AGENDA
Nantucket Land Bank Commission
Regular Meeting of November 10, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

https://us06web.zoom.us/j/84700669628?pwd=C5abUMWMbznN44LKvOBFmDaxjkfkNd.1
Webinar ID: 847 0066 9628
Passcode: 526656

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. AGRICULTURAL MANAGEMENT
   a. 160 Hummock Pond Road/Mt. Vernon Farm – Structures Discussion

4. PROPERTY MANAGEMENT
   a. 5 Miacomet Road/Dog Park – Lighting Discussion
   b. 48 S. Cambridge Street/Long Pond Landing – Memorial Rock Request

5. LONG-RANGE OBJECTIVES
   a. Update on Long-Range Objectives Workgroup

6. TRANSFER BUSINESS

7. APPROVAL OF MINUTES
   a. Regular Meeting of October 27, 2026

8. CONSENT ITEMS
   a. Monthly Transfer Statistics – Review and Acceptance
   b. Warrant Authorization – Cash Disbursements
   c. Warrant Authorization – 2016 Refunding Bond Semi-Annual Payment

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 10/27/26.

2. 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

From: Virginia Andrews Comcast <gingernantucket@comcast.net>
Date: November 4, 2026 at 9:36:43 AM EST
To: Rachael Freeman <rfreeman@nantucketlandbank.org>
Subject: Trish Pastuszak " Birders rock"

Dear Land Bank,

I understand the hesitation to give "just everyone" a memorial Stone on Land Bank land.

But Trish's contribution to the community went beyond just the local— or even off-island visiting and local birders. Although she put many of them up for Christmas bird counts over the years.

She was on the board of the Madaket land Trust, supported other conservation efforts, NISHA, and helped English as a second language learners, and perhaps other things that I am not aware of.

She met many people on her daily walks around Madaket, and was a valuable member of the community.

We hope that you will take our request seriously and agree.

Long pond Landing was part of her daily walks around Madaket for many years, and is one of the Islands best and most reliable birding spots. Trish's skill and tact benefited all of us.

Sincerely,

Virginia (Ginger) Andrews

Sent from my iPhone

From: Kenneth Blackshaw <ken02554@gmail.com>
Sent: Monday, November 2, 2026 8:28 PM
To: Rachael Freeman <rfreeman@nantucketlandbank.org>
Subject: Trish Pastuszak

A rock remembering Trish is a great idea. Thanks. Ken

From: Valentina Gandini <valentina.gandini12@gmail.com>
Sent: Monday, November 2, 2026 8:28 PM
To: Rachael Freeman <rfreeman@nantucketlandbank.org>
Subject: Commemorative Rock for Trish

Good evening,

The Booth Family would like to support the request advanced by our friends Kim and Tom Griswokd of dedicating a rock to our beloved Trish, a birder friend, an incredible Nantucket presence that it's dearly missed by all her friends here.

While we know that there are numerous requests of this nature, we really hope we get to make this dream of Trish come true. She loved the Island and made it a better place. She wanted to make it back on Nantucket before passing but sadly she didn't, and this could be such a way to make that happen for her.

Thank you for considering this request,

Warmly

Valentina B. Gandini Booth, Scott and Daisy

Outlook

Trish memorial rock

From burton balkind <sprucecool@yahoo.com>
Date Mon 11/2/2026 4:46 PM
To Rachael Freeman <rfreeman@nantucketlandbank.org>

I am support of putting a memorial rock at long pond landing. If there is anything I can do to make this happen lmk.
Spruce

Yahoo Mail: Search, Organize, Conquer

From: Bill <goochbill@bellsouth.net>
Sent: Monday, November 2, 2026 8:22 PM
To: Rachael Freeman <rfreeman@nantucketlandbank.org>
Subject: Rock honoring birder Trish Pastuszak

To Rachael Freeman,
Meg Mabbs and I support placing a rock at Long Pond Landing honoring Trish Pastuszak. She was a long time Nantucket birder and reminds us of generations of Nantucket birders.
Sent from my iPhone

From: Beverly Hall <bevmhall@gmail.com>
Sent: Friday, November 6, 2026 9:03 AM
To: Rachael Freeman <rfreeman@nantucketlandbank.org>
Subject: Long Pond rock

I just want to register my favor of putting up a rock at Long Pond in honor of Trish for recommendation of Ginger Andrews. Tricia is a good friend and I think something special should be done for her. Thank you so much for understanding you can never have too many rocks as far as I am concerned thank you very much again Beverly Halll in Madaket

*Beverly Hall
44 Tennessee Ave,
Nantucket, MA 02554

From: Skyler Kardell <skylerkkardell@gmail.com>
Sent: Monday, November 2, 2026 6:37 PM
To: Rachael Freeman <rfreeman@nantucketlandbank.org>
Subject: Re: Trish's Rock

Hi Rachel!

I'm writing to express my deep gratitude and passionate support for a rock memorial commemorating the life and legacy of Trish Pastuszak. She loved the Land Bank properties near her home in Madaket, and I know many birders got to enjoy those properties with her and because of the amazing birds she found there!

Please accept this testimony on behalf of myself and many other members of the island birding community who would like to see her legacy immortalized in stone. It means a great deal to all of us, and of course, to the legacy of Trish, too. Feel free to share these words of gratitude and support with others who you wish to share it with!

Thank you,
Skyler

Outlook

Trish Pastuszak Rock

From Neil Foley <nfoley@nantucketconservation.org>
Date Mon 11/2/2026 4:59 PM
To Rachael Freeman <rfreeman@nantucketlandbank.org>

Hey Rachel,

My friends Kim & Tom Griswold as well as Ginger Andrews have recently put in an application for a memorial rock for Trish Pastuszak who recently passed. I recognize that your team and the commission probably get a lot of requests for these memorial rocks, but this request means so much to the birding community of Nantucket. Trish has been such a kind and welcoming presence since I first came to Nantucket. I always delighted in crossing paths with her and sharing the good word on recent bird sightings. For many years she has shared that joy and appreciation with so many people, especially at Long Pond Landing where her daily walks to search for the Tufted Duck have put that Land Bank property on the 'must search' list for any island birding adventure. A rock in her honor would be more than fitting and keep her legacy of learning and sharing with kindness alive amongst those spotting and protecting Nantucket's birds.

Best,
Neil

Neil Foley
Interpretive Education Coordinator & Ecologist, M.S.
Nantucket Conservation Foundation, Inc.
118 Cliff Road, P.O. Box 13
Nantucket, MA 02554-0013
Work: 508-228-2884 ext. 102
He/Him/His
nfoley@nantucketconservation.org

Nantucket Conservation Foundation

Support our mission by clicking here

From: nannette Orr <nforr817@gmail.com>
Sent: Monday, November 2, 2026 6:41 PM
To: Rachael Freeman <rfreeman@nantucketlandbank.org>
Cc: Kim Griswold <khgdvm@comcast.net>
Subject: Memorial for Trish

Hello Rachel,

I would like to go on the record as being VERY MUCH IN SUPPORT of placing a memorial rock, (perhaps at The Long Pond Landing) or at whatever location you and her friends decide upon.

Thank you for serious consideration of this request.

Nannette Orr
Lincoln and Sconset, Massachusetts

From: Jacqui Papale <jacquigibbspapale@gmail.com>
Date: November 5, 2026 at 8:47:44 AM EST
To: Rachael Freeman <rfreeman@nantucketlandbank.org>
Subject: Trish's memorial rock at Massasoit bridge

Please consider a memorial rock for Trish Pastuzak(spelling?). She was always on walks in this area of Madaket and always found the first Tufted duck here each year so it's the perfect memorial for her. Anyone walking here knew her as she was walking every day. I believe she was also on a Madaket board too so others knew her. She will be forever missed. Thankyou for considering this.

Outlook

Commemorative Rock

From Susan Kirk <chickadee329@icloud.com>
Date Tue 11/3/2026 9:40 AM
To Rachael Freeman <rfreeman@nantucketlandbank.org>

Hello, I hope the Land Bank will consider honoring Trish Pastuszak by allowing a Commemorative Rock to be placed at Long Pond Landing in appreciation for all her efforts to conserve natural spaces on Nantucket.
Thank you,
Susan Kirk
312 Madaket Road

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of November 10, 2026

1. October 2026 Transfers – Record Nos. 49036 through 491??

    a. Current "M" Exemptions and Lien:

        No. 49137 Tigran Baghdasaryan and Katsiaryna Ortega
        No. 49147 Vasil Marinov and Zhaneta Marinov

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
49036	10/1/2026	7341	027	CLIFTON ST, 7	7 CLIFTON STREET LLC	ELDRIDGE EST, GERAL	-1	0	0	0	0.15	$2,200,000.00	$44,000.00	
49037	10/1/2026	0030	209	SHERBURNE TP, 4.5	SHERBURNE TURNPIKE P	CONNORS	-1	0	0	0	0.17	$0.00	$0.00	D
49038	10/1/2026	4232	113	PINE ST, 23	MAGGIES RANCH, LLC	ASH	-1	0	0	0	0.09	$5,695,000.00	$113,900.00	
49039	10/1/2026	4223	331	FAYETTE ST, 3	HOLDEN WILLIAMS	SEA OH AIRS LLC	-1	0	0	0	0.04	$1,725,000.00	$34,500.00	
49040	10/1/2026	5541	112	PLEASANT ST, 30	TELLURIDE SHANGAI LL	WIANNO GETAWAY LLC	-1	0	0	0	0.06	$3,095,000.00	$61,900.00	
49041	10/1/2026	7331	772	COTTAGE AV, 17	SEVENTEEN HOUSE LLC	SAMUEL/ROBBIN LOCKET	0	0	-1	0	0.12	$2,440,000.00	$48,800.00	
49042	10/1/2026	0068	508	GOLDFINCH DR, 15	ROBERT A.YOUNG TRUS	WELD	-1	0	0	0	0.11	$2,050,000.00	$41,000.00	
49043	10/1/2026	0055	5108	AUTOPSCOT CI, 43	SHULL	SEEMAN	-1	0	0	0	0.12	$2,750,000.00	$55,000.00	
49044	10/1/2026	0063	029+	SHEEP POND LN, 14/16	14 SHEEP POND LLC	CLINTON SAVING BANK	-1	0	0	0	4.33	$1,500,000.00	$30,000.00	
49045	10/1/2026	0068	009	TOOMBS CT, 1 A	FIRST ROCHESTER PARC	TOMBS COURT LLC	0	-1	0	0	0.66	$1,500,000.00	$30,000.00	
49046	10/2/2026	0030	239	SACHEM RD, 8	CRABILL FAMILY TRUST	NANTUCKET SOJOURN LL	-1	0	0	0	1.02	$0.00	$0.00	D
49047	10/2/2026	0056	367	AUSTIN FARM DR, 8	ANDREWS, IV	DIETRICH	-1	0	0	0	0.92	$9,650,000.00	$193,000.00	
49048	10/2/2026	4244	002	CLIFF RD, 41 A	CALLMOMNDADONEMORETI	CALLMOMNDADAGAIN RE	-1	0	0	0	0.34	$0.00	$0.00	C
49049	10/2/2026	5541	112	PLEASANT ST, 30	NANTUCKET 30 PLEASAN	TELLURIDE SHANGAI LL	-1	0	0	0	0.06	$0.00	$0.00	I
49050	10/2/2026	0041	059	VESTAL ST, 67	SCHAEFFER	67 VESTAL LLC	-1	0	0	0	0.61	$0.00	$0.00	J
49051	10/2/2026	0041	059	VESTAL ST, 67	ACK PROPERTY HOLDING	67 VESTAL LLC	-1	0	0	0	0.61	$11,250,000.00	$225,000.00	
49052	10/2/2026	5514	724	MARINER WY, 2	SOUTH TUNDER LLC	DOHERTY ACK LLC	-1	0	0	0	0.11	$5,200,000.00	$104,000.00	
49053	10/2/2026	0056	1695	MEADOW VIEW DR, 63	CYNTHIA COLLINS TRUS	COLLINS	-1	0	0	0	0.51	$0.00	$0.00	D
49054	10/5/2026	4231	1623	CENTER ST, 30 UNIT D	FORTUNE	SPURWAY	0	0	0	-1	0.00	$3,750.00	$75.00	
49055	10/5/2026	4231	1623	CENTER ST, 30 UNIT D	VANASSE	SPURWAY	0	0	0	-1	0.00	$3,750.00	$75.00	
49056	10/5/2026	0049	112	SANKATY RD, 76	76 SANKATY LLC	GOODWOOD LLC	-1	0	0	0	0.18	$3,450,000.00	$69,000.00	
49057	10/5/2026	0041	592	VESTAL ST, 43	43 VESTAL LLC	HIGH TIDE HOMES LLC	-1	0	0	0	0.46	$7,300,000.00	$146,000.00	
49058	10/2/2026	0013	002	SQUAM RD, 91	91 SQUAM ROAD LLC	HOLMES	-1	0	0	0	2.90	$0.00	$0.00	I
49059	10/6/2026	0594	161	MADAKET RD, 248	248 MADAKET LLC	SMITH	-1	0	0	0	0.46	$0.00	$0.00	I
49060	10/6/2026	0593	176	STARBUCK RD, 59	R&R NANTUCKET LLC	MCMAHON	-1	0	0	0	0.61	$0.00	$0.00	I
49061	10/6/2026	0068	725-	DAFFODIL LN, 1	PALCHANIS	TESTAMENTARY MARITAL	-1	0	0	0	0.48	$0.00	$0.00	D
49062	10/6/2026	0068	725-	DAFFODIL LN, 1	PALCHANIS FAMILY COT	PALCHANIS	-1	0	0	0	0.48	$0.00	$0.00	D
49063	10/7/2026	4241	043+	E. LINCOLN AVE, 20	MCCUTCHEON	DAMACK LLC	-1	0	0	0	0.51	$0.00	$0.00	J
49064	10/7/2026	5541	166	SILVRE ST, 2	SUMMER SHINGLE LLC	WHEAT LIVING TRUST	-1	0	0	0	0.12	$4,900,000.00	$98,000.00	

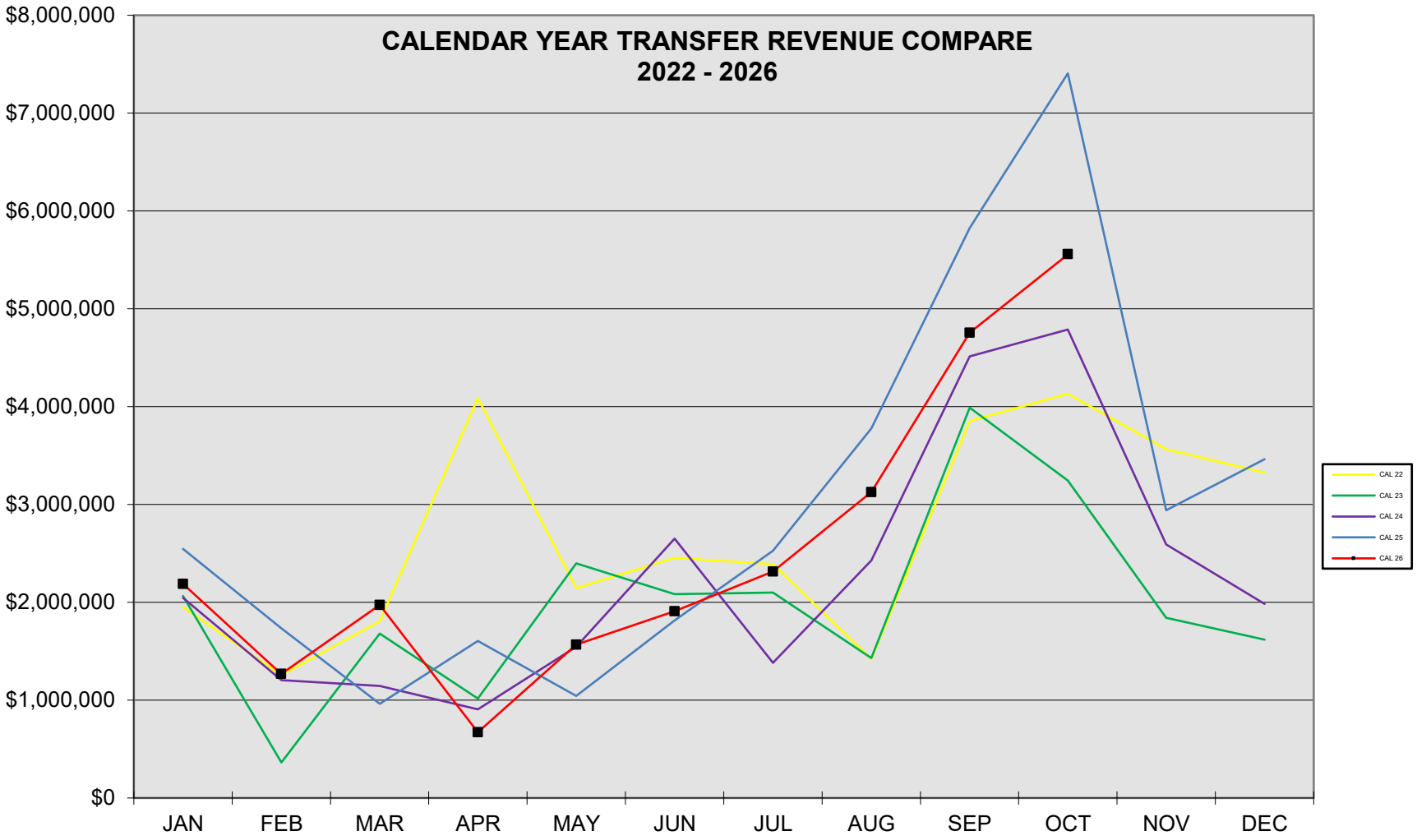
No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
49065	10/7/2026	0073	122	BLACK FISH LN, 9	9 BLACK FISH LANE LL	JONES	-1	0	0	0	0.47	$6,450,000.00	$129,000.00	
49066	10/8/2026	0066	189	GOLFVIEW DR, 14	RICHARDSON	RICHARDSON	-1	0	0	0	0.45	$0.00	$0.00	C
49067	10/8/2026	0066	189	GOLFVIEW DR, 14	ISLAND KEY LLC	RICHARDSON	-1	0	0	0	0.45	$0.00	$0.00	I
49068	10/8/2026	0066	171	GOLFVIEW DR, 15	ISLAND KEY LLC	RICHARDSON	-1	0	0	0	0.46	$0.00	$0.00	I
49069	10/8/2026	0066	174	GOLFVIEW DR, 21	ISLAND KEY LLC	RICHARDSON	-1	0	0	0	0.43	$0.00	$0.00	I
49070	10/9/2026	0066	138	SOMERSET RD, 115	MAIER FAMILY TRU	MAIER	-1	0	0	0	0.45	$0.00	$0.00	D
49071	10/13/2026	4241	734	SWAIN ST, 15	DOUB	WRIGHT	0	0	0	-1	0.00	$2,000.00	$40.00	
49072	10/13/2026	0067	835	WOOD LILY RD, 2	DUNEV	2 WOOD LILY ROAD LLC	-1	0	0	0	0.14	$3,775,000.00	$75,500.00	
49073	10/13/2026	0053	058	UPPER TAWPAWSHAW, 12	JOINT REVOCABLE TRUS	HOUGTON	-1	0	0	0	0.34	$0.00	$0.00	D
49074	10/13/2026	5541	014	FAIR ST, 54	FAIR 54 LLC	FAIR SHE GOES LLC	-1	0	0	0	0.05	$4,895,000.00	$97,900.00	
49075	10/13/2026	0055	160	PLEASANT ST, 122	ACKCETERA ACK LLC	BELL	0	-1	0	0	0.26	$2,400,000.00	$48,000.00	
49076	10/13/2026	0013	008+	SQUAM RD, 75	KENNETH	BARRETT	-1	0	0	0	0.54	$0.00	$0.00	K
49077	10/14/2026	0048	014	BLACK WALNUT LN, 4	4 BLACK WALNUT LLC	MCCOUCH EST, RINA P	-1	0	0	0	3.70	$11,995,000.00	$239,900.00	
49078	10/14/2026	0594	051	ARKANSAS AV, 21	DOSTALER-TOUCHETTE	TONAN	0	0	0	-1	0.00	$25,000.00	$500.00	
49079	10/14/2026	4233	150	MAIN ST, 109	ALAN CHARLES RAUL TR	RAUL	-1	0	0	0	0.09	$0.00	$0.00	D
49080	10/14/2026	0077	089	WIGWAM RD, 26	26 WIGWAM ROAD LLC	SOFFEN	-1	0	0	0	3.00	$8,000,000.00	$160,000.00	
49081	10/14/2026	4241	112	DOLPHIN CT, 3	3 DOLPHIN COURT REAL	HOME AWEIGH, LLC	-1	0	0	0	0.12	$6,050,000.00	$121,000.00	
49082	10/14/2026	0055	087	HOOPER FARM RD, 22	CARBONE	SANDOLE	-1	0	0	0	0.25	$2,150,000.00	$43,000.00	
49083	10/14/2026	4232	099	FAIR ST, 50	50 FAIR SURPRISE LLC	MORTON	-1	0	0	0	0.08	$4,600,000.00	$92,000.00	
49084	10/15/2026	0049	060	BAXTER RD, 46	WHITE ROSE COTTAGE L	SCOTT FAMILY QUALIFI	-1	0	0	0	0.27	$5,500,000.00	$110,000.00	
49085	10/15/2026	0924	246	OLD TOM NEVERS RD 32	HALL	CYNTHIA CROSS LIVING	-1	0	0	0	0.34	$3,150,000.00	$63,000.00	
49086	10/15/2026	0067	063	BARTLETT RD, 23 B	23B BARTLETT ROAD RE	TRAYWICK	0	0	0	-1	0.00	$0.00	$0.00	D
49087	10/15/2026	4932	017	BURNELL ST, 57	57 BURNELL STREE	DAVIDSON	0	0	-1	0	0.50	$3,000,000.00	$60,000.00	
49088	10/15/2026	0075	073	FLINTLOCK RD, 38	RILEY8 LLC	SMITH	-1	0	0	0	1.10	$3,200,000.00	$64,000.00	
49089	10/16/2026	0055	011	VESPER LN, 21	SARVIS	MILL HILL REALTLY TR	-1	0	0	0	0.11	$0.00	$0.00	B
49090	10/16/2026	0055	011	VESPER LN, 21	TAYLOR COOLEY	SARVIS	-1	0	0	0	0.11	$2,650,000.00	$53,000.00	
49091	10/16/2026	0067	6022	ESSEX RD, 19 B	VITANOV-KRACHUNOVA R	VITANOV/KRACHUNOVA	0	0	0	-1	0.00	$0.00	$0.00	D
49092	10/16/2026	0068	153	DOOLEY CT, 7	NHA PROPERTIES INC	7 DOOLEY COURT LLC	-1	0	0	0	0.73	$2,350,000.00	$0.00	G
49093	10/16/2026	0065	233	HUMMOCK POND RD 197	SHIRLEY GARDNER LIVI	ODIN RESIDENTIAL REA	0	0	0	-1	0.00	$0.00	$0.00	D
49094	10/16/2026	0066	258	EQUATOR DR, 21	PATEL	21 EQUATOR DRIVE LLC	-1	0	0	0	0.46	$3,900,000.00	$78,000.00	
49095	10/19/2026	0055	413	SPRUCE ST, 8	TXV1010 REALTY TRUST	POVERTY POINT REALTY	-1	0	0	0	0.62	$0.00	$0.00	D
49096	10/19/2026	0067	477	ADJ TO #45127	STEFANOV/ATANASOV		0	0	0	0	0.00	$0.00	$17,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
49097	10/19/2026	0067	477	APPLETON RD, 12	HAYDEN REID PROPERTI	ATANASOV/ROSITA	-1	0	0	0	0.36	$2,500,000.00	$50,000.00	
49098	10/19/2026	0020	541	OLD QUIDNET MILK, 5	COLLEN M. MORZANO TR	KRONAU	-1	0	0	0	5.30	$6,300,000.00	$126,000.00	
49099	10/19/2026	0082	108	SACCACHA AV, 4	STARTING FIVE ACK LL	LYNCH	-1	0	0	0	0.37	$5,975,000.00	$119,500.00	
49100	10/19/2026	0066	345	SPINNAKER CI, 4	TORRE	CAMPBELL/GLOWACKI	-1	0	0	0	0.35	$2,700,000.00	$54,000.00	
49101	10/20/2026	4241	431	N BEACH ST, 23A	MUABESSAC LLC	MUABESSAC NOMINEE TR	-1	0	0	0	0.15	$0.00	$0.00	D
49102	10/20/2026	4232	202	UNION ST, 26	KNARF YRAM LLC	FAHRENKOPF	-1	0	0	0	0.15	$0.00	$0.00	I
49103	10/20/2026	0075	651	CHUCK HOLLOW RD, 42	SOFFEN	HOLLYHOCK, LLC	-1	0	0	0	3.01	$7,200,000.00	$144,000.00	
49104	10/20/2026	4243	581	W CHESTER ST, 20	NAUTI BY NATURE LLC	20 WC TRUST	-1	0	0	0	0.28	$8,325,000.00	$166,500.00	
49105	10/21/2026	0043	025	MONOMOY RD, 61	ARI REAL ESTATE LLC	MCGUIRE	-1	0	0	0	0.72	$7,225,000.00	$144,500.00	
49106	10/21/2026	0068	488	MACYS LN, 20	KELTZ REVOCABLE TRUS	KELTZ	-1	0	0	0	0.14	$0.00	$0.00	D
49107	10/21/2026	0011	019	WAUWINET RD, 114	DOC NOMINEE TRUST	DOC NOMINEE TRUST	-1	0	0	0	1.20	$0.00	$0.00	D
49108	10/21/2026	0011	019	WAUWINET RD, 114	DOC NOMINEE TRUST	DOC NOMINEE TRUST	-1	0	0	0	1.20	$0.00	$0.00	C
49109	10/21/2026	0011	019	WAUWINET RD, 114	DOC NOMINEE TRUST	DOC NOMINEE TRUST	-1	0	0	0	1.20	$0.00	$0.00	J
49110	10/21/2026	0011	019	WAUWINET RD, 114	DOC NOMINEE TRUST	DOC NOMINEE TRUST	-1	0	0	0	1.20	$0.00	$0.00	J
49111	10/21/2026	0055	125	VESPER LN, 35	SANFORD	ALFRED SANFORD LLC	-1	0	0	0	0.12	$0.00	$0.00	J
49112	10/21/2026	5541	1601	EAGLE LN, 7	MARK P CAUCHON REVOC	CAUCHON	-1	0	0	0	0.05	$0.00	$0.00	D
49113	10/22/2026	0038	119	RIDGE LN, 18	THE MOORING LLC	BENEFIT OF BONNIE KI	-1	0	0	0	0.23	$0.00	$0.00	I
49114	10/22/2026	0067	164	RUGGED RD, 24	MARGUERITE A GLIDDE	GLIDDEN	-1	0	0	0	2.30	$0.00	$0.00	D
49115	10/23/2026	0056	348	FRIENDSHIP LN, 25	GERARDI FAMILY TRUST	GERARDI	-1	0	0	0	0.51	$0.00	$0.00	D
49116	10/23/2026	0593	2705	S CAMBRIDGE ST, 34	JCPK CURTIN TRUST	CURTIN	0	0	0	-1	0.00	$0.00	$0.00	D
49117	10/23/2026	0066	091	SOMERSET RD, 57	57 SOMERSET ROAD ACK	57 SOMERSET ROAD LLC	-1	0	0	0	0.46	$7,400,000.00	$148,000.00	
49118	10/23/2026	0593	2705	S CAMBRIDGE ST, 34	MADAKET B6 FAMIL	CURTIN	0	0	0	-1	0.00	$0.00	$0.00	D
49119	10/23/2026	7313	321	PARK LN, 9	DELLA VECCHIA	TELEGRAPH HOUSE TRUS	-1	0	0	0	0.02	$1,195,000.00	$23,900.00	
49120	10/23/2026	0038	191	LITTLE NECK WY, 1	HEMPLEMAN	SCHONBECK	0	0	0	-1	0.00	$6,150,000.00	$123,000.00	
49121	10/23/2026	0056	121	HUMMOCK POND RD, 17	AMNANG SIV REVOCABLE	DEXTER STREET REALTY	-1	0	0	0	0.30	$0.00	$0.00	D
49122	10/23/2026	4233	039	COPPER LN, 3	SAMNANG SIV REVOCABL	ROSIE REALTY TRUST	-1	0	0	0	0.11	$0.00	$0.00	D
49123	10/23/2026	0067	3033	MAPLE LN, 6	SAMNANG SIV REVOCABL	RUFUS REALTY TRUST	0	0	-1	0	0.46	$0.00	$0.00	D
49124	10/23/2026	4233	911	COPPER LN, 7	SAMNANG SIV REVOCABL	RUFUS REALTY TRUST	-1	0	0	0	0.09	$0.00	$0.00	D
49125	10/23/2026	0068	7591	EVERGREEN WY, 21 A	ENDOR FORESTRY LLC	NICHOLLS	-1	0	0	0	0.20	$1,250,000.00	$25,000.00	
49126	10/26/2026	0041	2172	PILGRIM RD, 5	5 PILGRIM ROAD LLC	5 PILGRIM LLC	-1	0	0	0	0.23	$10,750,000.00	$215,000.00	
49127	10/26/2026	0049	113	ISOBELS WY, 8	WESTWIND NOMINEE TRU	BOYD	-1	0	0	0	2.97	$0.00	$0.00	D
49128	10/27/2026	4233	062	MAIN ST, 94	94 MAIN STREET NOMIN	NOMOR LLC	-1	0	0	0	0.10	$15,250,000.00	$305,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
49129	10/27/2026	0030	143	GRANT AV, 5	FIVE GRANT AVENUE NO	SEAHORSE LANE LLC	-1	0	0	0	0.42	$35,000,000.00	$700,000.00	
49130	10/27/2026	0080	058	CORREIA LN, 2	CORREIA REALTY TRUST	CORREIA	-1	0	0	0	1.38	$0.00	$0.00	D
49131	10/27/2026	0056	346	FRIENDSHIP LN, 21 B	FRIENDSHIP NOMINEE T	JOHNSON/HIRSCHMANN	0	0	0	-1	0.00	$0.00	$0.00	D
49132	10/27/2026	4241	736	SWAIN ST, 15, A6	THOMPSON	THOMPSON	0	0	0	-1	0.00	$50,000.00	$1,000.00	
49133	10/27/2026	4233	005	MAIN ST, 123	GENERAL MACY HOUSE L	CURTIS	-1	0	0	0	0.20	$0.00	$0.00	I
49134	10/28/2026	4241	431	N BEACH ST, 23 A	FRANCES C GALLOWAY R	MUABESSAC LLC	-1	0	0	0	0.15	$0.00	$0.00	J
49135	10/28/2026	4241	003	E LINCOLN AV, 21	MEYERS	MUABESSAC LLC	-1	0	0	0	0.09	$0.00	$0.00	J
49136	10/28/2026	0594	296+	MADAKET RD, 275	CASSEBAUM	MUABESSAC LLC	-1	0	-1	0	0.42	$0.00	$0.00	J
49137	10/28/2026	0067	071-	BAYBERRY LN, 10 B	BAGHDASARYAN/ORTEGA	THOMAS C HOLT REVOCA	0	0	-1	0	0.40	$1,650,000.00	$16,500.00	M
49138	10/29/2026	0081	021	POND VIEW DR, 9	NINE POND VIEW DRIVE	JAY W WERTHEIMER REV	-1	0	0	0	1.80	$4,500,000.00	$90,000.00	
49139	10/29/2026	4242	073	S WATER ST, 23	23 SOUTH WATER LLC	OSLEY/LEFEBVRE ETAL	0	-1	0	0	0.15	$0.00	$0.00	I
49140	10/29/2026	0073	492	HAWKS CI, 12	CRAIG T MULLEN REVOC	MULLEN	-1	0	0	0	0.92	$0.00	$0.00	D
49141	10/29/2026	0080	250	SURFSIDE RD, 135	LINDSEY M GRAY 2025	WILLIAM R SCHUTT REV	-1	0	0	0	0.57	$4,400,000.00	$88,000.00	
49142	10/29/2026	4231	2193+	MAIN ST, 58C & 58D	REMAIN 58 TRUST	REMAIN 58 LLC	0	0	0	-1	0.00	$0.00	$0.00	D
49143	10/29/2026	0593	024	GOOSE COVE AV, 3	HEATHER LAFORTEZZA R	LAFORTEZZA	0	0	0	-1	0.00	$0.00	$0.00	D
49144	10/29/2026	0593	101	MIDLAND AV, 1	LOSURDO	NAY	0	0	0	-1	0.00	$30,200.00	$604.00	
49145	10/30/2026	0063	421+	SHEEP POND RD 42 &44	FICTION ACK LLC	LUCIER NOMINEE TRUST	-1	0	0	0	3.68	$7,500,000.00	$150,000.00	
49146	10/30/2026	0068	973	FAWN LN, 4	MONTO	TIC T'ACK TOE LCC	-1	0	0	0	0.20	$3,200,000.00	$64,000.00	
49147	10/30/2026	0068	219	MARY ANN DR, 9	MARINOV	WHITE HOUSE TRUST	-1	0	0	0	0.16	$1,900,000.00	$10,000.00	M
49148	10/30/2026	0056	473	VESTAL ST, 77	DAMASHEK	DAMASHEK	-1	0	0	0	0.47	$0.00	$0.00	C
49149	10/30/2026	0068	438	OLD SOUTH RD, 106	GREAT HARBOR YACHT C	SUGAR & OLLIE REALTY	-1	0	0	0	0.12	$2,400,000.00	$48,000.00	
49150	10/30/2026	0029	011+	HULBERT AVE, 57	TRUST OF BARBARA J.	BARBARA J. FIFE QPRT	-1	0	0	0	0.69	$0.00	$0.00	D
49151	10/30/2026	0029	011-	JAMES ST, PARCEL 1	ARTICLE FOURTH TRUST	TOWN OF NANTUCKET	0	0	-1	0	0.07	$0.00	$0.00	B
49152	10/30/2026	0059	007	MASSASOIT BRIDGE, 14	LARRY NATHANSON REVO	NATHANSON	0	0	-1	0	1.85	$0.00	$0.00	D
						GRAND TOTALS	**-92**		**-7**			**$281,654,700.00**		
								-3		**-15**	**69.267**		**$5,558,594.00**	

MONTHLY TRANSFER STATISTICS CALENDAR 2025						
CAL25 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue 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 OCT 25	914	508	406	$1,532,776,126	$1,461,993,500	$29,232,871
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 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue 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	112	61	51	$249,169,115	$237,752,065	$4,755,041
Oct-26	**117**	**61**	**56**	**$281,654,700**	**$277,079,700**	**$5,558,594**
Nov-26						
Dec-26						
THRU OCT 26	846	530	316	$1,298,977,536	$1,264,708,644	$25,325,073
Average	85	53	32	$129,897,754	$126,470,864	$2,532,507
Low	65	37	16	$39,603,500	$33,604,500	$672,090
High	117	62	56	$281,654,700	$277,079,700	$5,558,594


CALENDAR YEAR TRANSFER REVENUE COMPARE
2022 - 2026
$8,000,000
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$0
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
CAL 22
CAL 23
CAL 24
CAL 25
CAL 26