

AGENDA
Nantucket Land Bank Commission
Regular Meeting of August 11, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/88607881548?pwd=lxGwESbablL2P0EYEapPgrfvRZ0c98.1>

Webinar ID: 886 0788 1548

Passcode: 102108

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. 41 Milestone Road – Milestone Stables Discussion
 - b. 7 & 9 W. Sankaty Road and 31B & 31C New Street/Field of Dreams – Park Discussion
 - c. 8 Wesco Place/Lily Pond Park – Contract Award
4. REGULAR BUSINESS
 - a. Community Preservation Committee – Land Bank Representative Appointment
5. LONG-RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of July 28, 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 7/28/26.

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

From: [Jim McIntosh](#)
To: [Susan Campese](#)
Subject: Re: Public / Private Land Hindsel
Date: Wednesday, July 29, 2026 1:18:24 PM

To Whom it may Concern,

July 29, 2026

I do hope that the Land Bank can see through this and Not give an any term lease to a private developer that has only his clientele ias his privy. We had an issue just like this many years ago on Primrose In. Where as a private developer bought 4 acres of land and was going to build a squash court and other amenities. That's the very end. He said it is also open to NANTUCKET residence. Luckily the Town saw through that Smoke screen and it was denied after many Loacl families hired their own lawyer and fought this tooth in nail. I do truly hope that the Land Bank can see through this and not approve this Land deal. Neil Patterson is 100% correct. Respectfully yours Jim McIntosh.

From: [Bill Grieder](#)
To: [Rachael Freeman](#)
Cc: [Susan Campese](#)
Subject: Proposed license of Land Bank parcel off Milestone Road
Date: Wednesday, July 29, 2026 1:26:40 PM

Dear Land Bank Commissioners,

Please accept this correspondence ahead of your upcoming meeting regarding the proposed long-term ground lease or license of the 28+ acre Land Bank parcel off Milestone Road.

My wife and I recently learned that developer Alan Worden is seeking access to this public land to supplement a proposed health club project on Old South Road, with the intent of establishing a year-round community equestrian program. We are writing to express our strong opposition to this request.

We respectfully urge the Commissioners to reject this proposal based on the following critical concerns:

- **Violation of Core Charter:** Established in 1983 as a pioneering public entity, the Nantucket Land Bank operates under a strict legal mandate to acquire, hold, and manage open spaces, agricultural lands, and endangered landscapes for authentic public conservation and enjoyment.
- **Privatization of Public Assets:** Permitting a private or public-private entity to assume control of public property sets a highly dangerous precedent for the island's protected lands.
- **Restricted and Inequitable Access:** Allowing private management to control public land and charge fees for its utilization directly contradicts the definition of genuine, unrestricted public access.

Public land must remain entirely within the public trust. It should never be leveraged to subsidize, supplement, or benefit adjacent private developments.

Thank you for your time, careful consideration, and your continued, vital stewardship of Nantucket's irreplaceable open spaces.

Sincerely,

Bill and Kathy Grieder

Sincerely,

Bill and Kathy Grieder
10 F Street
Nantucket, MA 02554

From: [Jocelyn Urban](#)
To: [Susan Campese](#)
Subject: Milestone Stables
Date: Thursday, July 30, 2026 8:31:28 AM

Dear Sirs:

I am reading with interest the proposal for Milestone Stables. Having had experience with horses on Nantucket and having been a lifelong rider/trainer/horse farm owner and married to an equine veterinarian, I have the following questions for Mr. Worden.

How much experience does Mr. Worden have with horses?

What knowledgeable equestrian expert is advising him on this project?

Is he aware that there is no equine vet or farrier on the island? Emergencies, other than perhaps sewing up a laceration, cannot be handled by OffShore Clinic. They don't have the equipment, medications or personnel necessary to adequately respond to an equine emergency, let alone diagnosing an illness or lameness. If a horse needs emergency colic surgery, what happens?

Building the facility is one thing, and perhaps the least expensive. Caring for the horses, even on a basic level, will be the greatest cost. Does he know that, last time I checked, hay on Nantucket was \$25 per bale? A horse eats approximately one bale each day. Then there is grain, supplements, bedding, staff, veterinary, etc.

Where will the horses come from? What happens to them if they don't work out? What happens to them if they are lame and unserviceable? Does Mr. Worden know that horses in work usually need shoes? On Nantucket many people use rubber boots to protect their feet but it doesn't work well for some horses. Where will he find knowledgeable staff to care for the animals? One of the most difficult things to find in any area is a good barn/horse manager.

Then there is insurance. Farm insurance, (care, custody and control) is essential. Horses can injure people, sometimes very badly, especially with the untrained public. Can the Land Bank afford a lawsuit?

I could go on and on and would be happy to discuss this with you. I don't want to be just a negative here but so far all I have read is about building the facility and the intentions to keep horses there.

It all sounds great, an equestrian facility that everyone can use. Non profit - who will fund this?? I have seen this tried in many housing communities where they have land set aside for horses, they build a barn, they hire a farm manager. It is usually Ok for a little while but they eventually are phased out. It is just not viable.

I would love to see more horses on Nantucket. But it is difficult to keep horses here for all the reasons I have described. Many people used to bring horses here for the summer and will no longer bring them. No vet, farrier and fear of sand colic keeps them away.

I hope Mr. Worden will consider all of this - he is dealing with more than just buildings and developing real estate. If he has no experience owning and managing horses then he is out of

his league. The complexities are enormous. And if it all goes south the horses are the ones who will suffer.

Thank you for your time.

Sincerely,

Jocelyn Urban

860-488-4574

From: [George Ellis](#)
To: [Marian Wilson](#)
Subject: Allen Reinhard
Date: Wednesday, July 29, 2026 7:21:54 PM

Allen,

I strongly oppose leasing land bank property for horse trails. Leasing the land bank property will only enrich the developers of Valeros Property.

Dog parks, playgrounds, athletic facilities and now horse parks. Please don't abandon your conservation roots.

George

George Ellis

14 New Mill Street

Nantucket

“People adapt and reconstruct themselves, faced with the challenges and vicissitudes of life.”

Oliver Sacks

An Anthropologist on Mars

Leasing land

From Ackapple <ackapple@comcast.net>

Date Sat 8/1/2026 10:11 AM

To Rachael Freeman <rffreeman@nantucketlandbank.org>

To the Nantucket Land Bank Commissioners,

My family has called Nantucket home for generations. I was born here. My parents were born here. I can trace Nantucket roots back at least 8 generations on my Larrabee side.

I have spent most of my life walking these moors, beaches, and conservation lands. I have watched this island change year after year and decade after decade.

I have also watched acre after acre disappear to development.

We cannot change the decisions of the past, but we are responsible for the decisions we make today.

That is why I am deeply concerned by the idea of giving up any portion of protected Land Bank property, especially land that already supports rare or endangered species.

I understand there has been discussion of setting aside other land to offset the loss. But I struggle to understand that reasoning.

How can setting aside different land somewhere else be considered an equal replacement for habitat that is already functioning as intended?

There is no guarantee that rare or endangered species will ever establish themselves there. There is no guarantee the habitat will develop in the same way. There is no guarantee it will ever replace what already exists.

Why would we knowingly risk losing habitat that has already proven its value in exchange for the hope that another piece of land might someday do the same?

The Land Bank was created to protect Nantucket's most valuable natural resources for future generations. That responsibility deserves extraordinary caution, not calculated risks with irreplaceable habitat.

Please help the public understand why this is the better choice. Many of us simply do not see how exchanging certainty for possibility serves the mission of conservation.

Our children and grandchildren cannot create more Nantucket. They will inherit only the choices we make today.

Patricia McGrady

41 Milestone

From shawn cabral <cabral614@gmail.com>

Date Thu 7/30/2026 12:33 PM

To Rachael Freeman <rffreeman@nantucketlandbank.org>

Dear Nantucket Land Bank, Chair Jelleme and Members of the Commission,

I am writing as a user of the Land Bank property at 41 Milestone Road to ask that the Commission decline to pursue a long-term ground lease or license of that parcel for the proposed Milestone Stables equestrian program.

Let me say first that I have no objection to an equestrian program on Nantucket. I grew up on South Shore Rd where there have always been numerous stables and I understand the need they fill. My concern is entirely about this parcel.

I have walked and biked these trails hundreds of times. They are my route to the moors and, from there, to Polpis, Sconset, and beyond — a connection that would be difficult to replace. This property is not a destination, it is a link. It is a portion of the Cross-Island Hike that carries us between Old South Road and Milestone Road, two of the busiest roads on the island, without ever feeling as if we are in one of the busiest sections of the island. It is currently home to a genuine habitat — quiet, wooded, alive. That transition is rare on Nantucket, and it is rarer still in mid-island, where the people who most need a place to walk actually live.

The Land Bank itself hosts the annual Cross-Island Hike. This parcel is part of what makes that hike possible.

I would also note that this property already fulfills the Land Bank's mission in the plainest possible way. It is open, it is free, it requires no membership, no registration, and no scheduling. It is used daily by walkers, runners, dog walkers, and families, year-round, at no cost to the Land Bank. A facility on this site would replace an unrestricted public resource with a programmed one — and even the most generous public-access agreement is a narrower thing than an open trail. Fenced pasture, livestock, structures, and an access road are not compatible with the experience this land currently provides.

I was encouraged to read that several commissioners raised these same concerns at the July 28 meeting, along with the priority habitat designation and the substantial off-site mitigation that would be required. I hope the Commission will treat those as the answer rather than as obstacles to be worked around.

I respectfully ask that the Commission decline to authorize further due diligence on 41 Milestone Road and instead keep this property in its current condition, open and undeveloped, for the residents who use it every day.

Thank you for your service and for your stewardship of these lands.

Sincerely,

Shawn Cabral
8 South Shore Rd

From: [Karine Alexander](#)
To: [Susan Campese](#); [Karine Alexander](#)
Subject: Land Bank property along Tawpoot Road
Date: Thursday, August 6, 2026 12:08:53 PM

Dear Land Bank,

Our front door opens up to Land Bank property (between Valero on Old South Road and Tawpoot Road). It is out of this front door that our 90 pound golden retriever would love to usher us out and guide us on our daily walks through the maze of trails. Sometimes we would take the trail that would lead us to the labyrinth, or the community gardens, but his favorite was the coast-to-coast trail to the Hinsdale playground where his little kid friends would love to give him pets and all kinds of attention. These trails were not only his favorite to walk, but they made him curious. What was this deer in the path - they would just stare at each other for a short time. Or he'd be curious about the sounds of all kinds of birds depending on the season. Butterflies would land on the back of our fluffy dog, and sometimes so would ticks. But the one thing he loved was running into his favorite neighbors also walking their dogs, or walking their kids. And we could always count on running into someone and catching up on neighborhood happenings. After all, this Land Bank property is a refuge for our neighborhood that pulses its quiet and stillness for all to enjoy. It is an open space that feels safe from the busy Milestone road, and pure enough to welcome many creatures big and small. This Land Bank property is well used and well loved. It is exactly what the Land Bank was designed to do - acquire and maintain land for public enjoyment of natural open-space. We, the neighbors who frequent this property most, bought in the Middle Moors to be surrounded by the woods and their magic. We don't need a contrived amusement park facade tearing up natural earth to plague it with buildings, roads, utilities, chemicals/manure, fencing, drainage, or other artificial edifices. It is already perfectly created land. Let it be said again and again, this is our one and only chance to protect this natural land, for once we destroy it, we cannot bring back.

Respectfully submitted,
Karine Alexander
29 Sesapana Road

Denis H. Gazaille

24 Sesapana Road
Nantucket, MA 02554
Telephone 508-228-6131
Email: dgazaille@aol.com

August 7, 2026

Nantucket Islands Land Bank
22 Broad Street
Nantucket, MA 02554
(Sent via email to director@nantucketlandbank.org)

Land Bank Commissioners,

I am writing in opposition to the proposal by the Hensdale Club to acquire the Land Bank property at 41 Milestone Road.

As you are aware, one of the purposes of the Land Bank, as expressed in the Act which created the Land Bank, is to retain any real property in it's natural, scenic or open condition. By combining this property with the nearby Hinsdale Park & Discovery Playground you have accomplished that goal with these properties. I base this on the number of families which enjoy this property on a year-round basis.

If you approve the Hensdale Club proposal, this land will be forever altered and in the long term most likely be used seasonally by only a few select people.

As I stated earlier, I am writing in opposition to this proposal and I urge the Commissioners to reject it.

Yours truly,



Denis H. Gazaille

Petition to the Land Bank re: Holdgate Trails # 2

We, the undersigned, do hereby petition the Land Bank to reject the proposal to build a public equestrian center off Milestone Road. We believe that property, which we will refer to as Holdgate Trails, is currently utilized by many people on a daily basis year round.

Activities include walking, biking, hiking, running and exploring with camp counselors and parents. Keep in mind this also serves as a portion of the Coast to Coast Trail series that is increasingly popular each year. We don't believe it could be simply relocated and preserve the continuity of the Trail

It's proximity to Hinsdale Park, a wonderful Land Bank property, and the community garden make it perfect for islanders and guests to utilize in conjunction with other activities. Many of the children utilizing Hinsdale Park can be found bicycling on the trails. It is also not uncommon to see parents with children, even those in strollers, making use of the trails as well.

Many of the residents who live nearby can be seen frequenting the trails two or more times a day. There is also ample parking for visitors from other areas of the island to come and utilize these trails. One islander who lives close by called the network of trails "my giant labyrinth". This parcel of land provides a quiet, scenic, comfortable place to relax the mind or exercise the body. All of this can be done at no cost whereas we feel confident that would not be the case with the Public Equestrian Center.

We believe the proposed Public Equestrian Center would be used by very few year round residents compared to the current level of utilization of Holdgate Trails. The result would be taking a 'facility' away from the many to provide for the desire of the few.

We have not heard many, if any, requests from family and friends for an Equestrian Center. Although only anecdotal data, it would appear to support our concerns.

Date August 4 - 2026

<u>Print Name</u>	<u>Signature</u>
1. <u>Skip Ahneman</u>	<u>CN ORIGINAL</u>
2. <u>LuLu Ahneman</u>	<u>ON ORIGINAL</u>
3. <u>Genevieve Atwood</u>	<u>G. Atwood</u>
4. <u>Charlie Baisley</u>	<u>Charles Baisley</u>
5. <u>James M. Baisley Jr</u>	<u>James M. Baisley Jr.</u>
6. <u>John Goldman</u>	<u>John Goldman</u>
7. <u>Margaret Goldman</u>	<u>Margaret B. Goldman</u>

8. ~~John B. Dinkley~~
9. ~~DEMIS GAZARIEF~~
10. ~~STEVE CAETAR~~
11. Karine Alexander
12. Lukas Alexander
13. Erik Alexander
14. Judy Dey
15. ~~Carol L. Coffin~~
16. ~~Bernard L. Coffin~~
17. Anne Lanman
18. ~~VAUGHAN MACHADO~~
19. Christopher Vallett
20. ~~MICHAEL H. Cicchetti~~
21. Dianne Cicchetti
22. Kara Anderson
23. ~~Quinn Murphy~~
24. ~~David Anderson~~
25. ~~Steve Borkis~~
26. ~~Tom Borkis~~
27. ~~Casey Borkis~~
28. Elizabeth Thompson
29. ~~Felisa Simon~~
30. Melinda Vallett
31. Jeff McWilliams

- John B. Dinkley
- Ditzgille
- soy
- Kaler
- Huber
- Huber
- Shaw Henderson
- Carol L. Coffin
- Bernard L. Coffin
- Al
- Vaughan Machado
- C. Vallett
- Charles H. Leach
- Dianne M. Cicchetti
- Kara Anderson
- Quinn Murphy
- Steve Borkis
- Steve Borkis
- Casey Borkis
- Elizabeth Thompson
- Felisa Simon
- M. Vallett
- J. McWilliams

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32. Nancy Lindsay
33. RONALD LINDSAY
34. MAIRI LINDSAY
35. Channing Lefebvre
36. Kevin P Surprenant
37. Stephen Amos
38. Carol Cook
39. TED KING

Tony S. King
Carol Cook
Channing Lefebvre
Kevin P Surprenant
Stephen Amos
Carol Cook
Ted King

39. Landida King

40. Robert King

41. Cynthia Field

42. *M. Guitto*

43. KATHRYN BRADLEY

44. Allen Bell

45. Ann Bell

46. _____

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61. _____

62. _____

Camoluski Ken
B. 10/10/88

Bobt Ki

CYNTHIA ARNOLD

MARCUS GOULDING

Allen B.

Ann Bull

BIDDER	Bid Response Forms	Certs. for Public Contracts	Corp. Authority or LLC Cert.	5% Bid Deposit	Stmt. of Quals. & References	Signature page of Agreement	Signed Addenda	Bid Price
SumCo Eco-Contracting, LLC	Y	Y	Y	Y	Y	Y	Y	\$ 6,644,100.00
Robert B. Our Co., Inc.	Y	Y	Y	Y	Y	Y	Y	\$ 7,319,298.99
Lucianos Excavation, Inc.	Y	Y	Y	Y	Y	Y	Y	\$ 7,396,400.00
WES Construction Corp.	Y	Y	Y	Y	Y	Y	Y	\$ 8,980,000.00
Northern Construction Service LLC	Y	Y	Y	Y	Y	Y	Y	\$ 10,486,500.00

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of August 11, 2026

1. July 2026 Transfers – Record Nos. 48752 through 48823

a. Current “M” Exemptions and Lien:

No. 48787 The Leite Family Revocable Trust

b. Current “O” Exemption and Liens:

No. 48769 Alison Stravato and Richard Stravato

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48752	7/1/2026	0067	203	MIACOMET AV, 45	TMNC MEGHAN M BROWER	BROWERS	-1	0	0	0	0.34	\$0.00	\$0.00	D
48753	7/1/2026	0067	4414	AMELIA DR, 16 D	ALESIA J HAMIDEH REV	HAMIDEH	0	0	0	-1	0.00	\$0.00	\$0.00	D
48754	7/1/2026	7613	076	ARLINGTON ST, 12	INGRID A CHRISTNER L	CHRISTNER	-1	0	0	0	0.18	\$0.00	\$0.00	D
48755	7/1/2026	4233	371	MILK ST, 24	24 MILK STREET LLC	CEDAR & STONE HS LLC	-1	0	0	0	0.11	\$2,985,000.00	\$59,700.00	
48756	7/1/2026	0041	3801+	WYERS WY	THANK YOU ALINE HOME	THE CEYLON ELVES LLC	0	0	-1	0	0.09	\$0.00	\$0.00	D
48757	7/2/2026	0067	002	PHEASANT DR, 1	HALLAM	HALLAM, EST OF KERRY	-1	0	0	0	0.20	\$0.00	\$0.00	E
48758	7/2/2026	5541	066	PINE ST, 33	ACK PEARL LLC	SORIANO	-1	0	0	0	0.09	\$3,500,000.00	\$70,000.00	
48759	7/2/2026	4214	019	EASTON ST, 36	EPOQUE ACK MA LLC	JFM CACIQUE LLC	-1	0	0	0	0.32	\$25,000,000.00	\$500,000.00	
48760	7/2/2026	5514	014	WASHINGTON ST, 121	THOMAS A KERSHAW TRU	KERSHAW	-1	0	0	0	0.06	\$0.00	\$0.00	D
48761	7/2/2026	0041	043	SARATOGA LN, 1	1 SARATOGA LLC	GERTRUDE E DE LA OSA	-1	0	0	0	0.23	\$3,250,000.00	\$65,000.00	
48762	7/6/2026	0017	004	COATUE, LOT 11	MCCOY	MURRAY	-1	0	0	0	1.50	\$0.00	\$0.00	C
48763	7/6/2026	4231	213	MAIN ST, 23	MURRAY	MURRAY	0	-1	0	0	0.04	\$0.00	\$0.00	C
48764	7/7/2026	0056	1044	BITTERSWEET LN, 6	6 BITTERSWEET LANE L	SOMERSET NOMINEE TRU	0	0	-1	0	0.47	\$1,525,000.00	\$30,500.00	
48765	7/7/2026	0056	189	DUKES RD, 30	BAILEY PARK HOLDINGS	WEBB	-1	0	0	0	1.06	\$3,325,000.00	\$66,500.00	
48766	7/8/2026	4244	031	W CHESTER ST, 25	WHIRLIGIG LLC	WHIRLIGIG LLC	-1	0	0	0	0.25	\$0.00	\$0.00	D
48767	7/8/2026	0066	389	APPLETON RD, 3	MAY JR/CORDOVA	3 APPLETON ROAD LLC	-1	0	0	0	0.24	\$1,600,000.00	\$32,000.00	
48768	7/8/2026	0071	019	LONGWOOD DR, 14	JAMES M MCANDREW REV	MCANDREW	-1	0	0	0	2.75	\$0.00	\$0.00	D
48769	7/8/2026	0079	1111	WEBSTER RD, 1	STRAVATO	MULCAHY	-1	0	0	0	0.62	\$854,171.00	\$0.00	O
48770	7/9/2026	0071	009	LYONS LN, 26	BUBKIT REALTY TRUST	VAZIRANI	-1	0	0	0	1.80	\$0.00	\$0.00	D
48771	7/9/2026	4223	031	FAYETTE ST, 4	KUEHN NANTUCKET LLC	KUEHN NANTUCKET, LLC	-1	0	0	0	0.16	\$0.00	\$0.00	D
48772	7/9/2026	0041	4061	MEADOW LN, 15	15 MEADOW LANE ACK L	VIGNEAU	-1	0	0	0	0.55	\$3,305,000.00	\$66,100.00	
48773	7/9/2026	0067	910-	HOOPER FARM RD, 72	THE 13 GRAY AVENUE A	MARTUCCI	0	0	-1	0	0.09	\$0.00	\$0.00	I
48774	7/10/2026	0069	296+	SUN ISLAND RD, 11,13	BLUEWATER GLYN'S MAR	LCDJAP LLC	0	-1	0	0	0.91	\$3,080,800.00	\$61,616.00	
48775	7/10/2026	0056	1042	BITTERSWEET LN, 2	FIUMARA	SEA HERO LLC	-1	0	0	0	0.46	\$0.00	\$0.00	B
48776	7/13/2026	0087	111	NONANTUM AV, 5	LUCKY RIVER LLC	SHACKVIEW LLC	0	0	-1	0	0.51	\$3,490,000.00	\$69,800.00	
48777	7/14/2026	0066	308	TOPPING LIFT RD, 6	JODY V NEWMAN LIVING	NEWMAN	-1	0	0	0	0.50	\$0.00	\$0.00	D
48778	7/14/2026	4241	752	SWAIN ST, 15	CUNNINGHAM	DONNA ANN BARTLETT F	0	0	0	-1	0.00	\$4,000.00	\$80.00	
48779	7/14/2026	0033	014	EEL POINT RD, 127	JEFFREY W WEINSTEIN	WEINSTEIN	-1	0	0	0	3.76	\$0.00	\$0.00	D
48780	7/14/2026	4241	113	DOLPHIN CT, 6	RAIS LIVING TRUST	LEDOLPHIN TRUST	-1	0	0	0	0.12	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48781	7/14/2026	0067	808	FOX GRAPE LN, 6	GESNER FAMILY REVOCA	GESNER	-1	0	0	0	0.18	\$0.00	\$0.00	D
48782	7/14/2026	4234	056	CROWN CT, 4	FOUR SQUARE FEET LLC	4 CROWN COURT REALTY	-1	0	0	0	0.12	\$5,150,000.00	\$103,000.00	
48783	7/15/2026	0082	073	DAVIS LN, 7	SEVEN DAVIS LANE LLC	SEVEN DAVIS LANE NOM	-1	0	0	0	0.71	\$0.00	\$0.00	I
48784	7/16/2026	0069	023	HINSDALE RD, 89	JAW TRUST	MCCRAE	-1	0	0	0	0.91	\$0.00	\$0.00	D
48785	7/16/2026	0924	125	SURREY AV, 5	ARLEDGE	OUR FAMILY TIES LLC	-1	0	0	0	1.76	\$6,695,000.00	\$133,900.00	
48786	7/17/2026	0068	869	GOLDENROD CT, 2	DEMERS	NANTUCKET PROPERTY O	-1	0	0	0	0.11	\$2,535,000.00	\$50,700.00	
48787	7/17/2026	6012	065	H ST, 1	LEITE FAMILY REVOCAB	FRAKER	-1	0	0	0	0.14	\$2,050,000.00	\$13,000.00	M
48788	7/17/2026	0059	041	MADAKET RD, 223	MADIGAN FAMILY TRUST	MADIGAN	-1	0	0	0	0.56	\$0.00	\$0.00	D
48789	7/17/2026	0054	2935	CATHCART RD, 8	LITTLE BELL LLC	CAMPANELLA	-1	0	0	0	1.65	\$0.00	\$0.00	I
48790	7/17/2026	7332	057	MOREY LN, 47	STEPHANIE R WALTRIP	WSW LAND TRUST	-1	0	0	0	0.22	\$3,500,000.00	\$70,000.00	
48791	7/17/2026	0079	129	POCHICK AV, 56	56 POCHICK AVENUE RE	VACANTI/TREACY	-1	0	0	0	1.24	\$0.00	\$0.00	D
48792	7/20/2026	5514	026	YORK ST, 7	ATSIKNOUDAS	ATSIKNOUDAS	-1	0	0	0	0.07	\$0.00	\$0.00	C
48793	7/20/2026	0038	057	MADAKET RD, 198	NEWHOUSE/SPRIGGS	NEWHOUSE FAMILY IRRE	-1	0	0	0	2.03	\$0.00	\$0.00	D
48794	7/20/2026	0038	057	MADAKET RD, 198	NEWHOUSE, II	SPRIGGS/NEWHOUSE	-1	0	0	0	2.03	\$0.00	\$0.00	C
48795	7/20/2026	0065	004	HUMMOCK POND RD, 141	MOLLY HARDING REVOCA	MANNING/HARDY	-1	0	0	0	1.84	\$0.00	\$0.00	D
48796	7/20/2026	0073	083	MANATOOK WY, 5	ROBERT J BECHTOLD RE	BECHTOLD	-1	0	0	0	0.57	\$0.00	\$0.00	D
48797	7/20/2026	6021	035	MADAKET RD, 321	MARVELOUS MADAKET LL	MCGEOGHEGAN	-1	0	0	0	0.38	\$2,975,000.00	\$59,500.00	
48798	7/21/2026	4241	732	SWAIN ST, 15, A 2	FARRINGTON	FARRINGTON TRUST	0	0	0	-1	0.00	\$0.00	\$0.00	E
48799	7/21/2026	0055	239	FIRST WY, 9	CISCO BEACH COTTAGE	ROSS	-1	0	0	0	0.23	\$0.00	\$0.00	D
48800	7/22/2026	0063	031	SHEEP POND RD, 22	SHEMONSKY/SPAR	MALONEY/CUTLER	-1	0	0	0	0.92	\$2,075,000.00	\$41,500.00	
48801	7/22/2026	0067	767-	ELI PL, 2	2 ELI PLACE REALTY	REINEMO	-1	0	0	0	0.23	\$0.00	\$0.00	D
48802	7/22/2026	0067	767-	ELI PL, 2	2 ELI PLACE REALTY T	JULIE E REINEMO TRUS	-1	0	0	0	0.23	\$0.00	\$0.00	D
48803	7/22/2026	0067	767-	ELI PL, 2	2 ELI PLACE REALTY T	REINEMO	0	0	-1	0	0.22	\$0.00	\$0.00	D
48804	7/23/2026	7332	007	MCKINLEY AV, 17	DEWEY	RAMAPO-MCKINLEY PERS	-1	0	0	0	0.36	\$0.00	\$0.00	E
48805	7/23/2026	7332	007	MCKINLEY AV, 17	TINKER MELVILLE LLC	RAMAPO-MCKINLEY NOMI	-1	0	0	0	0.36	\$0.00	\$0.00	I
48806	7/24/2026	0076	044	FLINTLOCK RD, 14	RAST LLC	PETRICARI	-1	0	0	0	1.10	\$2,625,000.00	\$52,500.00	
48807	7/24/2026	0055	9191	RED MILL LN, 4	4 RED MILL LANE LLC	HARRINGTON	-1	0	0	0	0.15	\$5,862,000.00	\$117,240.00	
48808	7/24/2026	0594	115	LONG POND DR, 40	SEC&B LLC	TELLEPSSEN	-1	0	0	0	0.47	\$0.00	\$0.00	I
48809	7/24/2026	0041	453	N LIBERTY ST, 27	SYRACUSE	27 NORTH LIBERTY STR	-1	0	0	0	0.24	\$4,475,000.00	\$89,500.00	
48810	7/27/2026	0067	767	ELI PL, 2	2 ELI PLACE LLC	2 ELI PLACE REALTY T	-1	0	0	0	0.23	\$3,000,000.00	\$60,000.00	
48811	7/27/2026	5544	071	NEW MILL ST, 9	HARRIS E STONE FAMIL	ESTA-LEE F STONE FAM	-1	0	0	0	0.12	\$0.00	\$0.00	D
48812	7/27/2026	0040	114	CAPAUM POND RD, 6	HOME AGAIN 6 LLC	CARTER	-1	0	0	0	2.20	\$0.00	\$0.00	I

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48813	7/28/2026	0080	025	PEQUOT ST, 14	SURFSIDE BLUE CHIP L	SURFSIDE BLUE CHIP L	-1	0	0	0	1.24	\$0.00	\$0.00	D
48814	7/29/2026	0041	459	DUKES RD, 31	BARRETT FAMILY REVOC	TAKE5 ACK LLC	-1	0	0	0	4.88	\$0.00	\$0.00	D
48815	7/29/2026	4241	735	SWAIN ST, 15, A5	CHRISTIAN/REID	LEFERRIERE	0	0	0	-1	0.00	\$1,000.00	\$20.00	
48816	7/30/2026	0041	511	VESTAL ST, 42	AND THEY'RE OFF LLC	COHEN/SLAWSON	-1	0	0	0	0.13	\$2,725,000.00	\$54,500.00	
48817	7/30/2026	0055	5658	MAMACK LN, 6	JOHN S M KARNASH REV	KARNASH	-1	0	0	0	0.09	\$0.00	\$0.00	D
48818	7/31/2026	5514	722	MARINER WY, 6	DITCH INVESTMENTS LL	DOHERTY ACK LLC	-1	0	0	0	0.15	\$5,250,000.00	\$105,000.00	
48819	7/31/2026	4234	140	LIBERTY ST, 23	23 LIBERTY STREET LL	BARBARA BERNSTEIN IR	-1	0	0	0	0.12	\$4,200,000.00	\$84,000.00	
48820	7/31/2026	0056	3211	MT VERNON ST, 8	JULIE KAUFMAN TRUST	KAUFMAN	-1	0	0	0	0.06	\$0.00	\$0.00	D
48821	7/31/2026	0068	453-	MILESTONE CROSSING 7	RAITH	RAITH	0	0	-1	0	0.46	\$0.00	\$0.00	C
48822	7/31/2026	0030	146	GRANT AV, 6	CONSTABLE	BARTLETT	-1	0	0	0	0.16	\$0.00	\$0.00	C
48823	7/31/2026	0087	511	NONANTUM AV, 27	GIARDINI	NONANTUM 25 LLC	0	0	-1	0	1.09	\$12,900,000.00	\$258,000.00	
GRAND TOTALS							-59		-7			\$117,936,971.00		
								-2		-4	47.37		\$2,313,656.00	

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 JUL 25	583	361	222	\$667,910,218	\$611,600,848	\$12,225,017
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						
Sep-26						
Oct-26						
Nov-26						
Dec-26						
THRU JUL 26	517	346	171	\$611,513,817	\$593,609,975	\$11,886,100
Average	74	49	24	\$87,359,117	\$84,801,425	\$1,698,014
Low	65	37	16	\$39,603,500	\$33,604,500	\$672,090
High	85	61	28	\$117,936,971	\$115,682,800	\$2,313,656

