

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

<https://us06web.zoom.us/j/83854340225?pwd=aLgctd8vaMG3jFpkVJcrgOvG3gvtQO.1>

Webinar ID: 838 5434 0225

Passcode: 180440

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. Cisco Beach Parking Lot Improvement – Contract Award
 - b. 159 Hummock Pond Road – Building Relocation Update
 - c. Francis Street Beach Improvement – Raingarden Discussion
4. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
5. TRANSFER BUSINESS
6. APPROVAL OF MINUTES
 - a. Regular Meeting of January 27, 2026
7. FINANCIAL BUSINESS
 - a. Approval of FY25 Financial Statements
8. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. Warrant Authorization – Purple Wampum Note
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 10/14/25.
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



Nantucket Land Bank Commission
Regular Meeting of February 10, 2025 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. PROPERTY MANAGEMENT

a. 159 Hummock Pond Road

Land Bank staff will be presenting two alternative site plans as well as draft design layouts for the two housing units that will be moved from 41 Jefferson Ave to 159 Hummock Pond Rd. The Housing Committee recommended that both re-constructed units have a full basement and one of the units have a basement apartment with a separate entrance. The unit designs were based on this recommendation. The Commission will be asked to provide feedback on the designs, comment and ask questions.

b. Francis Street Beach Improvement – Raingarden Discussion

The engineers working on the Francis St Improvement Project have performed modeling and analysis to determine how the Land Bank's Meader Street parcels could be improved to help mitigate stormwater flooding issues in the project area. There are two options for the parcels: (1) to maximize the flood storage capacity of the parcels during storms, and (2) to improve water quality by capturing and filtering stormwater runoff (to the extent possible) on the parcels.

Option 1 would involve constructing detention basins on both parcels that would be connected to the town's stormwater system. Once the stormwater system is maxed out, runoff would be diverted (by gravity) to the detention basins. The basins would hold the stormwater until the system began flowing again, at which time it would flow back out into the system.

Option 2 would involve creating curb cuts to capture runoff into rain gardens (detention areas) on the site. The runoff would naturally infiltrate to the extent possible, with overflow going directly out of the gardens onto the street or to the stormwater system via a direct drainage connection. Both options would include planting native vegetation.

The site has limited flood mitigation capacity in either scenario because of the high groundwater table, which will only get higher over time. However, based on the results of

the study, the LB staff working on the project feel that **Option 2** would be the best use of the site as part of the overall project.

The following considerations led to this conclusion:

- Flood storage capacity at the site is very small during a 1-inch storm, and mostly negligible during larger storms. For this reason, Option 1 would not significantly improve flooding on Washington and Francis Streets (although it would provide more storage capacity than Option 2).
- Option 2 also would not significantly improve flooding; however, it would help improve water quality to some degree, while also capturing runoff.
- Creating the rain gardens would improve the site aesthetically.
- Option 2 is a more natural, less engineered alternative than detention basins connected to the stormwater system.
- Option 2 would be more cost effective and require less construction.
- Once any runoff/flood storage capacity of the site is gone (estimated to be by about 2050 based on rising groundwater level projects), the site will simply become a natural wetland area.

NANTUCKET ISLANDS LAND BANK REGISTER OF BIDDERS

IFB - Cisco Beach Parking Lot Improvements
2026- LB-01

Wednesday, February 4, 2026, at 4pm

Bidder	Certifications for Public Construction Contracts	Corporate Authority /LLC Certificate	Bid Response Form	References	5% Bid Deposit	Signed Addenda	Bid Price
BEUKO LANDSCAPING	(Y)/N	(Y)/N	(Y)/N	(Y)/N	(Y)/N	(Y)/N	\$ 367,000
SPEAKMAN EXCAVATING	(Y)/N	(Y)/N	(Y)/N	(Y)/N	(Y)/N	(Y)/N	\$ 238,200
HOLGATE PARTNERS LLC	(Y)/N	(Y)/N	(Y)/N	(Y)/N	(Y)/N	(Y)/N	\$ 306,360
TOSCANO A CORPORATION	(Y)/N	(Y)/N	(Y)/N	(Y)/N	(Y)/N	(Y)/N	\$ 289,693. ²⁰

Witness Certification:
We hereby certify that the bids recorded on this page are a complete and accurate list of those opened in our presence.

WITNESS: *Man Wild*
WITNESS: *SCG*
CPO/DESIGNEE: *Rachael Freeman*
Rachael Freeman,
Designated Procurement Officer

BIDDERS PRESENT: Shane Corry - Toscana Corp

ADDITIONAL COMMENTS:

ALSO PRESENT: Reanne Antonelli

Cisco Parking Lot – Surfacing of Northern Lot

Scope of Services

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1. INTRODUCTION

1.1 PROPERTY OVERVIEW

The Nantucket Islands Land Bank (NLB) owns and maintains the road, trails, and parking facilities to access Cisco Beach, one of NLB's most popular south shore properties. On an average summer's day over 500 cars use the parking area at Cisco Beach and surrounding properties. The south shore is an area of active erosion and, over the last number of years, the southern Cisco Parking lot with a hardened surface has lost a number of spaces to bluff erosion. In 2024 NLB permitted (see Conservation and Management Permit issued by NHESP attached herewith as *Exhibit A*) and created the northern parking lot to retreat parking away from the bluff edge. The parking area was mowed and fenced prior to opening to the public in June 2024 (*Exhibit B; Figure 1*), but the final hardened surface was not installed in this initial phase.

1.1.1 NORTHERN LOT EXISTING CONDITIONS

The northern lot consists of bare ground with sparse vegetation. Posts delineate the edge of the parking area and an internal parking row. No site grading has been performed. The lot is closed in the off-season.

1.2 KEY PROJECT CONSIDERATIONS

1.2.1 STEWARDSHIP RESPONSIBILITY

The mission of the NLB is “*To preserve and protect Nantucket's open spaces through conservation, recreation and agriculture in perpetuity.*” As the owner and steward of Cisco Beach, the NLB is charged with implementing adequate and safe parking access to this popular public beach. Improving the surface of the recently installed northern parking lot fulfills this mission of public access to outdoor recreation.

1.2.2 MANAGEMENT GOALS

- 1) Improve and finish the surface according to engineered plans of the northern parking lot for public safety and ease of maintenance.
- 2) Create proper drainage and swales for water management on site.
- 3) Re-install posts to delineate the external edge of the parking area and internal parking rows.

2. SCOPE OF SERVICES

The culmination of the tasks will result in a final deliverable: the finished surface and grading and installation of posts at the northern Cisco parking lot as detailed and depicted on the Construction Plan (*Exhibit B; Figure 2*).

TASK 1: PROJECT KICK-OFF

- **Sub-task 1.1** Pre-work on-site meeting (week of February 17, 2026)
- **Sub-task 1.2** Inspection of material sample.

The project will commence with Sub-task 1.1, a pre-work on-site meeting during the week of February 17, 2026, scheduled at the joint convenience of the selected contractor and NLB staff. This meeting will consist of a thorough visit of the project site and is expected to last at least one hour and cover the expectations of NLB as to the technique and quality of the work. During the on-site meeting the contractor will bring a sample of the material for the surface of the parking area for inspection as Sub-task 1.2. This surface material will be a 40/60 mix of $\frac{3}{4}$ native stone and native hardener. NLB staff will have final approval of the material and may request any alteration to it, which will be granted.

TASK 2: SITE PREPARATION

Task 2 shall commence within one business day of the successful completion of Task 1.

- **Sub task 2.1** The selected contractor will remove posts in place on the site and stack them neatly at the concession area at the end of Cisco Beach Road. This location will be indicated during the on-site meeting in Task 1.
- **Sub task 2.2** The Contractor must designate an individual as the crew supervisor who shall be responsible for the crew's activities to accomplish the assigned work. Should the supervisor be unsatisfactory or non-responsive in the determination of NLB staff, the NLB may request that another responsible party be designated, and this request will be granted.
- **Sub task 2.3** The contractor shall mobilize equipment to the site once and demobilize only at the completion of work to limit disturbance of the access track and abutters. If the contractor wishes to remove machinery from the project prior to demobilization they must contact the Project Manager in advance. NLB shall designate the landing/staging area. All refueling and machine maintenance will take place at this landing area. If the contractor chooses to bring in a portable toilet, it shall be located in the landing/staging area. The contractor will have a hazardous materials spill kit onsite and prevent hydraulic spills to the best of their ability and properly dispose of hazardous spills and clean up materials. Any spill or incident shall immediately be brought to the attention of the Project Manager, when safe to do so. The contractor will follow required spill reporting procedures with MassDEP and any other relevant agencies if reporting thresholds are exceeded.

TASK 3: SITE GRADING

- **Sub-task 3.1** As written on the Construction Plan the contractor shall excavate organic material and sand within the limits of the parking lot to the native hard pack according to the surveyor's stakes. The contractor shall excavate and create the drainage swale at the western edge of the lot according to the Construction Plan and the surveyor's stakes.

- **Sub-task 3.2** The contractor shall grade and roll the area in preparation for the stone/hardener mix.

TASK 4: SURFACE INSTALLATION

- **Sub-task 4.1** The contractor shall provide, make available for inspection by NLB, and spread a 40/60 mix of ¾” native stone and native hardener in the prepared area to the finished grades established by the surveyor.
- **Sub-task 4.2** The stone/hardener mix shall be compacted in layers not exceeding a depth of 8 inches, using a vibratory roller. The swale will not be rolled, compacted, or reseeded by the contractor.

TASK 5: POST RE-INSTALLATION

Reinstall posts that were removed prior to site clearing to the same locations. The internal posts are depicted on the construction plan and the external posts will be placed to delineate the edge of the parking area.

TASK 6: PROJECT WALK THROUGH

At the completion of work the contractor will arrange a final in-person and on-site project walk through with the Project Manager and other NLB staff as necessary. NLB staff will determine if the project and all sub tasks are completed to their satisfaction. Any remaining tasks will be communicated by NLB staff to the contractor at this time and the contractor will substantially complete these tasks to close out the project to the satisfaction of NLB staff.

3. PROJECT TIMEFRAME

The project is composed of the general tasks above and will be completed by February 28, 2026.

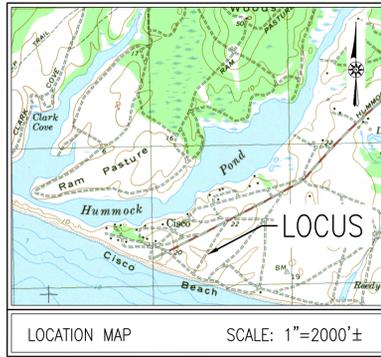
Exhibit B
to Scope of Services

FIGURE 2-a

Plot Plan, prepared by Grady Consulting, LLC, revised on January 27, 2026

FIGURE 2-b

Stakeout Plan, prepared by Grady Consulting, LLC, dated January 16, 2026

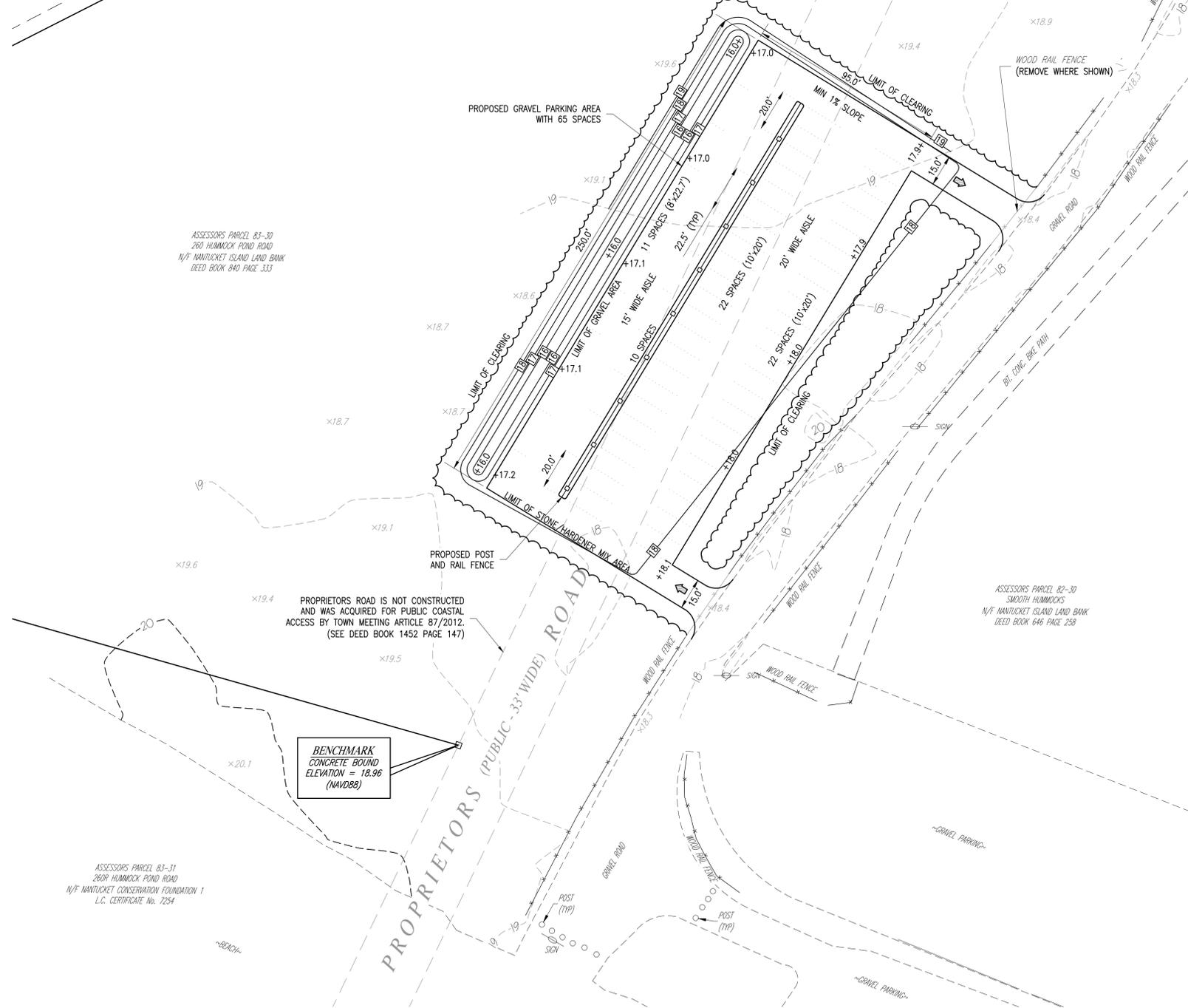


- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NANTUCKET REGISTRY OF DEEDS.
 - TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED AN ON THE GROUND SURVEY BY GRADY CONSULTING LLC ON NOVEMBER 22, 2023 AND JANUARY 15-18, 2024.
 - SUBJECT SITE IS IN THE LIMITED USE 3 (LUG-3) DISTRICT AS DEPICTED ON THE TOWN OF NANTUCKET ZONING MAP.
 - PROPRIETORS ROAD IS NOT CONSTRUCTED AND WAS ACQUIRED FOR PUBLIC COASTAL ACCESS BY TOWN MEETING ARTICLE 87/2012.

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25019C 0069G, WHICH BEARS AN EFFECTIVE DATE OF JUNE 9, 2014.

- PLAN REFERENCES**
- LAND COURT PLAN No. 13818-A
 - LAND COURT PLAN No. 17368-A
 - PLAN FILE 44-G PAGE 1
 - PLAN FILE 46-K PAGE 1
 - PLAN No. 64 OF 2014

HUMMOCK POND (PUBLIC - 40' WIDE) ROAD



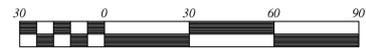
ASSESSORS PARCEL 83-30
 280 HUMMOCK POND ROAD
 N/F NANTUCKET ISLAND LAND BANK
 DEED BOOK 840 PAGE 333

ASSESSORS PARCEL 82-30
 SMOOTH HUMMOCKS
 N/F NANTUCKET ISLAND LAND BANK
 DEED BOOK 646 PAGE 258

ASSESSORS PARCEL 83-31
 260R HUMMOCK POND ROAD
 N/F NANTUCKET CONSERVATION FOUNDATION 1
 L.C. CERTIFICATE No. 7254

BENCHMARK
 CONCRETE BOUND
 ELEVATION = 18.96
 (NAVD88)

PROPRIETORS ROAD IS NOT CONSTRUCTED AND WAS ACQUIRED FOR PUBLIC COASTAL ACCESS BY TOWN MEETING ARTICLE 87/2012. (SEE DEED BOOK 1452 PAGE 147)



Scale 1" = 30'



40/60 MIX OF 3/4 NATIVE STONE AND NATIVE HARDENER (F-750)
PARKING SECTION
 (NOT TO SCALE)

CONSTRUCTION NOTES:
PREPARATION:
 THE LIMITS OF WORK AND FINISHED GRADES SHALL BE ESTABLISHED AND STAKED IN THE FIELD BY THE LAND BANK'S SURVEYOR PRIOR TO STARTING CONSTRUCTION. ONCE STAKED, THE CONTRACTOR SHALL EXCAVATE ORGANIC MATERIAL AND SAND WITHIN THE LIMITS OF THE PARKING LOT TO THE NATURAL HARD PACK. THE CONTRACTOR SHALL THEN GRADE AND ROLL THE AREA IN PREPARATION FOR THE STONE/HARDENER MIX.

STONE/HARDENER MIX:
 THE CONTRACTOR SHALL SPREAD A 40/60 MIX OF 3/4 NATIVE STONE AND NATIVE HARDENER (F-750) IN THE PREPARED AREA TO THE FINISHED GRADES ESTABLISHED BY THE SURVEYOR. THE STONE/HARDENER MIX SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 8 INCHES IN DEPTH, USING A VIBRATORY ROLLER.

FENCE INSTALLATION:
 THE PROPOSED POST AND RAIL FENCE SHALL BE INSTALLED BY THE LAND BANK. ALL OTHER WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



REVISIONS	
JANUARY 27, 2026	ELEVATION DATUM ADJUSTMENT

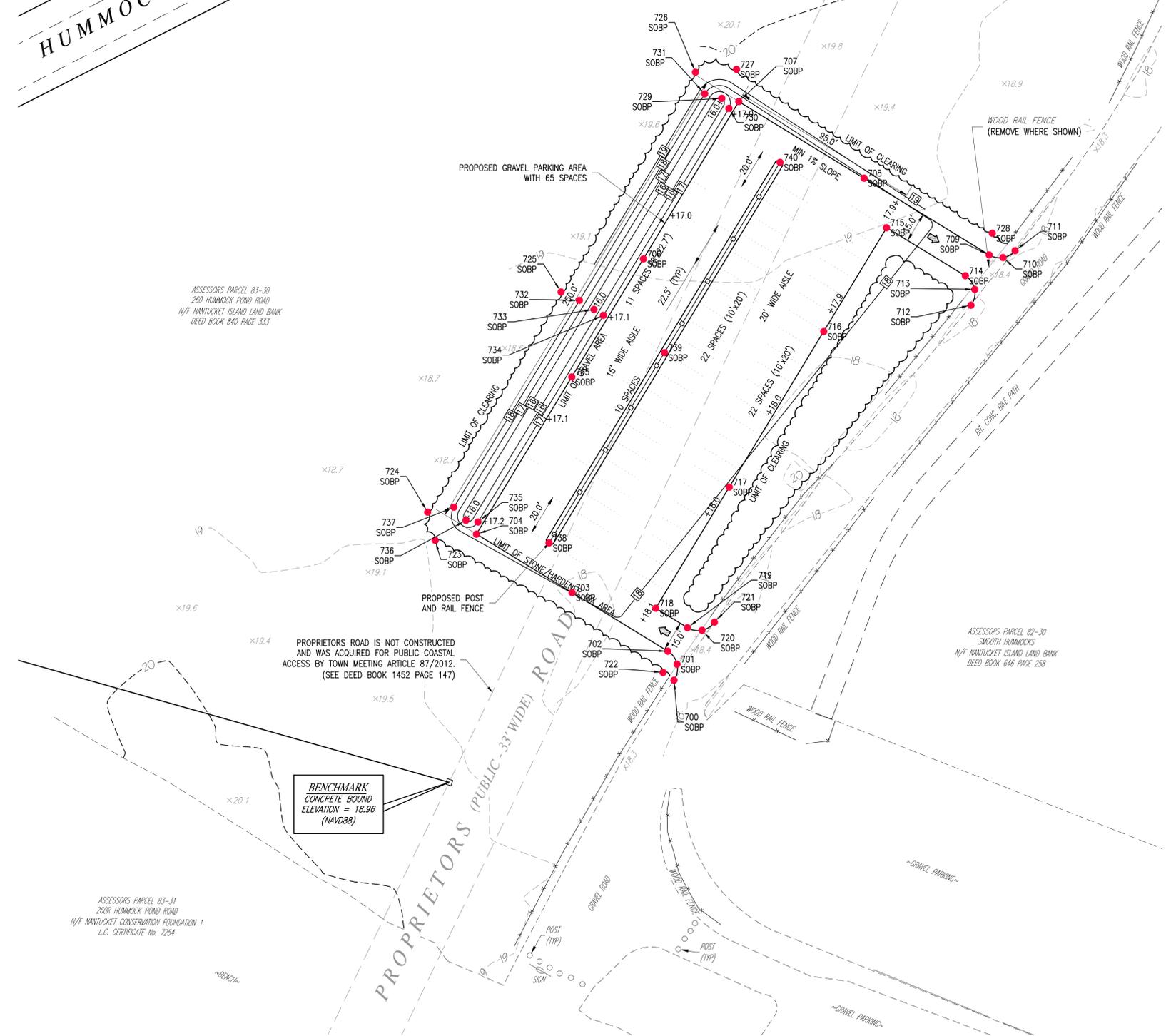
PLOT PLAN
 CISCO BEACH PARKING AREA
 NANTUCKET, MASSACHUSETTS

PREPARED FOR:
 ELIZABETH PHELPS
 THE NANTUCKET LAND BANK
 22 BROAD STREET
 NANTUCKET, MA 02554

FEBRUARY 28, 2024
 SCALE: 1"=30'
 JOB No. 23-375

GRADY CONSULTING, L.L.C.
 Civil Engineers, Land Surveyors & Landscape Architects
 71 Evergreen Street, Suite 1, Kingston, MA 02364
 Phone (781) 585-2300

HUMMOCK POND (PUBLIC - 40' WIDE) ROAD



ASSESSOR'S PARCEL 83-30
280 HUMMOCK POND ROAD
N/F NANTUCKET ISLAND LAND BANK
DEED BOOK 840 PAGE 333

ASSESSOR'S PARCEL 82-30
SMOOTH HUMMOCKS
N/F NANTUCKET ISLAND LAND BANK
DEED BOOK 646 PAGE 258

PROPRIETORS ROAD IS NOT CONSTRUCTED
AND WAS ACQUIRED FOR PUBLIC COASTAL
ACCESS BY TOWN MEETING ARTICLE 87/2012.
(SEE DEED BOOK 1452 PAGE 147)

BENCHMARK
CONCRETE BOUND
ELEVATION = 18.96
(NAVD88)

ASSESSOR'S PARCEL 83-31
260R HUMMOCK POND ROAD
N/F NANTUCKET CONSERVATION FOUNDATION 1
L.C. CERTIFICATE No. 7254

STAKED BY: DB
DATE STAKED: 01/14/2026

● BEANPOLE SET (TYP)

REVISIONS	
JANUARY 27, 2026	ELEVATION DATUM ADJUSTMENT

STAKEOUT PLAN

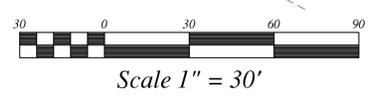
CISCO BEACH PARKING AREA NANTUCKET, MASSACHUSETTS

PREPARED FOR:
ELIZABETH PHELPS
THE NANTUCKET LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

JANUARY 16, 2026
SCALE: 1"=30'
JOB No. 23-375



GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300



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

1. January 2026 Transfers – Record Nos. 48307 through 48371

a. Current “M” Exemption and Lien:

No. 48319 Michael P. Campbell and Katherine G. Sklarsky

b. Current “O” Exemption and Lien:

No. 48313 Ricardo Espinoza and Carla Chavez

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48307	1/5/2026	0077	079	WIGWAM RD, 22	RANDOLPH	RANDOLPH/MARCI	-1	0	0	0	1.66	\$0.00	\$0.00	C
48308	1/5/2026	4232	194	FAIR ST, 23	25 FAIR STREET LLC	CARPENTER	-1	0	0	0	0.11	\$0.00	\$0.00	I
48309	1/5/2026	0041	138	N LIBERTY ST, 79	JEFFREY R LYNCH REVO	LYNCH	-1	0	0	0	0.21	\$0.00	\$0.00	D
48310	1/5/2026	0039	136	MADAKET RD, 160	VELLE/MCMAHON VELLE	GAMBEE FAMILY TRUST	-1	0	0	0	2.79	\$3,675,000.00	\$73,500.00	
48311	1/6/2026	0020	004+	MEDOUIE CREEK RD, 5	FIVE AND NINE MEDOUI	FIVE AND NINE MEDOUI	-1	0	-1	0	10.58	\$0.00	\$0.00	C
48312	1/6/2026	0071	049	GREEN HOLLOW RD, 9	MAHARJAN	9 GREEN HOLLOW LLC	-1	0	0	0	2.75	\$3,850,000.00	\$77,000.00	
48313	1/6/2026	0068	396	HONEYSUCKLE DR, 21	ESPINOZA/CHAVEZ	NANTUCKET PROPERTY O	-1	0	0	0	0.09	\$306,500.00	\$0.00	O
48314	1/6/2026	0056	232	MILLBROOK RD, 45	NANTUCKET SHELL LLC	NANTUCKET SHELL LLC	-1	0	0	0	2.03	\$0.00	\$0.00	D
48315	1/6/2026	0056	232	MILLBROOK RD, 45	NANTUCKET SHELL LLC	NANTUCKET SHELL LLC	-1	0	0	0	2.03	\$0.00	\$0.00	D
48316	1/7/2026	0079	162	POCHICK AV, 60	WILLIAM J SHERRY, II	SHERRRY, III	-1	0	0	0	2.79	\$0.00	\$0.00	D
48317	1/7/2026	0038	021	N CAMBRIDGE ST, 26	26 N CAMBRIDGE LLC	NORTON NOGGINS LLC	-1	0	0	0	0.95	\$4,500,000.00	\$90,000.00	
48318	1/7/2026	4234	551	HUSSEY ST, 21 1/2	MKKH LLS	WATERCOLORS LLC	-1	0	0	0	0.12	\$6,900,000.00	\$138,000.00	
48319	1/7/2026	0056	232	MILLBROOK RD, 45	CAMPBELL/SKLARSKY	NANTUCKET SHELL LLC	-1	0	0	0	2.03	\$2,500,000.00	\$22,000.00	M
48320	1/8/2026	0049	166	OLIVERS WY, 2	LA BARCA REALTY TRUS	LA BARCA REALTY TRUS	-1	0	0	0	0.88	\$0.00	\$0.00	C
48321	1/8/2026	0055	083	W YORK LN, 14	JACOB MARTINSON TRUS	MCGRADY	-1	0	0	0	0.12	\$0.00	\$0.00	D
48322	1/12/2026	0041	271	GROVE LN, 5	SAAD EST, RONALD	SAAD FAMILY NOMINEE	-1	0	0	0	0.23	\$0.00	\$0.00	D
48323	1/12/2026	0056	139	MEADOW VIEW DR, 24	HONEYS HIDEAWAY LLC	24 MEADOWVIEW LLC	-1	0	0	0	0.46	\$5,400,000.00	\$108,000.00	
48324	1/12/2026	5514	074	UNION ST, 71	THE TUCKY TRUST	VON SOOSTEN	-1	0	0	0	0.10	\$0.00	\$0.00	D
48325	1/12/2026	0056	159	PINKHAM CI, 1	DARZENTA	SEA HERO LLC	-1	0	0	0	0.48	\$2,645,000.00	\$52,900.00	
48326	1/12/2026	4231	162	CENTRE ST, 30 F	GIBSON	MCKEOWN/GIBSON	0	0	0	-1	0.00	\$0.00	\$0.00	C
48327	1/12/2026	4231	0644	CENTRE ST, 40 A	40A CENTER HOLDINGS	TOOPAG REAL ESTATE T	0	-1	0	-1	0.00	\$3,010,000.00	\$60,200.00	
48328	1/13/2026	4241	043+	E LINCOLN AV, 20	DAMACK LLC	MUABESSAC LLC AND MU	-1	0	-1	0	0.51	\$2,600,000.00	\$52,000.00	
48329	1/13/2026	0079	053	SKYLINE DR, 84	84 SKYLINE DRIVE REA	84 SKYLINE DRIVE REA	-1	0	0	0	2.24	\$0.00	\$0.00	C
48330	1/13/2026	0088	012	WEWEEDER AV, 51	51 WEWEEDER NOMINEE	DALGAARD	-1	0	0	0	1.10	\$0.00	\$0.00	D
48331	1/13/2026	0041	163	PILGRIM RD, 35	35 PILGRIM ROAD LLC	FRIEDMAN	-1	0	0	0	0.25	\$4,575,000.00	\$91,500.00	
48332	1/14/2026	0067	2822	ALTHEAS LN, 5	5 ALTHEA LLC	PARROTTO	-1	0	0	0	0.24	\$1,650,000.00	\$33,000.00	
48333	1/14/2026	0088	012	WEWEEDER AV, 51	MASON POINT PROPERTI	51 WEWEEDER NOMINEE	-1	0	0	0	1.10	\$14,750,000.00	\$295,000.00	
48334	1/15/2026	4244	002	CLIFF RD, 41 A	CALLMOMANDDADAGAIN R	THIRD TIME TRUST	-1	0	0	0	0.34	\$13,550,000.00	\$271,000.00	
48335	1/15/2026	0087	011	NONANTUM AV, 14	EAGLES BEACH NEST LL	EAGLES BEACH NEST LL	-1	0	0	0	1.19	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48336	1/15/2026	0087	011	NONANTUM AV, 14	EAGLES BEACH NEST LL	EAGLES BEACH NEST LL	-1	0	0	0	1.19	\$0.00	\$0.00	D
48337	1/15/2026	0031	021	WASHING POND RD, 12	FLAWS/WEBER REVOCABL	12 WASHING POND ROAD	-1	0	0	0	7.20	\$0.00	\$0.00	D
48338	1/15/2026	0053	042	UPPER TAWPAWSHAW, 5	HUNTER FAMILY 2023 T	NARDONE, JR/PELTIER	-1	0	0	0	0.39	\$5,850,000.00	\$117,000.00	
48339	1/15/2026	0021	052	QUIDNET RD, 36	STEWARDSON FAMILY LL	STEWARDSON FAMILY LL	-1	0	0	0	1.00	\$0.00	\$0.00	C
48340	1/15/2026	0038	112	RIDGE LN, 36	KEEFE	36 RIDGE LANE REALTY	0	0	-1	0	0.23	\$1,495,000.00	\$29,900.00	
48341	1/15/2026	0067	465	CYNTHIA LN, 11	CN PROPERTY LLC	CATO & CYNTHIA LLC	-1	0	0	0	0.11	\$1,980,389.00	\$39,607.78	
48342	1/15/2026	0067	464	CYNTHIA LN, 13	CN PROPERTY LLC	CATO & CYNTHIA LLC	-1	0	0	0	0.12	\$3,455,661.00	\$69,113.22	
48343	1/15/2026	0066	016	CATO LN, 71	CN PROPERTY LLC	CATO & CYNTHIA LLC	-1	0	0	0	0.63	\$2,928,536.00	\$58,570.72	
48344	1/15/2026	0067	382	GREEN MEADOWS, 10	CN PROPERTY LLC	P & M REIS TRUCKING	-1	0	0	0	0.24	\$3,317,707.00	\$66,354.14	
48345	1/15/2026	0067	3821	GREEN MEADOWS, 10R	CN PROPERTY LLC	P & M REIS TRUCKING	-1	0	0	0	0.20	\$3,317,707.00	\$66,354.14	
48346	1/16/2026	0094	023	TUCKERNUCK	FURTHER OUT LLC	HARRIS TUCKERNUCK NO	-1	0	0	0	10.00	\$0.00	\$0.00	I
48347	1/16/2026	0087	015	NONANTUM AV, 12	EAGLETS NEST LLC	JEMISON	0	0	-1	0	0.23	\$1,900,000.00	\$38,000.00	
48348	1/16/2026	0049	025	BAXTER RD, 69	RICHARD A MOSCICKI R	MOSCICKI	-1	0	0	0	0.36	\$0.00	\$0.00	D
48349	1/20/2026	0068	226	PINE TREE RD, 7	MAHONEY JR	MAHONEY/ MAHONEY, JR	-1	0	0	0	0.42	\$0.00	\$0.00	C
48350	1/20/2026	0068	226	PINE TREE RD, 7	MAHONEY/MAHONEY,III	MAHONEY, JR	-1	0	0	0	0.42	\$0.00	\$0.00	C
48351	1/20/2026	0073	048	PACKET DR, 6	PAQUETELLE LLC	PIUGGI	-1	0	0	0	0.46	\$0.00	\$0.00	B
48352	1/20/2026	0080	430	S PASTURE LN, 12	BROOKS REALTY TRUST	BROOKS	-1	0	0	0	1.09	\$0.00	\$0.00	D
48353	1/21/2026	0080	009	WHITE ST, 7	7 WHITE LLC	7 WHITE LLC	-1	0	0	0	1.87	\$428,485.70	\$8,569.71	
48354	1/21/2026	0080	009	WHITE ST, 7	7 WHITE LLC	7 WHITE LLC	-1	0	0	0	1.87	\$214,142.90	\$4,282.86	
48355	1/21/2026	0080	009	WHITE ST, 7	7 WHITE LLC	7 WHITE LLC	-1	0	0	0	1.87	\$3,106,371.40	\$62,127.43	
48356	1/21/2026	0080	009	WHITE ST, 7	SURFSIDE DESIGN LLC	7 WHITE LLC	-1	0	0	0	1.87	\$3,095,000.00	\$61,900.00	
48357	1/21/2026	0067	169	SCOTTS WY, 10	DAVID H BUCK LIVING	BUCK	-1	0	0	0	1.00	\$0.00	\$0.00	D
48358	1/21/2026	0066	212	DOC RYDER DR, 7	DAVID A NELSON TRUST	NINA TALLON REVOCABL	-1	0	0	0	0.45	\$0.00	\$0.00	D
48359	1/22/2026	0079	053	SKYLINE DR, 84	84 SKYLINE DRIVE REA	84 SKYLINE DRIVE REA	-1	0	0	0	2.24	\$0.00	\$0.00	C
48360	1/22/2026	0030	240	SACHEM RD, 14	POPLAR HILL MD II LL	POPLAR HILL MD II LL	-1	0	0	0	0.72	\$0.00	\$0.00	C
48361	1/23/2026	0068	553	GOLDFINCH DR, 51	PRUNIER	PATRICIA O KLEINERT	-1	0	0	0	0.12	\$1,800,000.00	\$36,000.00	
48362	1/27/2026	0027	051	SHAWKEMO RD, 64	HOLDEN HEIGHTS LLC	HOLDEN HEIGHTS LLC	0	0	-1	0	3.49	\$0.00	\$0.00	C
48363	1/27/2026	0027	005	SHAWKEMO RD, 58	OCEANVIEW FARM LLC	OCEANVIEW FARM LLC	0	0	-1	0	10.78	\$0.00	\$0.00	C
48364	1/27/2026	0027	050	SHAWKEMO RD, 62	MEADOWLAND FARM LLC	MEADOWLAND FARM LLC	0	0	-1	0	10.79	\$0.00	\$0.00	C
48365	1/27/2026	0054	286	BREWSTER RD, 7	7 BREWSTER NANTUCKET	7 BREWSTER NANTUCKET	0	0	-1	0	0.96	\$933,678.08	\$18,673.56	
48366	1/27/2026	0049	166+	OLIVERS WY, 1 & 2	LA BARCA REALTY TRUS	LA BARCA REALTY TRUS	-1	0	0	0	1.80	\$0.00	\$0.00	B
48367	1/27/2026	0067	636	ESSEX RD, 16	SEAN M BOYCE TRUST O	BOYCE	-1	0	0	0	0.17	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48368	1/28/2026	7341	046	TOWADDY LN, 2	TOWADDY LANE LLC	KRIEGER	-1	0	0	0	0.17	\$0.00	\$0.00	I
48369	1/30/2026	0041	485	W CHESTER ST, 36	36 WC LLC	WILCOX, III	-1	0	0	0	0.25	\$7,300,000.00	\$146,000.00	
48370	1/30/2026	7331	109	LILY ST, 6	SCONSET PARTNERS LLC	6 LILY STREET LLC	-1	0	0	0	0.07	\$0.00	\$0.00	B
48371	1/30/2026	0593	102	S CAMBRIDGE ST, 49	LOSURDO	ALLARD	0	0	0	-1	0.00	\$40,000.00	\$800.00	
GRAND TOTALS							-56	-8				\$111,074,178.08		
								-1	-3			102.16	\$2,187,353.56	

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2025						
FY25	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-24	63	39	24	\$76,415,466	\$68,633,501	\$1,380,660
Aug-24	79	46	33	\$127,025,110	\$121,370,110	\$2,427,402
Sep-24	79	33	46	\$225,879,050	\$225,595,050	\$4,511,901
Oct-24	126	59	67	\$244,351,215	\$239,356,715	\$4,787,134
Nov-24	100	62	38	\$163,279,002	\$129,527,502	\$2,590,550
Dec-24	98	55	43	\$100,230,788	\$98,330,788	\$1,983,616
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
THRU JAN 25	618	333	285	\$1,064,836,842	\$1,009,269,877	\$20,227,388
Average	85	49	36	\$122,893,411	\$114,004,927	\$2,281,598
Low	63	33	23	\$52,759,234	\$48,099,234	\$961,985
High	126	74	67	\$244,351,215	\$239,356,715	\$4,787,134
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2026						
FY26	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
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	60	53	\$182,100,954	\$173,100,954	\$3,462,019
Jan-26	65	37	28	\$111,074,178	\$109,367,678	\$2,187,354
Feb-26						
Mar-26						
Apr-26						
May-26						
Jun-26						
THRU JAN 26	721	376	345	\$1,440,093,885	\$1,406,219,600	\$28,124,392
Average	103	54	49	\$205,727,698	\$200,888,514	\$4,017,770
Low	65	37	28	\$111,074,178	\$109,367,678	\$2,187,354
High	123	68	77	\$380,274,007	\$370,305,507	\$7,406,110

FISCAL YEAR TRANSFER REVENUE COMPARE 2022 - 2026

