

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of December 14, 2021  
Remote Participation via Zoom (see below\*)

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. GOLF BUSINESS
  - a. Award Golf Management Contract
  - b. Proposed 2022 Golf Rates Review
  - c. Warrant Authorization – Return of Golf Management Reserve
3. PROPERTY MANAGEMENT
  - a. Lily Pond Wedding Ceremony – Request (12/24/21)
  - b. Director of Property Management – Building Maintenance
  - c. 44 Washington Street – Property Planning Discussion
  - d. 65 & 67 Easton Street – Property Planning Discussion
4. TRANSFER BUSINESS
  - a. Current “M” Exemptions
  - b. Current “O” Exemptions
  - c. “M” Exemption Update – Lien Extension Agreement
5. APPROVAL OF MINUTES
  - a. Regular Meeting of November 23, 2021
6. FINANCIAL BUSINESS
  - a. Monthly Transfer Statistics
  - b. Warrant Authorization – Cash Disbursement
  - c. Warrant Authorization – 2009A Semi-Annual Bond Payment
  - d. Warrant Authorization – Note #38 Larrabee
  - e. Donation Acceptance – Fischer Family
  - f. Donation Acceptance – The Ruth Stanton Foundation
7. REGULAR BUSINESS
  - a. Annual “M” Exemption Amount – Adoption
  - b. 2022 Meeting Schedule

B. EXECUTIVE SESSION: *The Executive Session is for Purpose 6 [G.L. c. 30A, 21(a)(6)]. The particular transactions and parcels of real estate are not identified since disclosure of the property information may have a detrimental impact on the Land Bank's negotiating position with one or more third parties. The Commission will not reconvene in open session at the conclusion of executive session.*

1. Approval of Executive Session Minutes
2. Real Estate Acquisition

C. ADJOURNMENT

\*Join Zoom Meeting

<https://us06web.zoom.us/j/86277302872?pwd=RWgyQ20vcDVYckVRWEyMUdUVXIxUT09>

Meeting ID: 862 7730 2872

Passcode: 891746

One tap mobile

+16465588656,,86277302872#,,,,\*891746# US (New York)

+13017158592,,86277302872#,,,,\*891746# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

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**MGC Golf Rates**

	2020	2021	2022
Winter Membership (Oct - May)	\$700	\$750	\$800
Resident Discount Card (May - Oct)	\$100	\$100	\$100
Vacation Card (5 - 18 Hole Rounds)	\$600	\$600	\$0
18 Hole Resident Greens Fees	\$100	\$100	\$120
9 Hole Resident Greens Fees	\$70	\$70	\$80
18 Hole Greens Fees	\$160	\$160	\$200
9 Hole Greens Fees	\$105	\$105	\$135
18 Hole Package	\$200	\$200	\$225
9 Hole Package	\$135	\$135	\$155
Group Outing Flat Rate	N/A	\$215	\$250
Twilight Golf (after 5pm)	\$70	\$70	\$80
Range Balls - Small Bucket	\$6	\$6	\$8
Range Balls - Medium Bucket	\$11	\$11	\$13
Range Balls - Large Bucket	\$16	\$16	\$18

**MGC Rentals - Cars, Cart & Clubs**

	2020	2021	2022
18 Hole Car Rental	\$30 per person	\$30 per person	\$30 per person
9 Hole Car Rental	\$20 per person	\$20 per person	\$20 per person
Pull Cart	\$15	\$15	\$17
18 Hole Club Rental	\$65	\$65	\$75
9 Hole Club Rental	\$45	\$45	\$55

**MGC Membership Dues**

Member Type	2020	2021	2022
Single Charter	\$800	\$800	\$800
Family Charter	\$1,500	\$1,500	\$1,500
Single Legacy	\$1,728	\$1,728	\$1,828
Family Legacy	\$3,217	\$3,217	\$3,317
Single Regular	\$3,320	\$3,320	\$3,465
Family Regular	\$6,130	\$6,130	\$6,313

**SGC Golf Rates**

	2020	2021	2022
MGC Member 9 Hole Greens Fee	N/A	N/A	\$20
MGC Member 18 Hole Greens Fee	N/A	N/A	\$30
Summer Membership (May-Oct)	\$750	\$800	\$800
18 Hole Greens Fees	\$65	\$70	\$70
9 Hole Greens Fees	\$45	\$50	\$50
Children's Rate - 9 holes	\$15	\$15	\$20

**SGC Rentals - Carts & Clubs**

	2020	2021	2021
Pull Carts	\$7	\$7	\$7
Club Rentals	\$20	\$25	\$25

TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of December 14, 2021

1. November 2021 Transfers – Record Nos. 43923 through 44052

a. Current “M” Exemptions and Liens:

No. 43927 Stephen Bowler and Mary Seidel Bowler  
No. 43967 Shawn Casey, Maximillian Hobson-Dupont, Jane Hobson-Dupont and Jack Hobson-Dupont  
No. 43968 Jason A. Gauvin and Cynthia K. Nielsen

b. Current “O” Exemptions and Liens:

No. 44036 Eillen Taveras

2. Transfer Update:

a. Three -Year Domicile Non-Compliance – Request for Extension

No. 40322 Snezhana Ivanova

**Nantucket Islands Land Bank**

**Transfers by Month Report**

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43923	11/1/2021	0080	021	HOLLY ST, 8	BALTIC AVENUE LLC	MARTIN	-1	0	0	0	0.46	\$1,620,000.00	\$32,400.00	
43924	11/1/2021	0041	363	W CHESTER ST, 76	76 WEST CHESTER LLC	ALLISON MANKIVSKY TR	-1	0	0	0	0.46	\$4,605,000.00	\$92,100.00	
43925	11/1/2021	0029	072	HULBERT AV, 32	32 HULBERT TRUST	32 HULBERT AVENUE RE	-1	0	0	0	0.50	\$9,100,000.00	\$182,000.00	
43926	11/1/2021	0041	270	POWDERHOUSE LN, 3	3 POWDERHOUSE LANE L	MELVILLE	-1	0	0	0	0.33	\$2,437,500.00	\$48,750.00	
43927	11/1/2021	0055	082	WAYDALE RD, 6	BOWLER	BOWLER	-1	0	0	0	0.33	\$1,210,000.00	\$0.00	M
43928	11/1/2021	0071	134	LONGWOOD DR, 2B	ISLANDLIVING LLC	ANNE H WARNER NOMINE	0	0	-1	0	2.84	\$1,310,000.00	\$26,200.00	
43929	11/1/2021	7341	032	NORTH RD, 2	WURTS/SILVA	LANGHAMMER, III	-1	0	0	0	0.22	\$1,700,000.00	\$34,000.00	
43930	11/1/2021	0041	299	ACKERMUCK WY, 6	HACK INVESTMENT GROU	MORTON	-1	0	0	0	0.64	\$4,895,000.00	\$97,900.00	
43931	11/1/2021	0054	086	BREWSTER RD, 35	BREWSTER35 LLC	35BREWSTER LLC	-1	0	0	0	0.65	\$2,250,000.00	\$45,000.00	
43932	11/1/2021	0068	7702	DAFFODIL LN, 10B	10 DAFFODIL LANE COO	10 DAFFODIL LANE COO	-1	0	0	0	0.08	\$0.00	\$0.00	C
43933	11/1/2021	0065	087	MIOXES WY, 4	LAJEUNESSE	BARTLETT FARM HOUSIN	-1	0	0	0	0.41	\$1,725,000.00	\$34,500.00	
43934	11/1/2021	0079	207	WOODLAND DR, 22	STUCKEY	GLOWACKI	-1	0	0	0	0.48	\$1,350,000.00	\$27,000.00	
43935	11/1/2021	0072	038	LYONS LN, 36	WARE	36 LYONS LANE LLC	-1	0	0	0	1.80	\$1,950,000.00	\$39,000.00	
43936	11/1/2021	4234	108	INDIA ST, 28	INDIA & ROSE TRUST	28 INDIA LLC	-1	0	0	0	0.61	\$4,750,000.00	\$95,000.00	
43937	11/2/2021	0015	050	WEETAMO RD, 5	REVOCABLE TRUST FBO	VANACORE	0	0	-1	0	1.04	\$4,300,000.00	\$86,000.00	
43938	11/2/2021	0066	337	REACHER LN, 2	RICE	MOLLOY	-1	0	0	0	0.38	\$1,783,000.00	\$35,660.00	
43939	11/2/2021	0068	615	GOLDFINCH DR, 38	GOLDFINCH NOMINEE TR	SUSAN J SCHMIDT REVO	-1	0	0	0	0.15	\$0.00	\$0.00	C
43940	11/2/2021	4241	090	N BEACH ST, 3	ANCHOR DOWN NANTUCKE	JMN REALTY HOLDINGS	-1	0	0	0	0.16	\$3,360,000.00	\$67,200.00	
43941	11/3/2021	0068	093	SESAPANA RD, 16	MOLLOY	NANCY S OLIVER TRUST	-1	0	0	0	0.80	\$1,980,000.00	\$39,600.00	
43942	11/3/2021	0055	7033	FREEDOM SQ, 3C	GRAY LLC	ALBERT F EGAN AND DO	0	0	0	-1	0.00	\$960,000.00	\$19,200.00	
43943	11/3/2021	0056	329	DUKES RD, 37	MACLELLAN	MACLELLAN	-1	0	0	0	0.47	\$0.00	\$0.00	K
43944	11/3/2021	0055	118	CATO LN, 27	27 CATO LANE LLC	STETSON	0	0	-1	0	0.51	\$1,250,000.00	\$25,000.00	
43945	11/4/2021	5541	183	PINE ST, 49	STUTZ/SPINELLI	TOSCA DRIVE LLC	-1	0	0	0	0.11	\$4,025,000.00	\$80,500.00	
43946	11/4/2021	4233	152-	MAIN ST, 105, LOT 1	KANS-ACK LLC	105 MAIN STREET NOMI	-1	0	0	0	0.15	\$4,500,000.00	\$90,000.00	
43947	11/4/2021	4233	152-	MAIN ST, 105, LOT 2	KANTUCKET LLC	105 MAIN STREET NOMI	-1	0	0	0	0.04	\$2,450,000.00	\$49,000.00	
43948	11/4/2021	0056	442	AURORA WY, 8	WINWOOD NANTUCKET LL	EIGHT AURORA WAY NOM	-1	0	0	0	0.16	\$2,920,000.00	\$58,400.00	
43949	11/4/2021	0026	050	BASSETT RD, 36	POWERS	BASSETT ROAD LLC	-1	0	0	0	0.41	\$3,847,500.00	\$76,950.00	
43950	11/4/2021	4232	115	DARLING ST, 12	GEAUX DAHLIN LLC	MARCIA P WELCH REVOC	-1	0	0	0	0.05	\$3,195,500.00	\$63,910.00	
43951	11/5/2021	0041	539	NEW LN, 6R	ANDRADE	CROWLEY REALTY TRUST	-1	0	0	0	0.12	\$2,537,500.00	\$50,750.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43952	11/5/2021	0079	172	MONOHANSETT RD, 7	JONES	SJONES REALTY TRUST	-1	0	0	0	2.37	\$0.00	\$0.00	D
43953	11/5/2021	4241	736	SWAIN ST, 15, A6	TADA	YOUNG	0	0	0	-1	0.00	\$4,700.00	\$94.00	
43954	11/5/2021	4241	764	SWAIN ST, 15, C4	ECKERT/REPACI	MAHONEY	0	0	0	-1	0.00	\$500.00	\$10.00	
43955	11/5/2021	4241	063	EASTON ST, 66	66 EASTON LLC	JKG NOMINEE TRUST	-1	0	0	0	0.13	\$2,587,500.00	\$51,750.00	
43956	11/5/2021	7342	118	KING ST, 40	DAVIS TRUST	WRIGHT	-1	0	0	0	0.12	\$2,195,000.00	\$43,900.00	
43957	11/5/2021	4243	103	LILY ST, 35	35 LILY STREET TRUST	WEST	-1	0	0	0	0.38	\$0.00	\$0.00	D
43958	11/5/2021	4243	103	LILY ST, 35	35 LILY STREET TRUST	35 LILY STREET TRUST	-1	0	0	0	0.38	\$0.00	\$0.00	D
43959	11/8/2021	4232	077	COFFIN ST, 12	MCCARTHY 2015 REVOCA	MCCARTHY NANTUCKET	-1	0	0	0	0.48	\$0.00	\$0.00	D
43960	11/8/2021	0054	101	KELLEY RD, 18	MYERS	MYERS	-1	0	0	0	0.60	\$0.00	\$0.00	K
43961	11/8/2021	4243	0993	ADJ TO #41094			0	0	0	-1	0.00	\$0.00	\$12,000.00	
43962	11/8/2021	5541	991	ATLANTIC AV, 3R	MOONGATE COTTAGE LLC	GUSTAVESON	-1	0	0	0	0.05	\$0.00	\$0.00	I
43963	11/8/2021	7313	079	FOLGERS CT, 5	DELGRECO	SCONSET HOLDINGS LLC	-1	0	0	0	0.03	\$0.00	\$0.00	J
43964	11/9/2021	0060	022	STARBUCK RD, 5	5 STARBUCK NOMINEE T	LANE/SINGER/TELLEPSE	-1	0	0	0	0.49	\$0.00	\$0.00	D
43965	11/9/2021	0060	022	STARBUCK RD, 5	5 STARBUCK NOMINEE T	5 STARBUCK NOMINEE T	-1	0	0	0	0.49	\$0.00	\$0.00	C
43966	11/9/2021	4232	184	ORANGE ST, 49	SPATOLA	GASPARI	-1	0	0	0	0.08	\$1,800,000.00	\$36,000.00	
43967	11/9/2021	0067	269	FIFTH WY, 3	CASEY/HOBSON-DUPONT	HALLAM,EST, KERRY	-1	0	0	0	0.19	\$1,060,000.00	\$10,600.00	M
43968	11/9/2021	0067	875	JEANS WY, 5	GOUVIN/NEILSEN	NORRIS	-1	0	0	0	0.13	\$1,300,000.00	\$9,000.00	M
43969	11/9/2021	0029	097	WALSH ST, 58	58 WALSH LLC	FOLBERTH FAMILY NOMI	0	0	-1	0	0.12	\$1,900,000.00	\$38,000.00	
43970	11/10/2021	0067	152	SURFSIDE RD, 36	36 SURFSIDE LLC	JEIS NANTUCKETREALTY	-1	0	0	0	0.23	\$1,375,000.00	\$27,500.00	
43971	11/10/2021	4243	089	LILY ST, 21	NEW DIMENSIONS DEVEL	HARKNESS	-1	0	0	0	0.08	\$2,575,000.00	\$51,500.00	
43972	11/10/2021	4241	764	SWAIN ST, 15, C4	COFFEY/CARLINO-COFFE	WEINHARDT	0	0	0	-1	0.00	\$8,500.00	\$170.00	
43973	11/10/2021	4241	764	SWAIN ST, 15, C4	REED/LEECH	REED	0	0	0	-1	0.00	\$0.00	\$0.00	C
43974	11/10/2021	4241	736	SWAIN ST, 15, A6	ROBERTS/MARTINEK	BURSTEIN	0	0	0	-1	0.00	\$4,000.00	\$80.00	
43975	11/10/2021	0041	4012	NEW LN, 10	SHEILA K GARGANO 201	GARGANO	-1	0	0	0	0.46	\$0.00	\$0.00	D
43976	11/10/2021	0011	273	WAUWINET RD, 88	88 WAUWINET TRUST NO	BARBERICH/GEBRIAN	-1	0	0	0	2.78	\$0.00	\$0.00	D
43977	11/10/2021	0041	294	NEW LN, 6	6N LANE LLC	6 NEW LANE LLC	-1	0	0	0	0.12	\$4,800,000.00	\$96,000.00	
43978	11/12/2021	0030	1702-	CLIFF RD, 95, PORTIO	WENDLING	CLIFF DWELLER LLC	0	0	-1	0	0.06	\$15,445.65	\$308.91	
43979	11/12/2021	0030	628-	JOHN ADAMS LN,4, POR	CLIFF DWELLER LLC	WENDLING	0	0	-1	0	0.04	\$15,445.65	\$308.91	
43980	11/12/2021	0091	127	WRIGHTS LANDING, 8	LEIBOWITZ	8 WRIGHTS LANDING LL	-1	0	0	0	0.49	\$3,300,000.00	\$66,000.00	
43981	11/12/2021	0043	135	GARDNER RD, 18	MURRAY/MENT	BREWSTER'S PERCH LLC	-1	0	0	0	1.10	\$3,150,000.00	\$63,000.00	
43982	11/12/2021	0055	448	MACLEAN LN, 18	RIZIKA	MYERS	-1	0	0	0	0.30	\$1,400,000.00	\$28,000.00	
43983	11/12/2021	0067	323	GRAY AV, 9	DOUGLAS	DOUGLAS	-1	0	0	0	0.46	\$0.00	\$0.00	B

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43984	11/12/2021	1674	067	FAIR ST, 51	SORENSEN	AMES/LESLIE	-1	0	0	0	0.07	\$2,900,000.00	\$58,000.00	
43985	11/12/2021	5541	182	SILVER ST, 14	PRATT	ADRIANO	-1	0	0	0	0.20	\$0.00	\$0.00	C
43986	11/15/2021	4241	112	DOLPHIN CT, 3	HOME AWEIGH LLC	THREE DOLPHIN COURT	-1	0	0	0	0.12	\$4,495,000.00	\$89,900.00	
43987	11/15/2021	0068	690	GOLDFINCH DR, 82	82 GOLDFINCH NOMINEE	82 GOLDFINCH LLC	-1	0	0	0	0.12	\$2,350,000.00	\$47,000.00	
43988	11/15/2021	7132	318	HUNTINGTON ST, 8	CHAN REVOCABLE TRUST	CHAN	-1	0	0	0	0.18	\$0.00	\$0.00	D
43989	11/15/2021	0079	035	SKYLINE DR, 12R	12R SKYLINE NOMINEE	JACARANDA TRUST	-1	0	0	0	2.86	\$6,600,000.00	\$132,000.00	
43990	11/15/2021	0053	1139	WAMASQUID PL, 4A	ISLANDLIVING LLC	4 WAMASQUID REALTY T	0	0	-1	0	0.53	\$1,300,000.00	\$26,000.00	
43991	11/15/2021	0030	188	N STAR LN, 2	RMFT ADVISORS, LLC	GEIER	-1	0	0	0	0.17	\$6,400,000.00	\$128,000.00	
43992	11/15/2021	0068	499	MACYS LN, 26	26 MACYS LANE LLC	DURO	-1	0	0	0	0.12	\$0.00	\$0.00	I
43993	11/15/2021	0067	840	BLAZING STAR RD, 5	JONATHAN S FRESHMAN	WINIKOFF	-1	0	0	0	0.14	\$2,645,000.00	\$52,900.00	
43994	11/16/2021	0029	133	N BEACH ST, 50	HEALEY	50 NORTH BEACH STREE	-1	0	0	0	0.11	\$3,375,000.00	\$67,500.00	
43995	11/16/2021	0068	410	HINSDALE RD, 29	29 HINSDALE ROAD LLC	12 WEST CREEK ROAD R	-1	0	0	0	0.56	\$0.00	\$0.00	D
43996	11/16/2021	0060	100	MADAKET RD, 332	KENT KILBOURNE REVOC	KILBOURNE	-1	0	0	0	0.45	\$0.00	\$0.00	D
43997	11/16/2021	4214	018	EASTON ST, 34	34 EASTON REALTY TRU	JOHNSON, III	-1	0	0	0	0.31	\$14,900,000.00	\$298,000.00	
43998	11/16/2021	0087	150	AURIGA ST, 10	IAM INVESTMENTS LLC	STRAMANDI	0	0	-1	0	1.98	\$0.00	\$0.00	B
43999	11/16/2021	0041	018	DERRYMORE RD, 36	FEATHERSTONE	DERRYMORE NOMINEE TR	-1	0	0	0	0.35	\$0.00	\$0.00	C
44000	11/16/2021	0072	026	CHUCK HOLLOW RD, 18	COOPERS COTTAGE LLC	EIGHTEEN CHR INC/MOG	-1	0	0	0	1.50	\$1,895,000.00	\$37,900.00	
44001	11/16/2021	0015	042	POCOMO RD, 88	88 POCOMO LLC	LOWER POCOMO NOMINE	0	0	-1	0	1.43	\$4,000,000.00	\$80,000.00	
44002	11/16/2021	0015	033-	POCOMO RD	88 POCOMO LLC	ARTEMIS INVESTORS LL	0	0	-1	0	1.40	\$2,100,000.00	\$42,000.00	
44003	11/16/2021	0086	001	W MIACOMET RD, 54	SUNDUNE PROPERTY LLC	SUN DUNE NOMINEE TRU	-1	0	0	0	14.60	\$0.00	\$0.00	D
44004	11/17/2021	0038	149	FISHERS LANDING RD,9	KOTCHEN	O'HEARN, JR	-1	0	0	0	0.28	\$1,545,000.00	\$30,900.00	
44005	11/17/2021	0041	1641	LOWELL PL, 14R	LOWELL PLACE LLC	NORRIS BUILDING COMP	0	0	-1	0	0.25	\$5,250,000.00	\$105,000.00	
44006	11/18/2021	0054	233	SANDWICH RD, 6	NANTUCKET BEY LLC	MEETING HOUSE DEVELO	-1	0	0	0	0.46	\$5,100,000.00	\$102,000.00	
44007	11/18/2021	4223	027	UNION ST, 48	MOORE	JOHNSON	-1	0	0	0	0.13	\$2,395,000.00	\$47,900.00	
44008	11/18/2021	0041	373	W CHESTER ST, 62	BANANAJAM ENTERPRISE	SCHWARTZ	-1	0	0	0	0.55	\$4,025,000.00	\$80,500.00	
44009	11/18/2021	0055	7074	BAYBERRY CT, 7D	ACKREITILLC	SUGAR & OLLIE REALTY	0	0	0	-1	0.00	\$325,000.00	\$6,500.00	
44010	11/19/2021	0041	2881	MAIN ST, 157, #1	157 MAIN STREET ACK	ONE FIFTY-SEVEN MAIN	0	0	0	-1	0.00	\$2,575,000.00	\$51,500.00	
44011	11/19/2021	7332	611	MOREY LN, 32	DOODLES RUN LLC	HALPERT	-1	0	0	0	0.11	\$2,750,000.00	\$55,000.00	
44012	11/19/2021	0055	191	SPARKS AV, 4	CYNTHIA J THOMAS REV	THOMAS	0	-1	0	0	0.26	\$0.00	\$0.00	D
44013	11/19/2021	0025	011	ALMANACK POND RD,12	HALLETT LANE LLC	SQUANTUM HILL LLC	-1	0	0	0	0.74	\$1,915,000.00	\$38,300.00	
44014	11/19/2021	0056	363	NEW HUMMOCK CI, 8	JAMES R ISARDI AND L	8 NEW HUMMOCK CIRCLE	-1	0	0	0	0.92	\$0.00	\$0.00	D
44015	11/19/2021	0043	221	MOORD END LN, 1	JALELIAN-JOLLEY REVO	JALELIAN/JOLLEY	-1	0	0	0	0.58	\$0.00	\$0.00	D

<b>No.</b>	<b>DATE</b>	<b>MAP</b>	<b>PAR</b>	<b>LOCATION</b>	<b>BUYER</b>	<b>SELLER</b>	<b>R</b>	<b>B</b>	<b>V</b>	<b>O</b>	<b>AC</b>	<b>PRICE</b>	<b>PAID</b>	<b>EX</b>
44016	11/22/2021	0077	058	WIGWAM RD, 15	15 WIGWAM LLC	JEFFREY H STARK AND	-1	0	0	0	1.18	\$2,764,200.00	\$55,284.00	
44017	11/22/2021	0056	324	MILLBROOK RD, 9	LARRABEE JR/WHITMORE	LARRABEE JR	-1	0	0	0	4.03	\$0.00	\$0.00	C
44018	11/22/2021	4244	2303	CLIFF RD, 8D	TRUMBLE	FOSTER/WILLIAMS INVE	0	0	0	-1	0.00	\$1,550,000.00	\$31,000.00	
44019	11/22/2021	4233	005	MAIN ST, 123	MARGARET ELLIOT KNOP	ESTEBAN/KNOPF DE EST	-1	0	0	0	0.20	\$0.00	\$0.00	B
44020	11/22/2021	0056	448	AURORA WY, 13	V&L STROLL LLC	MISCIA	0	0	-1	0	0.21	\$0.00	\$0.00	I
44021	11/22/2021	5514	054	INDEPENDENT WY, 7	SEVEN INDEPENDENT WA	PATON	-1	0	0	0	0.05	\$2,237,625.00	\$44,752.50	
44022	11/23/2021	0044	234	POLPIS RD, 81	MAURY ASSOCIATES INC	PAUL F WEBER TRUST/M	-1	0	0	0	1.18	\$2,030,000.00	\$40,600.00	
44023	11/23/2021	0055	610	COW POND LN, 11	KANE LLC	ARROWHEAD DRIVE LLC	-1	0	0	0	0.34	\$0.00	\$0.00	I
44024	11/23/2021	0089	017	MADEQUECHAM VLY, 22	REICH 2021 IRREVOCAB	REICH	-1	0	0	0	3.26	\$0.00	\$0.00	C
44025	11/23/2021	0056	147	MEADOW VIEW DR, 8	TARA	BIGACK LLC	-1	0	0	0	0.47	\$0.00	\$0.00	J
44026	11/23/2021	7313	095	FRONT ST, 19	BINGHAM	JC TRUST	-1	0	0	0	0.11	\$0.00	\$0.00	E
44027	11/24/2021	5541	001	PLEASANT ST, 21	21A PLEASANT STREET	21 PLEASANT STREET N	-1	0	0	0	0.10	\$1,950,000.00	\$39,000.00	
44028	11/24/2021	7613	013	BERKLEY ST, 11	HARVEY	HARVEY	-1	0	0	0	0.46	\$0.00	\$0.00	C
44029	11/26/2021	0056	171	MARSH HAWK LN, 7	SILVERIO REALTY TRUS	SILVERIO	-1	0	0	0	1.23	\$0.00	\$0.00	D
44030	11/26/2021	0056	314	MILLBROOK RD, 37	SILVERIO INVESTMENT	SILVERIO	-1	0	0	0	1.36	\$0.00	\$0.00	D
44031	11/26/2021	0068	511	GOLDFINCH DR, 21	KACYNENSKI/ANTOS	21 GOLDFINCH DRIVE L	-1	0	0	0	0.16	\$0.00	\$0.00	C
44032	11/29/2021	0067	2883	VALLEY VIEW DR, 1	1 VALLEY VIEW DRIVE	MCCORMICK/HEIDEMAN	-1	0	0	0	0.17	\$0.00	\$0.00	D
44033	11/29/2021	0068	352	WILDFLOWER DR, 2	RICHMOND GREAT POINT	RICHMOND MEADOWS TW	0	0	-1	0	0.19	\$0.00	\$0.00	B
44034	11/29/2021	0066	345	SPINNAKER CI, 4	GLOWACKI/CAMPBELL	4 SPINNAKER CIRCLE N	-1	0	0	0	0.35	\$0.00	\$0.00	C
44035	11/29/2021	0049	641	SANKATY RD, 45	C'EST SEA BON LLC	MICHELLE W GEE REVOC	-1	0	0	0	0.23	\$0.00	\$0.00	I
44036	11/29/2021	0067	4181	QUAIL LN, 3	TAVERAS	BOSWELL/EBANKS	-1	0	0	0	0.19	\$888,515.00	\$0.00	O
44037	11/29/2021	4214	013	EASTON ST, 26	MITCHELL/FOWLKES, JR	HARBORSIDE PARTNERS	-1	0	0	0	0.42	\$0.00	\$0.00	J
44038	11/29/2021	7331	038	MOREY LN, 15	MANERA	JOHN D MANERA PERSON	-1	0	0	0	0.87	\$0.00	\$0.00	D
44039	11/29/2021	7331	038	MOREY LN, 15	MANERA	JOHN D MANERA PERSON	-1	0	0	0	0.87	\$0.00	\$0.00	D
44040	11/29/2021	7331	038	MOREY LN, 15	CAROLINE W MANERA 20	MANERA	-1	0	0	0	0.87	\$0.00	\$0.00	D
44041	11/29/2021	0075	077	FLINTLOCK RD, 32	OWEN	OWEN REALTY TRUST	-1	0	0	0	2.20	\$0.00	\$0.00	D
44042	11/29/2021	0075	077	FLINTLOCK RD, 32	OWEN REALTY TRUST	OWEN	-1	0	0	0	2.20	\$0.00	\$0.00	D
44043	11/29/2021	4233	861	MILK ST, 17	KRISHNAMURTI	17 MILK STREET TRUST	-1	0	0	0	0.08	\$1,690,000.00	\$33,800.00	
44044	11/29/2021	0079	137	SKYLINE DR, 5	SKYLINE FARM LLC	PARENT	-1	0	0	0	4.20	\$0.00	\$0.00	I
44045	11/30/2021	4232	040	FAIR ST, 51	51 FAIR ST LLC	SORENSEN	-1	0	0	0	0.07	\$0.00	\$0.00	C
44046	11/30/2021	0030	050	HULBERT AV, 94	HARBOURVUE LLC	GILBRETH	-1	0	0	0	0.19	\$0.00	\$0.00	B
44047	11/30/2021	0056	121	HUMMOCK POND RD, 17	DEXTER STREET REALTY	SIV LLC	-1	0	0	0	0.30	\$2,800,000.00	\$56,000.00	



<b>No.</b>	<b>DATE</b>	<b>MAP</b>	<b>PAR</b>	<b>LOCATION</b>	<b>BUYER</b>	<b>SELLER</b>	<b>R</b>	<b>B</b>	<b>V</b>	<b>O</b>	<b>AC</b>	<b>PRICE</b>	<b>PAID</b>	<b>EX</b>
44048	11/30/2021	4223	021	WASHINGTON ST, 90	BOARDWALK ACK LLC	NANTUCKET 2009 REALT	-1	0	0	0	0.38	\$10,000,000.00	\$200,000.00	
44049	11/30/2021	0594	159	ARKANSA AV, 15	ALDRICH	FIVE K REALTY TRUST	0	0	0	-1	0.00	\$10,750.00	\$215.00	
44050	11/30/2021	4241	041+	N BEACH ST, 25 +	COSTA	MARZO	-1	0	0	0	0.22	\$2,848,000.00	\$56,960.00	
44051	11/30/2021	0068	546	GOLDFINCH DR, 37	GREAT HARBOR YACHT C	WHITE	-1	0	0	0	0.14	\$1,370,000.00	\$27,400.00	
44052	11/30/2021	0066	276	HATCH CI, 3	3 HATCH CIRCLE LLC	MURTAUGH/SCOTT	-1	0	0	0	0.42	\$1,100,000.00	\$22,000.00	
<b>GRAND TOTALS</b>							<b>-105</b>	<b>-13</b>				<b>\$213,581,181.30</b>		
							<b>-1</b>	<b>-11</b>				<b>86.9</b>	<b>\$4,214,053.32</b>	

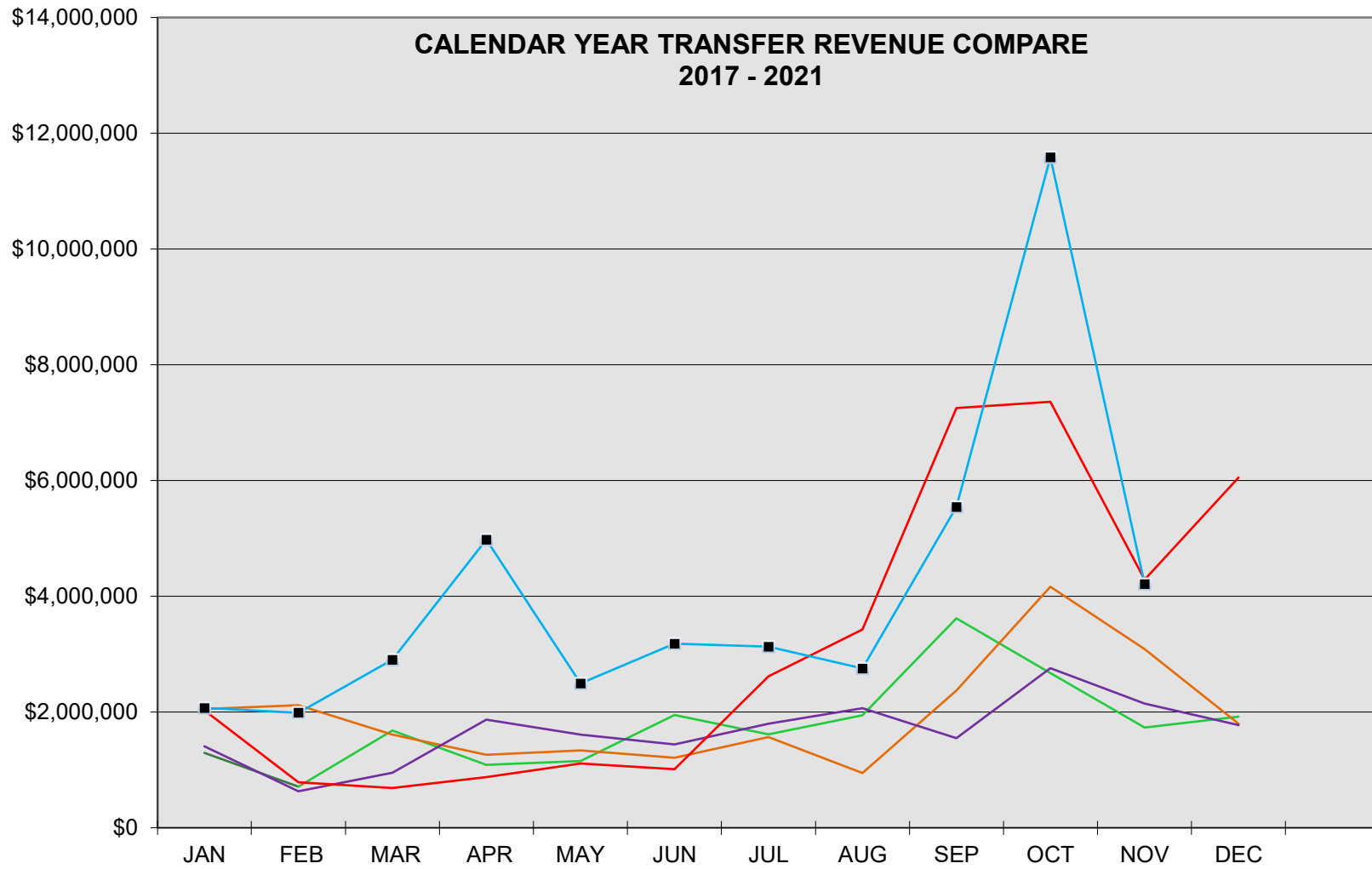
### MONTHLY TRANSFER STATISTICS CALENDAR 2020

CAL20 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-20	89	47	42	\$109,790,691	\$101,405,024	\$2,028,080
Feb-20	64	43	21	\$41,203,812	\$39,403,812	\$788,096
Mar-20	50	31	19	\$36,463,714	\$34,508,714	\$690,174
Apr-20	49	27	22	\$45,321,960	\$43,866,510	\$877,330
May-20	36	18	18	\$57,099,813	\$55,087,313	\$1,111,746
Jun-20	52	29	23	\$50,331,500	\$50,331,500	\$1,012,480
Jul-20	101	57	44	\$137,529,158	\$130,894,991	\$2,617,900
Aug-20	104	49	55	\$176,375,099	\$171,288,925	\$3,425,779
Sep-20	159	42	117	\$363,276,137	\$362,676,137	\$7,253,523
Oct-20	201	68	133	\$373,250,751	\$367,511,350	\$7,359,923
<b>Nov-20</b>	<b>121</b>	<b>40</b>	<b>81</b>	<b>\$218,588,228</b>	<b>\$214,313,827</b>	<b>\$4,286,277</b>
Dec-20	256	146	110	\$307,862,539	\$302,257,539	\$6,053,651
<b>THRU NOV 20</b>	<b>1026</b>	<b>451</b>	<b>575</b>	<b>\$1,609,230,864</b>	<b>\$1,571,288,103</b>	<b>\$31,451,309</b>
Average	107	50	57	\$159,757,784	\$156,128,804	\$3,125,413
Low	36	18	18	\$36,463,714	\$34,508,714	\$690,174
High	256	146	133	\$373,250,751	\$367,511,350	\$7,359,923

### MONTHLY TRANSFER STATISTICS CALENDAR 2021

CAL21 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-21	118	60	50	\$108,513,635	\$102,961,135	\$2,069,223
Feb-21	87	48	39	\$107,677,305	\$99,427,305	\$1,988,546
Mar-21	125	62	63	\$149,643,408	\$144,563,748	\$2,903,275
Apr-21	154	74	80	\$253,758,427	\$248,349,549	\$4,980,991
May-21	113	47	66	\$129,395,513	\$124,775,513	\$2,495,510
Jun-21	111	44	67	\$162,548,991	\$159,052,699	\$3,181,054
Jul-21	86	34	52	\$160,463,031	\$156,448,031	\$3,128,961
Aug-21	94	52	42	\$147,307,536	\$137,682,536	\$2,753,651
Sep-21	120	41	79	\$279,227,463	\$277,117,463	\$5,542,349
Oct-21	197	56	141	\$582,600,629	\$579,326,185	\$11,586,524
<b>Nov-21</b>	<b>129</b>	<b>56</b>	<b>73</b>	<b>\$213,581,181</b>	<b>\$210,102,666</b>	<b>\$4,214,053</b>
Dec-21						
<b>THRU NOV 21</b>	<b>1334</b>	<b>574</b>	<b>752</b>	<b>\$2,294,717,120</b>	<b>\$2,239,806,830</b>	<b>\$44,844,137</b>
Average	121	52	68	\$208,610,647	\$203,618,803	\$4,076,740
Low	86	34	39	\$107,677,305	\$99,427,305	\$1,988,546
High	197	74	141	\$582,600,629	\$579,326,185	\$11,586,524

### CALENDAR YEAR TRANSFER REVENUE COMPARE 2017 - 2021



- CAL 17
- CAL 18
- CAL 19
- CAL 20
- CAL 21

## "M" Exemption Statistics

Purchase Price	Jan-Nov 30, 2021	2020	2019
	M Exemptions	M Exemptions	M Exemptions
\$200,000 - 299,999	0	1	0
\$300,000 - 399,999	5	0	2
\$400,000 - 499,999	2	3	2
\$500,000 - 599,999	1	2	4
\$600,000 - 699,999	1	1	3
\$700,000 - 799,999	7	6	6
\$800,000 - 899,999	5	8	4
\$900,000 - 999,999	4	3	6
\$1,000,000 - 1,099,999	3	1	2
\$1,100,000 - 1,199,999	2	3	0
\$1,200,000 - 1,299,999	4	0	3
\$1,300,000 - 1,399,999	2	2	2
\$1,400,000 - 1,499,999	2	0	2
\$1,500,000 - \$1,599,999	0	0	0
\$1,600,000 - \$1,699,999	2	0	0
\$2,000,000 and up	0	0	0
Total "M" Exemptions	40	30	36
Total "O" Exemptions	10	8	9
Total Affordable Exemptions	50	38	45
<b>Average Price "M"</b>	<b>\$902,372.61</b>	<b>\$812,515.66</b>	<b>\$818,239.29</b>
<b>Median Price "M"</b>	<b>\$867,500.00</b>	<b>\$817,500.00</b>	<b>\$765,000.00</b>

NANTUCKET LAND BANK COMMISSION

REGULARLY SCHEDULED MEETINGS FOR 2022

All of the following regular meetings will begin at 4 p.m.  
Any changes or additions to the following schedule will be posted at least 48 hours  
in advance of the meeting, exclusive of weekends and holidays.

January 11, 2022	July 12, 2022
January 25, 2022	July 26, 2022
February 8, 2022	August 9, 2022
February 22, 2022	August 23, 2022
March 8, 2022	September 13, 2022
March 22, 2022	September 27, 2022
April 12, 2022	October 11, 2022
April 26, 2022	October 25, 2022
May 10, 2022	November 8, 2022
May 24, 2022	November 22, 2022
June 14, 2022	December 13, 2022
June 28, 2022	<b>December 27, 2022</b>

*\*2nd meeting of December is usually not held due to holiday travel*