.



Notary Public of New Jersey
William Gordon III
Commission#: 2399615

My Commission expires: 08/20/2025

Block: 12 Lot: 8 Qualifier: Card: 1

Location: 108 S VICTORIA AVE	Units: 1	Nbhd:	Model:	VCS: 101V
	SFLA: 0	Floor:	Bldg Name:	Map Page: 2
	Prop Class: 1	Occupancy:	Zoning: C	Year Built: 0000
	Bldg Class: 10		Addtl Lot:	NC Interior GOOD
	Bldg Desc:		Land Dim: 50X62.5	NC Exterior GOOD
	Info By: EST INTERIOR		Style:	NC Layout GOOD

Notes:
(no sketch thumbnail)

Floor Area (footprint)						Room Count							
First Uppr Half						B	1	2	3	4	T		
Item	Bsmnt	Floor	Floor	Story	Attic	Living	Dining	Kitchen	Bath	Bed	Rec	Den	Total
Totals	0	0	0	0	0	0	0	0	0	0	0	0	0

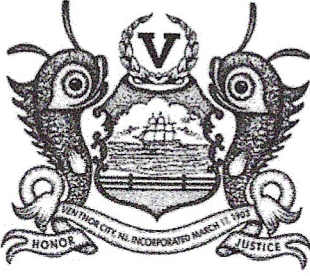
SqFt Living Area		Sketch Areas	
Item	Area	Description	Sq Ft
First Floor	0		
Upper Floor	0		
Half Story	0		
Fin Attic	0		
Living Bsmnt	0		
Unfin Area (-)	0		
Total Area	0		

Attached Items		
Seg	Item	Area
	Total Area	0

Detached Items		
Desc	Area	

Miscellaneous		Write Ins	
Desc	Number	Desc	Value
FOR SALE	1		

Dwelling Detail		Assessment History				
Element	Description	Year	Class	Land	Improv	Net
Bldg Class	10	2024	1	389,600		389,600
Type		2023	1	389,600		389,600
Yr Built	0000	2022	1	389,600		389,600
Height		2021	1	389,600		389,600
Style		2020	1	389,600		389,600
Roof Type						
Roof Mat.						
Bsmnt/Fin						
Fireplace	NONE					



Ventnor City

New Jersey

Block/Lot/Qual: 12. 8.	Tax Account Id: 893
Property Location: 108 S VICTORIA AVE	Property Class: 1 - Vacant Land
Owner Name/Address: PLOTKA, RONALD 29 SCHOONER RIDGE MARBLEHEAD, MA 01945	Land Value: 389,600
	Improvement Value: 0
	Exempt Value: 0
	Total Assessed Value: 389,600
	Additional Lots: None
Special Taxing Districts:	Deductions:

Taxes

Make a Payment View Tax Rates View Current Bill Project Interest							
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2025	02/01/2025	Tax	2,661.95	2,661.95	0.00	2,661.95	OPEN
2025	05/01/2025	Tax	2,661.94	2,661.94	0.00	2,661.94	OPEN
Total 2025			5,323.89	5,323.89	0.00	5,323.89	
2024	02/01/2024	Tax	2,591.82	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	2,591.81	0.00	0.00	0.00	PAID
2024	08/01/2024	Tax	2,732.07	0.00	0.00	0.00	PAID
2024	11/01/2024	Tax	2,732.07	2,729.46	0.00	2,729.46	OPEN
Total 2024			10,647.77	2,729.46	0.00	2,729.46	
2023	02/01/2023	Tax	2,505.13	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	2,505.13	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	2,678.50	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	2,678.50	0.00	0.00	0.00	PAID
Total 2023			10,367.26	0.00	0.00	0.00	
Last Payment: 08/20/24							

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