

AGENDA
Nantucket Land Bank Commission
Regular Meeting of September 8, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/89319523415?pwd=iAZBHcyaZjJ7E54suh9tovmYxPKlZZ.1>

Webinar ID: 893 1952 3415

Passcode: 499703

Meeting Packets will be posted online: <https://www.nantucketlandbank.org/about/agendas/>

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. COMMISSION ACCEPTANCE OF AGENDA
2. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
3. PROPERTY MANAGEMENT
 - a. 17, 19 & 21 Boynton Lane/Community Food Hub – Landscaping Plan Review
 - b. Madaket Area – Playground/Community Space Discussion
4. FINANCIAL BUSINESS
 - a. FY27 Operating Budget Approval
5. LONG-RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of August 25, 2026
8. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements.
9. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

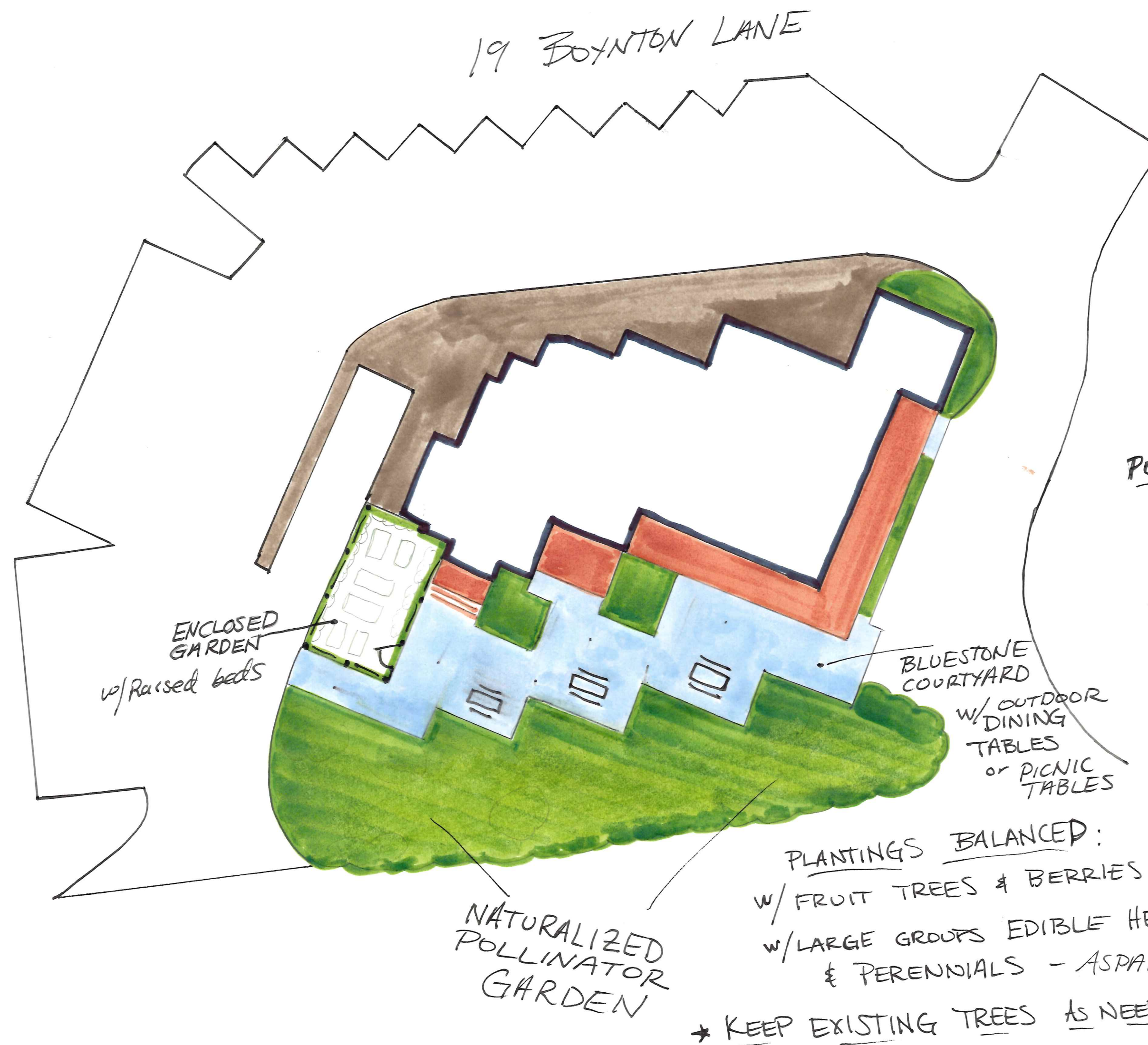
B. EXECUTIVE SESSION: *The Commission will not reconvene in open session at the conclusion of executive session.*

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 8/25/26.
2. Purpose 3 [G.L. c. 30A, § 21(a)(3)], to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body

and the chair so declares, i.e.:

- i. Commonwealth of Massachusetts Land Court Department of Trial Court:
Docket No. 26 MISC 000358: Ocean Heath LLC v. Nantucket Islands
Land Bank, et al.
3. Purpose 6 [G.L. c. 30A, § 21(a)(6)], to consider the purchase, exchange, lease or value of
real property if the chair declares that an open meeting may have a detrimental effect on
the negotiating position of the public body

C. ADJOURNMENT



POLLINATORS:

- PYCNANTHEMUM - mountain mint
- RUDBECKIA TRILOBA
- ACHILLEA millefolium
- LAVENDER GROSSO
- Allium - chives & garlic
- ASCLEPIAS
- MINT / AGASTACHE

PLANTINGS BALANCED:

- w/ FRUIT TREES & BERRIES - PEARS, APPLES
- w/ LARGE GROUPS EDIBLE HERBS - THYME & PERENNIALS - ASPARAGUS, ROSEMARY, SAGE, STRAWBERRY

* KEEP EXISTING TREES AS NEEDED

concept design
by: Amy Pallenber

NANTUCKET LAND BANK COMMISSION

Draft FY27 Operating Budget

A. PERSONNEL EXPENSES			2026 Budget	2026 Actuals YTD	Variance	2027 Budget
	7109	Executive Director	178,500.00	175,819.33	2,680.67	185,000.00
	7111	Special Projects - Coordinator	119,064.00	116,191.82	2,872.18	122,000.00
	7114	Property Manager	149,168.00	153,966.79	(4,798.79)	161,500.00
	7115	Dir. of Finance & Administration	154,030.00	151,150.18	2,879.82	165,000.00
	7116	Property Mngmt Operations Senior Advisor	177,639.00	171,517.07	6,121.93	180,000.00
	7117	Property Foreman	125,267.00	126,071.25	(804.25)	133,000.00
	7117-10	Building/Facilities Technician	60,180.00	69,860.23	(9,680.23)	73,000.00
	7117-20	Building & Facilities Supervisor	0.00	7,972.07	(7,972.07)	107,000.00
	7118	Office Administrator	95,569.00	110,649.08	(15,080.08)	116,000.00
	7118-10	Assistant Administrator (TBA)	60,000.00	0.00	60,000.00	65,000.00
	7119-30	Dir. of Environmental & Agricultural Resources	106,230.00	113,743.89	(7,513.89)	119,000.00
	7119-10	Field Ecology Coordinator	95,570.00	92,744.77	2,825.23	97,500.00
	7119-20	Field Ecologists	66,000.00	62,036.60	3,963.40	65,000.00
	7119-50	Environmental Permitting Coordinator	101,365.00	100,077.43	1,287.57	105,000.00
	7119-60	Field Operations Coordinator	104,815.00	103,379.38	1,435.62	108,500.00
	7119-70	Shorebird Monitor & Ecology Technician	17,000.00	17,625.00	(625.00)	18,000.00
	7120	Seasonal Property Field Assistants (2)	48,500.00	56,878.00	(8,378.00)	60,000.00
	7121	Assistant Property Steward PT (Seasonal)	18,000.00	4,923.75	13,076.25	18,000.00
	7122	Property Steward	122,902.00	114,743.28	8,158.72	121,000.00
	7122-20	Assistant Property Steward (x2)	77,185.00	97,005.97	(19,820.97)	102,000.00
	7123	Agricultural Specialist	79,000.00	94,403.16	(15,403.16)	99,000.00
	7123-10	Venison Processing Manager		41,637.50	(41,637.50)	55,000.00
	7123-20	Venison Processors		19,460.00	(19,460.00)	25,000.00
	7123-30	Agricultural Intern		4,856.25	(4,856.25)	18,000.00
	7128	Communications/Outreach Coordinator	79,000.00	77,198.30	1,801.70	81,000.00
	7130	Barnstable Pension Fund Employer	306,843.00	306,843.00	0.00	395,008.97
	6742	Medical Insurance (BCBS)	450,000.00	433,313.80	16,686.20	500,000.00
	6743	Life Insurance/Disability Insurance	24,000.00	23,968.33	31.67	25,000.00
	6754	FICA Employer	29,100.00	28,561.20	538.80	34,000.00
	6751	Unemployment Insurance	3,500.00	4,238.21	(738.21)	4,700.00
		TOTAL PERSONNEL EXPENSES	2,848,427.00	2,880,835.64	(32,408.64)	3,358,208.97
B. EXPENSES						
			2026 Budget	2026 Actuals YTD	Variance	2027 Budget
	6210	Heat	40,000.00	54,778.22	(14,778.22)	60,000.00
	6211	Electric	55,000.00	71,821.61	(16,821.61)	75,000.00
	6215	Water/Sewer	25,000.00	23,706.64	1,293.36	27,000.00
	6237	Property Management Research	2,000.00	0.00	2,000.00	2,000.00
	6238	Property Management Equipment/Supplies	40,000.00	36,171.97	3,828.03	40,000.00
	6239	Property Management Equipment Maintenance	50,000.00	29,705.32	20,294.68	50,000.00
	6240	Office Equipment Maintenance	1,300.00	2,140.86	(840.86)	2,500.00
	6244+	*Property Maintenance	500,000.00	526,307.49	(26,307.49)	525,000.00
	6250	Cleaning and Trash Removal	50,000.00	60,260.68	(10,260.68)	75,000.00
	6309	Legal Services Golf	5,000.00	292.50	4,707.50	5,000.00
	6310	Professional Services (misc.)	200,000.00	183,858.93	16,141.07	275,000.00
	6311	Accounting/Auditing/Bank Charges	40,000.00	39,679.66	320.34	45,000.00
	6312	Legal Services General/Disbursements	100,000.00	123,243.38	(23,243.38)	125,000.00
	6313	Legal Litigation	150,000.00	17,566.25	132,433.75	200,000.00
	6314	Legal Acquisition	100,000.00	139,014.97	(39,014.97)	100,000.00
	6315	Acquisition Expenses	25,000.00	51,382.14	(26,382.14)	25,000.00
	6316	Map Production	5,000.00	2,878.36	2,121.64	5,000.00
	6318	Bond Trustee Expenses	1,500.00	3,417.46	(1,917.46)	3,500.00
	6321	NLB Book	5,000.00	0.00	5,000.00	10,000.00
	6321	Outreach	200,000.00	132,842.81	67,157.19	200,000.00
	6322	Advertising	15,000.00	14,833.00	167.00	15,000.00
	6323	Printing	1,500.00	0.00	1,500.00	15,000.00
	6341	Telephone/Fax/Cell Phones	50,000.00	12,351.05	37,648.95	50,000.00
	6342	Postage and Meter Rental	4,600.00	4,601.50	(1.50)	4,700.00
	6350	Water Quality Monitoring	75,000.00	35,340.96	39,659.04	75,000.00

NANTUCKET LAND BANK COMMISSION

Draft FY27 Operating Budget

			2026 Budget	2026 Actuals YTD	Variance	2027 Budget
	6351	Invasive Species Work	50,000.00	51,871.01	(1,871.01)	80,000.00
	6352	Environmental Consultants	50,000.00	434.78	49,565.22	50,000.00
	6355	Environmental - Supplies/Equipment	5,000.00	837.42	4,162.58	5,000.00
	6356	Agricultural Consultants	15,000.00	19,144.89	(4,144.89)	35,000.00
	6357	Agricultural Supplies/Equipment	5,000.00	10,910.44	(5,910.44)	8,000.00
	6358	Venison Processing Supplies & Equipment	0.00	34,273.77	(34,273.77)	10,000.00
	6359	Poultry Processing Supplies & Equipment	0.00	0.00	0.00	50,000.00
	6360	Encroachment Expenses	150,000.00	67,217.36	82,782.64	75,000.00
	6365	Conservation Restriction Expense	50,000.00	58,861.00	(8,861.00)	60,000.00
	6377	Special Projects-Restoration/Environmental	5,000.00	0.00	5,000.00	5,000.00
	6378	Special Projects-Property Improvements	100,000.00	127,468.56	(27,468.56)	150,000.00
	6378-03	Spec Project - Forest Management	100,000.00	62,835.42	37,164.58	100,000.00
	6379	Road Maintenance	200,000.00	196,941.88	3,058.12	200,000.00
	6380	Burn Program General (Labor & Non-Capital Ex	20,000.00	28,405.36	(8,405.36)	20,000.00
	6381	General Property Maintenance	110,000.00	97,173.32	12,826.68	110,000.00
	6382	Spec Pro Bld Demo/Move	1,500,000.00	0.00	1,500,000.00	1,500,000.00
	6383	Licenses/Property Taxes/Fees/Permits	20,000.00	15,521.32	4,478.68	20,000.00
	6385	Registry Recordings/Copies	7,500.00	3,150.00	4,350.00	5,000.00
	6421	Office Supplies	6,500.00	7,150.28	(650.28)	7,500.00
	6422	Meeting Expenses	4,000.00	3,141.10	858.90	4,000.00
	6426	Office Furniture and Equipment	20,000.00	16,089.07	3,910.93	25,000.00
	6427	Vehicle Fuel - Diesel and Gas	15,000.00	21,377.69	(6,377.69)	25,000.00
	6428	Vehicles Maintenance	25,000.00	39,421.04	(14,421.04)	45,000.00
	6511	Books/Subscriptions/Web Site/Software	80,000.00	54,706.75	25,293.25	60,000.00
	6512	IT Services	75,000.00	26,512.92	48,487.08	35,000.00
	6711	Travel	9,000.00	11,730.54	(2,730.54)	13,000.00
	6713	Seminars/Conferences/Education/Employee Re	15,000.00	5,802.21	9,197.79	18,000.00
			2026 Budget	2026 Actuals YTD	Variance	2027 Budget
	6731	Dues - Professional	1,600.00	975.00	625.00	1,500.00
	6744	Insurance General/Liability/Vehicle	80,000.00	119,288.24	(39,288.24)	125,000.00
	6865	Life Insurance Prem Exp Note #19	26,208.00	26,208.00	0.00	26,208.00
		EXPENSES	4,485,708.00	2,673,645.13	1,812,062.87	4,877,908.00
		TOTAL OPERATING EXPENSES	7,334,135.00	5,554,480.77	1,779,654.23	8,236,116.97
		MITIGATION OUTLAY	2026 Budget	2026 Actuals YTD	Variance	2027 Budget
	6885	Smooth Hummocks Mitigation Expenses				20,326.00
	6887	Industrial Park Mitigation Expenses		4,900.00		14,400.00
	6888	Nobadeer Farm Road Mitigation Expenses				5,000.00
	6891	Wastewater treatment conservation area		9,800.00		5,000.00
	6892	Cisco Parking Mitigation				15,000.00
		TOTAL MITIGATION OUTLAY	0.00	14,700.00		59,726.00
		DEBT SERVICE INTEREST EXPENSE	2026 Budget	2026 Actuals YTD	Variance	2027 Budget
	6927	Note #19 Marble Interest	103,074.40	103,074.40	0.00	103,074.40
	6942	2012 Series A Bond Interest	65,090.12	61,490.12	3,600.00	53,980.36
	6947	2016 Bond Interest	60,195.50	74,020.50	(13,825.00)	44,186.06
	6954	Note Purple Wampum Interest	84,887.05	67,069.80	17,817.25	0.00
		TOTAL DEBT SERVICE INTEREST EXPENSE	313,247.07	305,654.82	7,592.25	201,240.82
		PRINCIPAL PAYABLE REDUCTION	2026 Budget	2026 Actuals YTD	Variance	2027 Budget
	2623	2012 Series A Bond Principal Payable	365,000.00	365,000.00	0.00	370,000.00
	2638	2016 Series A Bond Principal Payable	980,000.00	980,000.00	0.00	1,005,000.00
	2753	Purple Wampum Note	6,500,000.00	6,500,000.00	0.00	0.00
		TOTAL PRINCIPAL PAYABLE REDUCTION	7,845,000.00	7,845,000.00	0.00	1,375,000.00
		TOTAL OPERATING, MITIGATION, DEBT SERVIC	15,492,382.07	13,719,835.59	1,772,546.48	9,872,083.79

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of September 8, 2026

1. August 2026 Transfers – Record Nos. 48824 through 48923
 - a. Current “M” Exemptions and Lien:

No. 48829 Kleber Moreira da Cunha

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48824	8/3/2026	4231	164	CENTER ST, 28	ACK TREETOPS LLC	ACK TREETOPS LLC	0	-1	0	0	0.05	\$0.00	\$0.00	C
48825	8/3/2026	0055	111	KEEQUINN CI, 5	CANTY LIVING TRUST	CANTY/TORCOLETTI-CAN	-1	0	0	0	0.44	\$0.00	\$0.00	D
48826	8/3/2026	0055	1112	KEEQUINN CI, 7	CANTY LIVING TRUST	CANTY	-1	0	0	0	0.27	\$0.00	\$0.00	D
48827	8/3/2026	0055	1113	KEEQUINN CI, 9	CANTY LIVING TRUST	CANTY/TORCOLETTI	-1	0	0	0	0.41	\$0.00	\$0.00	D
48828	8/3/2026	0080	009	WHITE ST, 7	GREYROSE LLC	SURFSIDE DESIGN LLC	-1	0	0	0	1.87	\$4,500,000.00	\$90,000.00	
48829	8/3/2026	0067	838	CRANBERRY LN, 1	MOREIRA DA CUNHA	MAURY	-1	0	0	0	0.12	\$373,000.00	\$0.00	M
48830	8/4/2026	0026	062+	POLPIS RD, 247	SKY HARBOR LLC	247 POLPIS TRUST	-1	0	-1	0	4.26	\$7,675,000.00	\$153,500.00	
48831	8/4/2026	0593	017	ARKANSAS AV, 80	JOANNE M HUNGATE TRU	JOANNE M HUNGATE TRU	0	0	0	-1	0.00	\$0.00	\$0.00	E
48832	8/4/2026	0074	374	LOW BEACH RD, 27	27 LOW BEACH RD LLC	RENEHAN	-1	0	0	0	0.46	\$0.00	\$0.00	I
48833	8/4/2026	7332	442	CAREW LN, 9	CAMP COT LLC	9 CAREW LANE NOMINEE	-1	0	0	0	0.12	\$4,200,000.00	\$84,000.00	
48834	8/4/2026	0069	057+	ADJ TO #48774	BLUE WATER GLYN'S MA		0	0	0	0	0.00	\$1,651,563.36	\$33,031.27	
48835	8/4/2026	0055	092	ALLENS LN, 16, LOT 1	SOUSA	ROBERTS	-1	0	0	0	0.15	\$1,550,000.00	\$31,000.00	
48836	8/4/2026	0056	066	MILLBROOK RD, 10	LEAH A BAYER REVOCAB	BAYER REALTY TRUST	-1	0	0	0	1.05	\$0.00	\$0.00	D
48837	8/5/2026	0067	909	GRAY AV, 11	MICHAEL AND MEG GALL	GALLUGI	-1	0	0	0	0.40	\$0.00	\$0.00	D
48838	8/5/2026	4242	023	EASY ST, 26	BF EASY STREET LLC	NOTSOEASY LLC	0	-1	0	0	0.06	\$2,000,000.00	\$40,000.00	
48839	8/5/2026	0055	5628	MAMACK LN, 12	LEE DOUGLAS MANNERS	MANNERS	-1	0	0	0	0.14	\$0.00	\$0.00	D
48840	8/6/2026	5541	521	YORK ST, 42	KATHLEEN MURPHY REVO	PIETRAFESA, JR	-1	0	0	0	0.28	\$0.00	\$0.00	D
48841	8/6/2026	0066	5382	WHITE WHALE LN, 2 #2	2 WHITE WHALE LANE L	2 WHITE WHALE LANE L	0	0	0	-1	0.00	\$0.00	\$0.00	D
48842	8/6/2026	0066	019	BARTLETT RD, 32	32 BARTLETT LLC	32 BARTLETT LLC	-1	0	0	0	0.14	\$0.00	\$0.00	D
48843	8/6/2026	0067	152	SURFSIDE RD, 36	36 SURFSIDE LLC	36 SURFSIDE LLC	-1	0	0	0	0.23	\$0.00	\$0.00	D
48844	8/6/2026	0079	136	SKYLINE DR, 15	15 SKYLINE DRIVE LLC	15 SKYLINE DRIVE LLC	-1	0	0	0	3.28	\$0.00	\$0.00	D
48845	8/6/2026	0067	151	SURFSIDE RD, 38	38 SURFSIDE LLC	DOBBERT/LUNGER	-1	0	0	0	0.23	\$0.00	\$0.00	I
48846	8/6/2026	0069	331	SPEARHEAD RD, 4	NANTUCKET HOUSEWORKS	NANTUCKET HOUSEWORK	0	0	-1	0	0.11	\$0.00	\$0.00	J
48847	8/7/2026	0054	048	CHATHAM RD, 1	DAVID S WISE 2026 RE	WISE	-1	0	0	0	0.34	\$0.00	\$0.00	D
48848	8/7/2026	0041	229	W CHESTER ST, 49A	COOLEY	AUSTIN	-1	0	0	0	0.10	\$1,600,000.00	\$32,000.00	
48849	8/7/2026	0055	5709	PAUPAMO WY, 2	TUCKED AWAY ACK LLC	2 PAUPAMO WAY NOMINE	-1	0	0	0	0.11	\$2,800,000.00	\$56,000.00	
48850	8/7/2026	4243	096	LILY ST, 40	THOMAS LOWY REVOCABL	LOWY	-1	0	0	0	0.27	\$0.00	\$0.00	D
48851	8/7/2026	0089	010	WAQUOIT RD, 12	C SHORE LLC	CANNAN	-1	0	0	0	3.62	\$0.00	\$0.00	I
48852	8/7/2026	0080	1271	BOULEVARDE, 23	23 BOULEVARDE LLC	TRAUBER	-1	0	0	0	1.12	\$0.00	\$0.00	I

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48853	8/10/2026	5514	050	ORANGE ST, 86	SMITH/KIRKILES-SMITH	SMITH	-1	0	0	0	0.05	\$0.00	\$0.00	C
48854	8/10/2026	7314	112	BAXTER RD, 3	THE BLUFF LLC	COLEN	-1	0	0	0	0.47	\$0.00	\$0.00	I
48855	8/10/2026	0068	979	FAWN LN, 7	7 FAWN LLC	TIC T'ACK TOE LLC	0	0	-1	0	0.23	\$1,100,000.00	\$22,000.00	
48856	8/10/2026	0068	978	FAWN LN, 9	9 FAWN LLC	TIC T'ACK TOE LLC	0	0	-1	0	0.19	\$1,100,000.00	\$22,000.00	
48857	8/10/2026	0041	358	PILGRIM RD, 10	CONCRETE BENCH LLC	KILLEN	-1	0	0	0	0.13	\$3,900,000.00	\$78,000.00	
48858	8/10/2026	0076	036	SANDPIPER WY, 7	SEVEN PIPER WAY LLC	7 SANDPIPER LLC	-1	0	0	0	0.69	\$2,350,000.00	\$47,000.00	
48859	8/11/2026	4241	064	N BEACH ST, 2	LABONTE	PETROCELLI	-1	0	0	0	0.14	\$0.00	\$0.00	K
48860	8/11/2026	0025	040	POLPIS RD, 325	325PR LLC	325PR LLC	-1	0	0	0	3.25	\$0.00	\$0.00	J
48861	8/11/2026	0067	639	ESSEX RD, 10	10 ESSEX ROAD LLC	STERK	-1	0	0	0	0.21	\$0.00	\$0.00	I
48862	8/11/2026	0056	396	MARSH HAWK LN, 6	AUDREY L STERK REVOC	STERK	-1	0	0	0	1.04	\$0.00	\$0.00	D
48863	8/12/2026	4241	733	SWAIN ST, 15, A3	GILMORE	SANTILLI	0	0	0	-1	0.00	\$15,000.00	\$300.00	
48864	8/12/2026	7642	245	EXETER ST, 21	21 EXETER STREET LLC	KYMER REAL ESTATE TR	-1	0	0	0	1.92	\$2,900,000.00	\$58,000.00	
48865	8/12/2026	0055	1761+	PLEASANT ST, 140,144	LMD INVESTMENT LLC	LMD INVESTMENT LLC	-1	-1	0	0	0.81	\$0.00	\$0.00	B
48866	8/12/2026	0055	1761+	PLEASANT ST, 140,144	LMD INVESTMENT LLC	LMD INVESTMENT LLC	-1	-1	0	0	0.81	\$53,618.70	\$1,072.37	
48867	8/12/2026	0055	1761+	PLEASANT ST, 140,144	LMD INVESTMENT LLC	LMD INVESTMENT LLC	-1	-1	0	0	0.81	\$0.00	\$0.00	J
48868	8/12/2026	0055	1761+	PLEASANT ST, 140,144	AGEM PARTNERS LLC	LMD INVESTMENT LLC	-1	-1	0	0	0.81	\$0.00	\$0.00	I
48869	8/12/2026	0055	1761+	PLEASANT ST, 140,144	AGEM PARTNERS LLC	AGEM PARTNERS LLC	-1	-1	0	0	0.81	\$0.00	\$0.00	D
48870	8/14/2026	0055	096	SECOND WY, 6	MENJIVAR/RUBINA	MENJIVAR	-1	0	0	0	0.24	\$0.00	\$0.00	C
48871	8/14/2026	4231	1491-	ORANGE ST, 7	7 ORANGE STREET LLC	5 ORANGE STREET LLC	0	0	-1	0	0.07	\$0.00	\$0.00	I
48872	8/14/2026	0056	115-	WAMASQUID PL, 2 A	MNW-WAMASQUID PLACE	GRAHAM	0	0	-1	0	0.46	\$2,900,000.00	\$58,000.00	
48873	8/14/2026	7642	097	GLOUCESTER ST, 35	SASSAFRAS ISLAND LLC	OBERG	-1	0	0	0	3.70	\$0.00	\$0.00	I
48874	8/17/2026	0055	016	ATLANTIC AV, 6	6 ATLANTIC AVE NANTU	ROBERTS	-1	0	0	0	0.13	\$0.00	\$0.00	D
48875	8/18/2026	5544	090	PROSPECT ST, 23	COTE FAMILY LIVING T	COTE	-1	0	0	0	0.12	\$0.00	\$0.00	D
48876	8/18/2026	4242	9267+	N WATER ST, 8 # 1-9	MILLS	DAVISON	0	0	0	-1	0.00	\$0.00	\$0.00	C
48877	8/18/2026	0056	1135+	WAMASQUID PL, 7	STILL WATERS NOMINEE	STILLWATERS NOMINEE	-1	0	-1	0	3.96	\$0.00	\$0.00	D
48878	8/19/2026	0069	313+	TOMAHAWK RD, 11 - 17	SEA CHANGE PROPERTIE	TIDAL CREEKS REALTY	0	-1	0	0	0.44	\$2,550,000.00	\$51,000.00	
48879	8/19/2026	0054	150	BERKLEY AV, 6	JEREMY S SPIVEY REVO	BERKELEY HEIGHTS LLC	-1	0	0	0	1.72	\$15,000,000.00	\$300,000.00	
48880	8/20/2026	0077	078	WIGWAM RD, 27	BASEM HOLDINGS LLC	BRUDERMAN, JR	-1	0	0	0	1.18	\$4,322,500.00	\$86,450.00	
48881	8/20/2026	5541	067	PINE ST, 35	CASHMAN	35 PINE STREET TRUST	-1	0	0	0	0.08	\$3,995,000.00	\$79,900.00	
48882	8/20/2026	0056	143	MEADOW VIEW DR, 16	PAUL H JOHNSON REVOC	JOHNSON	-1	0	0	0	0.49	\$0.00	\$0.00	D
48883	8/20/2026	0067	371	GREEN MEADOWS, 22	MILLER	ROCHE	-1	0	0	0	0.21	\$1,549,000.00	\$30,980.00	
48884	8/21/2026	5541	042	WARREN AV, 17	PENELOPE DEY 2026 TR	DEY	-1	0	0	0	0.10	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48885	8/21/2026	0079	116	MONOHANSETT RD, 2	ROBERT E SCOTT REVOC	SCOTT	-1	0	0	0	2.73	\$0.00	\$0.00	D
48886	8/21/2026	0038	078	RIDGE LN, 17	DANIEL H GAULT REVOC	GAULT	-1	0	0	0	0.31	\$0.00	\$0.00	D
48887	8/21/2026	0080	591	CORREIA LN, 14	CORREIA LANE LLC	BWANA LLC	-1	0	0	0	1.00	\$10,350,000.00	\$207,000.00	
48888	8/21/2026	7341	028	SCONSET AV, 2	2 SCONSET AVENUE LLC	FOLGER/PARDO	-1	0	0	0	0.18	\$2,750,200.00	\$55,004.00	
48889	8/21/2026	0041	063	CLIFF RD, 174	174 CLIFF ROAD LLC	SALUTI	-1	0	0	0	1.56	\$13,500,000.00	\$270,000.00	
48890	8/24/2026	0067	093	BARTLETT RD, 17	17 BARTLETT ROAD LLC	17 BARTLETT ROAD LLC	-1	0	0	0	0.33	\$946,022.00	\$18,920.44	
48891	8/24/2026	0067	093	BARTLETT RD, 17	KNIGHT/BOLDUC	17 BARTLETT ROAD LLC	-1	0	0	0	0.33	\$0.00	\$0.00	I
48892	8/24/2026	0067	093	BARTLETT RD, 17	17 BARTLETT ROAD LLC	KNIGHT/BOLDUC	-1	0	0	0	0.33	\$0.00	\$0.00	I
48893	8/25/2026	4242	051	SEA ST, 8	EIGHT SEA STREET LLC	EIGHT SEA STREET LLC	-1	0	0	0	0.11	\$0.00	\$0.00	I
48894	8/25/2026	4242	501	SEA ST, 10	SMILEY SEA STREET LL	SMILEY SEA STREET LL	0	0	-1	0	0.12	\$0.00	\$0.00	I
48895	8/25/2026	4242	050	N WATER ST, 15	SMILEY 15 NORTH WATE	SMILEY 15 NORTH WATE	-1	0	0	0	0.12	\$0.00	\$0.00	I
48896	8/25/2026	4242	049	N WATER ST, 17	SMILEY 17 NORTH WATE	SMILEY 17 NORTH WATE	0	-1	0	0	0.12	\$0.00	\$0.00	I
48897	8/25/2026	4242	051	SEA ST, 8	EIGHT SEA STREET LLC	EIGHT SEA STREET LLC	-1	0	0	0	0.11	\$0.00	\$0.00	I
48898	8/25/2026	4242	501	SEA ST, 10	SMILEY SEA STREET LL	SMILEY SEA STREET LL	0	0	-1	0	0.12	\$0.00	\$0.00	I
48899	8/25/2026	4242	050	N WATER ST, 15	SMILEY 15 NORTH WATE	SMILEY 15 NORTH WATE	-1	0	0	0	0.12	\$0.00	\$0.00	I
48900	8/25/2026	4242	049	N WATER ST, 17	SMILEY 17 NORTH WATE	SMILEY 17 NORTH WATE	0	-1	0	0	0.12	\$0.00	\$0.00	I
48901	8/25/2026	4231	641	CENTRE ST, 40B	40B CENTRE HOLDINGS	KENNETH B SPATOLA TR	0	0	0	-1	0.00	\$1,600,000.00	\$32,000.00	
48902	8/25/2026	4242	050	N WATER ST, 15	BRAYTON 1795 LLC	SMILEY 15 NORTH WATE	-1	0	0	0	0.12	\$9,950,000.00	\$199,000.00	
48903	8/25/2026	4242	501	SEA ST, 10	CATALPA 1911 LLC	SMILEY SEA STREET LL	0	0	-1	0	0.12	\$1,950,000.00	\$39,000.00	
48904	8/25/2026	4242	051	SEA ST, 8	CATALPA 1911 LLC	EIGHT SEA STREET LLC	-1	0	0	0	0.11	\$4,600,000.00	\$92,000.00	
48905	8/25/2026	0041	856	PILGRIM CT, 7	NAILED IT ACK LLC	7 PILGRIM COURT NOMI	-1	0	0	0	0.18	\$7,195,000.00	\$143,900.00	
48906	8/25/2026	0030	742	CLIFF RD, 86	BUTCHER	SCHAEFER PROPERTY LL	-1	0	0	0	0.12	\$5,600,000.00	\$112,000.00	
48907	8/26/2026	0056	034	ROBERTS LN, 4	WESTBROOK/VULTEE	PERUN	-1	0	0	0	0.48	\$2,900,000.00	\$58,000.00	
48908	8/26/2026	0020	505	SALT WY, 6	PAPANANNA'S REALTY T	HERLIHY	-1	0	0	0	2.80	\$0.00	\$0.00	D
48909	8/27/2026	0038	135	WEST WY, 7	CHRISTOPHER D EMERY	EMERY	-1	0	0	0	0.23	\$0.00	\$0.00	D
48910	8/27/2026	0041	2032	CROOKED LN, 35	HERLINGER ETAL	HERLINGER	-1	0	0	0	0.93	\$2,790,000.00	\$55,800.00	
48911	8/28/2026	4231	108	FAIR ST, 5	ELIZABETH MORSE GIOV	5 FAIR NOMINEE TRUST	-1	0	0	0	0.12	\$0.00	\$0.00	K
48912	8/28/2026	4231	083	STILL DOCK, 10	THE LEDGES LLC	MITCHELL	-1	0	0	0	0.04	\$5,000,000.00	\$100,000.00	
48913	8/28/2026	0082	096	AHAB DR, 19	19 AHAB LLC	MILLER	-1	0	0	0	0.64	\$0.00	\$0.00	I
48914	8/31/2026	0593	098	MIDLAND AV, 7	LOSURDO	JANES	0	0	0	-1	0.00	\$24,000.00	\$480.00	
48915	8/31/2026	0067	145	WAYDALE RD, 14	LOFTUS	LOFTUS BROTHERS LLC	-1	0	0	0	0.58	\$0.00	\$0.00	J
48916	8/31/2026	0066	431	APPLETON RD, 20	LOFTUS	CAPE AND ISLANDS HOL	-1	0	0	0	0.13	\$0.00	\$0.00	J

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48917	8/31/2026	4231	116	INDIA ST, 16	16 INDIA STREET LLC	THE BEACH NOMINEE TR	-1	0	0	0	0.32	\$8,000,000.00	\$160,000.00	
48918	8/31/2026	7313	089	SHELL ST, 25	CONSTANCE B TEVEBAUG	CHARLES RICHARD TEVE	-1	0	0	0	0.05	\$0.00	\$0.00	D
48919	8/31/2026	0059	002	MADAKET RD, 229	MICHAEL T HAIGLEY 20	HAIGLEY REALTY TRUST	-1	0	0	0	2.30	\$0.00	\$0.00	D
48920	8/31/2026	0021	083	SESACHACHA RD, 12	LIDDLE TOSCH 2026 TR	12 SESACHACHA LLC	-1	0	0	0	0.55	\$0.00	\$0.00	D
48921	8/31/2026	4233	194	MILL ST, 7	LIDDLE TOSCH 2026 TR	PIPPA REALTY TRUST	-1	0	0	0	0.11	\$0.00	\$0.00	D
48922	8/31/2026	0041	2881	MAIN ST, 157	RUSSELL	KENSINGTON HOUSE LLC	0	0	0	-1	0.00	\$3,650,000.00	\$73,000.00	
48923	8/31/2026	0924	118	BOSWORTH RD, 34	NANTUCKET SEA WITCH	FORTGANG	-1	0	0	0	0.22	\$7,750,000.00	\$155,000.00	
GRAND TOTALS							-79	-10				\$156,639,904.06		
							-10		-7		62.76		\$3,125,338.08	

MONTHLY TRANSFER STATISTICS CALENDAR 2025

CAL25	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-25	73	39	34	\$127,656,212	\$126,456,212	\$2,546,124
Feb-25	70	42	28	\$87,983,281	\$86,601,066	\$1,732,021
Mar-25	71	45	26	\$52,759,234	\$48,099,234	\$961,985
Apr-25	105	74	31	\$108,265,355	\$81,340,730	\$1,602,815
May-25	71	48	23	\$57,144,875	\$52,036,875	\$1,040,738
Jun-25	81	45	36	\$103,731,341	\$90,711,341	\$1,814,227
Jul-25	112	68	44	\$130,369,920	\$126,355,390	\$2,527,108
Aug-25	87	48	39	\$188,805,200	\$188,805,200	\$3,776,104
Sep-25	121	53	68	\$295,786,701	\$291,281,945	\$5,825,639
Oct-25	123	46	77	\$380,274,007	\$370,305,507	\$7,406,110
Nov-25	100	64	36	\$151,682,925	\$147,002,925	\$2,940,058
Dec-25	113	59	54	\$182,100,954	\$173,100,954	\$3,462,019
THRU AUG 25	670	409	261	\$856,715,418	\$800,406,048	\$16,001,121
Average	94	53	41	\$155,546,667	\$148,508,115	\$2,969,579
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	123	74	77	\$380,274,007	\$370,305,507	\$7,406,110

MONTHLY TRANSFER STATISTICS CALENDAR 2026

CAL26	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-26	65	37	28	\$111,074,178	\$109,367,678	\$2,187,354
Feb-26	66	40	26	\$63,327,603	\$63,327,603	\$1,266,552
Mar-26	69	45	24	\$98,594,585	\$98,594,585	\$1,971,892
Apr-26	76	60	16	\$39,603,500	\$33,604,500	\$672,090
May-26	84	61	23	\$80,755,337	\$78,365,337	\$1,567,307
Jun-26	85	57	28	\$100,221,643	\$94,667,472	\$1,907,249
Jul-26	72	46	26	\$117,936,971	\$115,682,800	\$2,313,656
Aug-26	100	62	38	\$156,639,904	\$156,266,904	\$3,125,338
Sep-26						
Oct-26						
Nov-26						
Dec-26						
THRU AUG 26	617	408	209	\$768,153,721	\$749,876,879	\$15,011,438
Average	77	51	26	\$96,019,215	\$93,734,610	\$1,876,430
Low	65	37	16	\$39,603,500	\$33,604,500	\$672,090
High	100	62	38	\$156,639,904	\$156,266,904	\$3,125,338

