

AGENDA
Nantucket Land Bank Commission
Regular Meeting of January 12, 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. PROPERTY MANAGEMENT
 - a. Maintenance Facility Storage Building Replacement – Proposal
 - b. Cathcart Beach and Parking Area Planning Discussion
3. TRANSFER BUSINESS
 - a. Current “M” Exemptions
 - b. “M” Exemption Update – Payment/Release of Lien
4. APPROVAL OF MINUTES
 - a. Regular Meeting of December 22, 2020 and Special Meeting of January 6, 2021
5. FINANCIAL BUSINESS
 - a. Monthly Transfer Statistics
 - b. Warrant Authorization – Cash Disbursement
 - c. Debit Card – Policy Discussion
6. REGULAR BUSINESS
 - a. Action Items – Review

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; and for Purpose 3 [G.L. c. 30A, 21(a)(3)], discussions concerning strategy with respect to ongoing litigation. The Commission will not reconvene in open session at the conclusion of executive session.*

1. Approval of Executive Session Minutes
2. Litigation Discussion – Land Court Department Action No. 20MISC000058: The Ceylon Elves, LLC v. Nantucket Islands Land Bank (3 & 3B Wyer’s Way)
3. Real Estate Acquisition

C. ADJOURNMENT

*Join Zoom Meeting

<https://zoom.us/j/93912820954?pwd=SWZyeVp5WnN4UE9sTjRHNFJpOWZiQT09>

Meeting ID: 939 1282 0954

Passcode: 489733

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COMMONWEALTH OF MASSACHUSETTS
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CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 8:40 PM this 12th day of
March, two thousand and twenty.

Charles D. Baker

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of January 12, 2021

1. December 2020 Transfers – Record Nos. 42451 through 42707
 - a. Current “M” Exemptions and Liens:

No. 42451 Marin Vasilev and Claudia Valle
No. 42453 George Kelly and Emily Kelly
No. 42478 James Cabral
No. 42510 Cesar Moreno, Ariana Costakes and Riley Fusaro
No. 42512 Jeremiah Stratman and Laura Stratman
No. 42541 Sarah M. Higgins
No. 42655 William W. Graves, III and Mary T. Graves
 - b. Current “O” Exemptions and Liens:
2. Transfer Update
 - a. Three-Year Ownership Non-Compliance – Payment/Release of Lien

No. 38251 Irakli Jibladze and Tsvetelina Benova

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
42451	12/1/2020	0068	2513	YOUNGS WY, 4C	VASILEV/VALLE	BLUEGRASS NANTUCKET	0	0	0	-1	0.00	\$717,469.66	\$2,349.39	M
42452	12/1/2020	0043	211	MOORS END LN, 4	MOOR BETTER LLC	HOUGHTON	-1	0	0	0	0.65	\$3,900,000.00	\$78,000.00	
42453	12/1/2020	0080	421	KINIKINNIK WY, 5	KELLY	TILTON	-1	0	0	0	0.14	\$1,105,000.00	\$10,100.00	M
42454	12/1/2020	5541	017	ORANGE ST, 52	ORANGE BANTAM LLC	ORANGE 52 LLC	-1	0	0	0	0.09	\$3,400,000.00	\$68,000.00	
42455	12/1/2020	3092	055	S CAMBRIDGE ST, 34	ADAMS, II	RODERIQUES	0	0	0	-1	0.00	\$0.00	\$0.00	C
42456	12/1/2020	0068	605	GOLDFINCH DR, 18	DIANE P MORIARTY 201	JANE STANDLEY LIVING	-1	0	0	0	0.14	\$1,567,500.00	\$31,350.00	
42457	12/1/2020	0079	071	IRVING ST, PARC B	MITZI REALTY TRUST	TOWN OF NANTUCKET	0	0	-1	0	0.22	\$0.00	\$0.00	C
42458	12/1/2020	0066	209	DOC RYDER DR, 1	DOC RYDER LLC	KATIE KEITH DESIGNS	-1	0	0	0	0.45	\$2,250,000.00	\$45,000.00	
42459	12/1/2020	0021	150	QUIDNET PATH, 26	QUIDNEST LLC	DONOHUE	-1	0	0	0	0.89	\$0.00	\$0.00	I
42460	12/1/2020	0067	831	BLAZING STAR RD, 2	ROBERT R BENZA 2018	BENZA	-1	0	0	0	0.27	\$0.00	\$0.00	D
42461	12/1/2020	0080	308	S SHORE RD, 59	59 SOUTH SHORE ROAD	TWEARDY	0	0	-1	0	4.50	\$1,325,000.00	\$26,500.00	
42462	12/2/2020	0041	3965	MAYHEW LN, 8	DAS 1 LLC	SEGALAS	-1	0	0	0	0.14	\$0.00	\$0.00	I
42463	12/2/2020	0030	620	LINCOLN AV, 18	DEBORAH ROLOFF MANKI	MANKIW	-1	0	0	0	0.19	\$0.00	\$0.00	D
42464	12/2/2020	7332	046	MCKINLEY AV, 18	VIRGINIA I LAYTHAM R	LAYTHAM	-1	0	0	0	0.30	\$0.00	\$0.00	D
42465	12/3/2020	0067	6131	ESSEX RD, 27A	27A ESSEX ROAD ACK L	27A ESSEX ROAD LLC	-1	0	0	0	0.00	\$1,175,000.00	\$23,500.00	
42466	12/3/2020	0041	2221	W CHESTER ST, 61	WEST CHESTER STREET	61 WEST CHESTER LLC	-1	0	0	0	0.29	\$4,265,000.00	\$85,300.00	
42467	12/3/2020	5554	074	PROSPECT ST, 16	PROSPECT STREET REAL	MIKLOS	-1	0	0	0	0.13	\$0.00	\$0.00	D
42468	12/3/2020	4923	003	BAXTER RD, 36	RYAN	36 BAXTER ROAD LLC	-1	0	0	0	0.26	\$6,850,000.00	\$137,000.00	
42469	12/3/2020	0080	323	POCHICK AV, 3	3 POCHICK SURFSIDE L	K ADDISON JACK MA LL	-1	0	0	0	0.11	\$4,550,000.00	\$91,000.00	
42470	12/3/2020	0054	296	BREWSTER RD, 21	JOHN J CALNAN 2015 T	HELGESON, JR	-1	0	0	0	3.71	\$7,500,000.00	\$150,000.00	
42471	12/3/2020	0079	166	SKYLINE DR, 1	SUZANNE M DAUB REVOC	DAUB	-1	0	0	0	2.06	\$0.00	\$0.00	C
42472	12/3/2020	0068	728	MAYFLOWER CI, 2	2 MAYFLOWER CIRCLE L	DEVINE	-1	0	0	0	0.46	\$1,150,000.00	\$23,000.00	
42473	12/3/2020	0080	293	POCHICK AV, 1	SURFSIDE GARDENS LLC	LOMBARDI REALTY TRUS	-1	0	0	0	0.04	\$8,250,000.00	\$165,000.00	
42474	12/3/2020	0056	324+	MILLBROOK RD, 9,11	LARRABEE	LARRABEE, SR	0	0	-1	0	3.53	\$0.00	\$0.00	C
42475	12/3/2020	0041	017	DERRYMORE ST, 34	DEFEO	4 DERRYMORE ROAD NOM	-1	0	0	0	0.17	\$1,850,000.00	\$37,000.00	
42476	12/4/2020	0068	4772	WITHERSPOON DR, 13B	RAISCH	GIGUERE	0	0	0	-1	0.00	\$949,000.00	\$18,980.00	
42477	12/4/2020	0031	029	WASHING POND RD, 31	M2D3 IRREVOCABLE TRU	SPROULE	-1	0	0	0	1.87	\$0.00	\$0.00	D
42478	12/4/2020	7613	100	CLARENDON ST, 19	CABRAL	KAIDA/KNAPP	-1	0	0	0	0.46	\$815,000.00	\$4,300.00	M
42479	12/4/2020	0081	177	ELLENS WY, 16	KRYDER	COTTER	-1	0	0	0	0.25	\$3,830,750.00	\$76,615.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
42480	12/4/2020	4233	140	BLOOM ST, 1	ONE BLOOM LLC	BARNES	-1	0	0	0	0.21	\$2,180,000.00	\$43,600.00	
42481	12/7/2020	0593	2705	S CAMBRIDGE ST, 34	HF BEACH VACATIONS L	LAUTERBACH	0	0	0	-1	0.00	\$6,999.00	\$139.98	
42482	12/7/2020	4243	051	W CHESTER SR, 23A	COWDEN	MAZUR/SUMMERFIELD	0	0	0	-1	0.00	\$642,900.00	\$12,858.00	
42483	12/9/2020	0048	017+	BAXTER RD, 101, 104	SEA FOREVER LLC	WALKER/ 101 BAXTER R	-1	0	-1	0	0.60	\$4,000,000.00	\$80,000.00	
42484	12/7/2020	0056	017-	HUMMOCK POND RD, 14	HARDY	SCHWENKE	-1	0	0	0	0.30	\$845,000.00	\$16,900.00	
42485	12/7/2020	0081	181	ELLENS WY, 25	SUBY	CATCH AND RELEASE LL	-1	0	0	0	0.26	\$3,618,750.00	\$72,375.00	
42486	12/7/2020	0082	093	ISHMAEL RD, 2	STEINLE FAMILY TRUST	SILVERMAN	-1	0	0	0	0.63	\$3,450,000.00	\$69,000.00	
42487	12/7/2020	0066	182	FARM VIEW DR, 11	WILLIAM AND STEPHANI	SUSETKA	-1	0	0	0	0.66	\$0.00	\$0.00	D
42488	12/7/2020	0030	276	KINGS WY, 6	6 KINGS WAY LLC	DONNA K COOPER DECL	-1	0	0	0	0.28	\$3,750,000.00	\$75,000.00	
42489	12/8/2020	0091	025	TOM NEVERS RD, 105	BACK 41 LLC	PATRICIA A WRIGHT RE	-1	0	0	0	0.59	\$1,400,000.00	\$28,000.00	
42490	12/8/2020	4231	1622	CENTER ST, 30C	SCHADE	ARGIROPOULOS	0	0	0	-1	0.00	\$750.00	\$15.00	
42491	12/8/2020	4231	228	SALEM ST	NIR SALEM ST LLC	SHERBORNE ASSOCIATES	0	0	-1	0	0.05	\$151,100.00	\$3,022.00	
42492	12/8/2020	4231	141+	SALEM ST, 7.9/NEW WHA	NIR SALEM ST LLC	SHERBORNE ASSOCIATES	0	0	-1	0	1.13	\$8,159,800.00	\$163,196.00	
42493	12/8/2020	4231	087-	NEW WHALE ST, 2, POR	NIR NEW WHALE ST LLC	WINTHROP NANTUCKET N	0	0	-1	0	0.36	\$202,600.00	\$4,052.00	
42494	12/8/2020	4231	183	SALEM ST, 3	NIR SALEM ST LLC	WINTHROP NANTUCKET T	0	-1	0	0	0.05	\$1,986,500.00	\$39,730.00	
42495	12/8/2020	4214	121+	EASTON ST, 22, 24	22 EASTON STREET LLC	TWENTY TWO EASTON ST	-1	0	0	0	0.73	\$15,750,000.00	\$315,000.00	
42496	12/8/2020	0072	052	SEVEN MILE LN, 2	TRANIELLO	DEVON HOLDINGS GROUP	0	0	-1	0	0.47	\$762,500.00	\$15,250.00	
42497	12/8/2020	0056	449	AURORA WY, 11	WDW HOLDINGS LLC	BILLANTE	-1	0	0	0	0.15	\$2,125,000.00	\$42,500.00	
42498	12/8/2020	4231	030	CENTER ST, 30	RAUSCH/GMEREK-RAUSCH	TONOASZUCK	0	0	0	-1	0.00	\$1.00	\$0.02	
42499	12/9/2020	0049	059	BAXTER RD, 48	48 BAXTER ROAD LLC	SAMUELS	-1	0	0	0	0.61	\$0.00	\$0.00	I
42500	12/9/2020	0049	583+	BAXTER RD, 50 A/B	JS RESIDENTIAL TRUST	SAMUELS	-1	0	0	0	0.62	\$0.00	\$0.00	D
42501	12/9/2020	0049	583+	BAXTER RD, 50 A/B	DS RESIDENTIAL TRUST	SAMUELS	-1	0	0	0	0.62	\$0.00	\$0.00	D
42502	12/9/2020	0030	042	LINCOLN AV, 23	QUAIL BROOK NANTUCKE	QUAIL BROOK NANTUCKE	-1	0	0	0	1.19	\$0.00	\$0.00	C
42503	12/9/2020	7331	103	COTTAGE AV, 12	PHILIP C GARDNER 202	GARDNER	-1	0	0	0	0.11	\$0.00	\$0.00	D
42504	12/9/2020	7331	103	COTTAGE AV, 12	BARBARA K GARDNER 20	GARDNER	-1	0	0	0	0.11	\$0.00	\$0.00	D
42505	12/9/2020	0049	038	BAXTER RD, 82A	PASQUARELLI/LONERGAN	EAST EDEN LLC	-1	0	0	0	0.26	\$1,900,000.00	\$38,000.00	
42506	12/9/2020	7342	831	SUNSET RIDGE LN, 1	ONE SUNSET RIDGE LLC	ONE SUNSET RIDGE LLC	-1	0	0	0	0.12	\$0.00	\$0.00	C
42507	12/9/2020	0066	1344	SOMERSET LN, 27	PLUTZKY/BASKIN	27 SOMERSET LANE LLC	-1	0	0	0	1.84	\$0.00	\$0.00	I
42508	12/9/2020	0082	095	AHAB DR, 17	FAULKNER	17 AHAB DRIVE LLC	-1	0	0	0	0.66	\$2,450,000.00	\$49,000.00	
42509	12/10/2020	0040	652	PRIMROSE LN, 15	2020 RIZZO FAMILY GS	RIZZO	-1	0	0	0	1.91	\$0.00	\$0.00	D
42510	12/10/2020	0068	153-	TOOMBS CT, 8	MORENO/COSTAKES/FUSA	ELLEN NORA TOOMBS RE	0	0	-1	0	0.46	\$450,000.00	\$4,500.00	M
42511	12/10/2020	0069	2702	ADJ TO # 39108	DUSSAULT/WINCHELL		0	0	0	0	0.00	\$0.00	\$8,500.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
42512	12/10/2020	0069	2702	SUN ISLAND RD, 3C	STRATMAN	DUSSAULT/WINCHELL	0	0	0	-1	0.00	\$660,000.00	\$1,200.00	M
42513	12/10/2020	0071	036	LONGWOOD DR, 24	GORDON W HARTLEY LIV	HARTLEY	-1	0	0	0	2.75	\$0.00	\$0.00	D
42514	12/10/2020	0071	036	LONGWOOD DR, 24	SHARON K HARTLEY LIV	HARTLEY	-1	0	0	0	2.75	\$0.00	\$0.00	D
42515	12/10/2020	0075	313	LOW BEACH RD, 85	85 LOW BEACH ROAD RE	O NEMIROVSKY LOW BEA	-1	0	0	0	2.85	\$0.00	\$0.00	D
42516	12/10/2020	0075	313	LOW BEACH RD, 85	85 LOW BEACH RD	85 LOW BEACH ROAD RE	-1	0	0	0	2.85	\$0.00	\$0.00	D
42517	12/11/2020	7342	831	SUNSET RIDGE LN, 1	BEEBE	ONE SUNSET RIDGE LLC	-1	0	0	0	0.12	\$2,595,000.00	\$51,900.00	
42518	12/11/2020	0055	5198	AUTOPSCOT CI, 7	MOLLY TRUST	ALLEN	-1	0	0	0	0.13	\$0.00	\$0.00	D
42519	12/11/2020	0055	079	LEWIS CT, 5	KIMBERLY A OHARA 200	OHARA	0	0	-1	0	0.29	\$0.00	\$0.00	D
42520	12/11/2020	0068	9945	GOLDFINCH DR, 97B, 5	RIDGE	WEINER	0	0	0	-1	0.00	\$537,500.00	\$10,750.00	
42521	12/11/2020	0012	058	PLOVER LN, 5	WISE	AXELROD/WISE	-1	0	0	0	0.92	\$0.00	\$0.00	C
42522	12/11/2020	0025	012	ALMANACK POND RD, 14	PULJIC	REDIKER/CREBO-REDIKE	-1	0	0	0	3.99	\$3,955,555.55	\$79,111.11	
42523	12/11/2020	0043	018	SHIMMO POND RD, 16	TYREE, JR	TYREE, JR	-1	0	0	0	1.11	\$0.00	\$0.00	C
42524	12/11/2020	0043	018	SHIMMO POND RD, 16	TYREE FAMILY 2012 TR	TYREE, JR	-1	0	0	0	1.11	\$0.00	\$0.00	D
42525	12/11/2020	0043	018	SHIMMO POND RD, 16	TYREE FAMILY 2012 TR	TYREE FAMILY 2012 TR	-1	0	0	0	1.11	\$0.00	\$0.00	C
42526	12/11/2020	5544	321	MT VERNON ST, 18	ROWLAND	18 MOUNT VERNON STRE	-1	0	0	0	0.23	\$1,350,000.00	\$27,000.00	
42527	12/14/2020	0041	537	ADJ TO # 35405	MCEVOY		0	0	0	0	0.00	\$0.00	\$0.00	
42528	12/14/2020	7613	214	BERKLEY ST, 22	WIGGINS	BEEBE	-1	0	0	0	0.23	\$1,295,000.00	\$25,900.00	
42529	12/14/2020	0069	103	ARROWHEAD DR, 13	ARROWHEAD ARCHAEOLOG	GREAT POINT PARTNERS	0	-1	0	0	0.96	\$4,400,000.00	\$88,000.00	
42530	12/14/2020	0048	037	BAXTER RD, 110	RYAN NANTUCKET REALT	RYAN NANTUCKET REALT	-1	0	0	0	0.82	\$0.00	\$0.00	D
42531	12/14/2020	0048	037	BAXTER RD, 110	RYAN NANTUCKET REALT	RYAN NANTUCKET REALT	-1	0	0	0	0.82	\$0.00	\$0.00	K
42532	12/14/2020	6012	067	MADAKET RD, 291	CALNEN	MUBAYI LLC	-1	0	0	0	0.55	\$2,300,000.00	\$46,000.00	
42533	12/14/2020	0056	109	MARSH HAWK LN, 3	CURRY	CROWELL/PENSELL	-1	0	0	0	1.27	\$1,795,000.00	\$35,900.00	
42534	12/14/2020	0067	282	BRINDA LN, 6	DIGGLE	RICHROD	-1	0	0	0	0.25	\$950,000.00	\$19,000.00	
42535	12/14/2020	0020	504	SALTI WAY, 4	4 SALTI WAY TRUST	FRIST	-1	0	0	0	2.90	\$0.00	\$0.00	D
42536	12/14/2020	0041	409	MADAKET RD, 33	33 MADAKET ROAD NOMI	DALGAARD	-1	0	0	0	1.18	\$5,122,500.00	\$102,450.00	
42537	12/14/2020	0056	232	MILLBROOK RD, 45	NANTUCKET SHELL LLC	GALLAGHER	-1	0	0	0	2.03	\$0.00	\$0.00	I
42538	12/15/2020	4241	010	WALSH ST, 20	DENISE S NESI 2017 I	NESI	-1	0	0	0	0.14	\$0.00	\$0.00	D
42539	12/15/2020	0056	310+	WAMASQUID PL, 1	RANDOLGH G SHARP JR	KARIN ALPER REVOCABL	-1	0	-1	0	3.66	\$2,635,000.00	\$52,700.00	
42540	12/15/2020	0067	671	BAYBERRY LN, 18	MASSEY	MAURY RUGGED LLC	-1	0	0	0	0.46	\$1,506,000.00	\$30,120.00	
42541	12/15/2020	5541	312	ORANGE ST, 95B	HIGGINS	SUGHRUE	0	0	0	-1	0.00	\$540,000.00	\$0.00	M
42542	12/15/2020	0054	038	SESAPANA RD, 8	COOPER, III	WALKER	-1	0	0	0	0.70	\$1,900,000.00	\$38,000.00	
42543	12/15/2020	4231	099	WASHINGTON ST, 15	OKAY OKAY CAFÉ LLC	BERRY REVOCABLE TRUS	0	-1	0	0	0.07	\$1,700,000.00	\$34,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
42544	12/15/2020	4232	070	ORANGE ST, 20	PFOX NANTUCKET LLC	FGK LLC	-1	0	0	0	0.18	\$5,495,000.00	\$109,900.00	
42545	12/15/2020	0056	1855	DUKES RD, 51	51 DUKES ROAD LLC	POWERS	-1	0	0	0	0.64	\$5,250,000.00	\$105,000.00	
42546	12/15/2020	0059	581	MADAKET RD, 199	MORSE	CONNELLY	-1	0	0	0	0.46	\$2,150,000.00	\$43,000.00	
42547	12/15/2020	0020	068	EAT FIRE SPRING, 5	POLPIS HARBOR REALTY	EAT FIRE LLC	-1	0	0	0	2.85	\$5,850,000.00	\$117,000.00	
42548	12/15/2020	0056	430	MILK ST, 64	64 MILK STREET TRUST	WILLIAMS FAMILY REAL	-1	0	0	0	0.46	\$2,625,000.00	\$52,500.00	
42549	12/15/2020	4232	1762	UNION ST, 23A	CLP PROPERTY NOMINEE	CLP PROPERTY NOMINEE	-1	0	0	0	0.12	\$0.00	\$0.00	C
42550	12/15/2020	0056	470	HIAWASSEE LN, 4	CONNOLLY	HARNISHFEGER	-1	0	0	0	0.46	\$2,383,000.00	\$47,660.00	
42551	12/15/2020	4233	423	VESTAL ST, 15 #1	15-1 VESTAL STREET N	BRUCE K KOMISKE TRUS	0	0	0	-1	0.00	\$1,755,000.00	\$35,100.00	
42552	12/16/2020	4232	106	FARMER ST, 8	8 FARMER STREET TRUS	8 FARMER STREET TRUS	-1	0	0	0	0.04	\$0.00	\$0.00	D
42553	12/16/2020	0029	584+	HULBERT AV, 58, 60	TROPMAL LLC	TROPMAL LLC	-1	0	0	0	0.57	\$0.00	\$0.00	D
42554	12/16/2020	0068	7691	DAFFODIL LN, 12A	CAPPO/GARCIA	CAPPO	-1	0	0	0	0.27	\$415,000.00	\$8,300.00	
42555	12/16/2020	0041	170	MAIN ST, 147	LYNDA SHEA PERSONAL	LYNDA M SHEA LIVING	-1	0	0	0	0.07	\$0.00	\$0.00	D
42556	12/16/2020	4231	2033	CENTER ST, 15 #4	15 PETTICOAT ROW LLC	TEASDALE	0	0	0	-1	0.00	\$2,300,000.00	\$46,000.00	
42557	12/16/2020	0056	188	DUKES RD, 32	PURCELL	KAMADIF LLC	-1	0	0	0	0.40	\$4,200,000.00	\$84,000.00	
42558	12/16/2020	0054	287	SASACHUMET LN, RDWY	SASACHUMET LANE HOME	DEBENEDICTIS	0	0	-1	0	0.00	\$0.00	\$0.00	D
42559	12/17/2020	4233	080+	STARBUCK CT, 7	WEATHERLEY	7 STARBUCK COURT LLC	-1	0	0	0	0.41	\$0.00	\$0.00	J
42560	12/17/2020	4233	080+	STARBUCK CT, 7	SIMPSON	WEATHERLY	-1	0	0	0	0.41	\$0.00	\$0.00	C
42561	12/17/2020	4233	080+	STARBUCK CT, 7	7 STARBUCK COURT HOL	WEATHERLEY	-1	0	0	0	0.41	\$0.00	\$0.00	C
42562	12/17/2020	0069	1131	HINSDALE RD, 87A #1	MAKSIMOVA/EVANS	MORNEAU	0	0	0	-1	0.00	\$765,000.00	\$15,300.00	
42563	12/17/2020	0055	231	SPARKS AV, 18	HAT CREEK CATTLE COM	DOWNY FLAKE INC	0	-1	0	0	0.29	\$0.00	\$0.00	I
42564	12/17/2020	0066	408	BARTLETT RD, 85	YOHO5, INC.	DOWNY FLAKE INC	0	-1	0	0	1.19	\$0.00	\$0.00	I
42565	12/17/2020	0067	228	MIACOMET AV, 24	CONWAY	WATTS	-1	0	0	0	0.18	\$0.00	\$0.00	C
42566	12/17/2020	0055	243	SURFSIDE RD, 24	TOWN OF NANTUCKET	KAIZER	-1	0	0	0	0.69	\$370,000.00	\$0.00	A
42567	12/17/2020	0080	371	WEWEEDER AV, 5 +	KAIZER	TOWN OF NANTUCKET	0	0	-1	0	1.90	\$937,400.00	\$18,748.00	
42568	12/18/2020	0030	030	KIMBALL AV, 17	17 KIMBALL TRUST	CLARKFORK PARTNERS	-1	0	0	0	1.37	\$10,000,000.00	\$200,000.00	
42569	12/18/2020	4243	087	ACADEMY LN, 12	DERUYTER	JOHNSON	-1	0	0	0	0.10	\$2,100,000.00	\$42,000.00	
42570	12/18/2020	0056	817	HUMMOCK POND RD, 55	55 HUMMOCK POND LLC	NEE	-1	0	0	0	0.19	\$0.00	\$0.00	I
42571	12/18/2020	0594	144	ARKANSAS AV, 30	LONG POND HOMEOWNERS	BLOZOWSKI	0	0	0	-1	0.00	\$0.00	\$0.00	X
42572	12/18/2020	0594	144	ARKANSAS AV, 30	LONG POND HOMEOWNERS	ELDRIDGE	0	0	0	-1	0.00	\$0.00	\$0.00	X
42573	12/18/2020	0594	144	ARKANSAS AV, 30	LONG POND HOMEOWNERS	TRISTRAM'S GROUP INC	0	0	0	-1	0.00	\$3,948.82	\$78.98	
42574	12/18/2020	0066	210	DOC RYDER DR, 3	BAILEY	LANG FAMILY NOMINEE	-1	0	0	0	0.45	\$1,630,000.00	\$32,600.00	
42575	12/18/2020	7313	053	CODFISH PARK RD, 34	JOCKEY CAP, LLC	RED HORSE, LLC	-1	0	0	0	0.11	\$3,695,000.00	\$73,900.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
42576	12/18/2020	4231	119	HUSSEY FARM RD, 2	VANTUCKET, LLC	VAN DE RYDT	-1	0	0	0	0.47	\$0.00	\$0.00	I
42577	12/18/2020	7313	056	CODFISH PARK RD, 30	MICHAEL FRANCIS MALL	CATHERINE O'BRIEN SA	-1	0	0	0	0.12	\$2,600,000.00	\$52,000.00	
42578	12/18/2020	0066	706	GREY LADY LN, 12	CONTO	GREY LADY VENTURES L	-1	0	0	0	0.12	\$1,900,000.00	\$38,000.00	
42579	12/18/2020	0066	710	GREY LADY LN, 9	PATENT HERITAGE LLC	10 SLACKTIDE DEVELOP	-1	0	0	0	0.13	\$2,675,000.00	\$53,500.00	
42580	12/18/2020	0041	241	DERRYMORE RD, 12	12 DERRYMORE REALTY	DERRYMORE INVESTMEN	-1	0	0	0	0.22	\$2,000,000.00	\$40,000.00	
42581	12/18/2020	0056	274	VESTAL ST, 78	TROTTING FOXES LLC	TROTT	0	0	-1	0	0.70	\$0.00	\$0.00	I
42582	12/18/2020	0041	190	DUKES RD, 8	TROTTING FOXES LLC	TROTT	-1	0	0	0	0.47	\$0.00	\$0.00	I
42583	12/18/2020	5541	021	WEYMOUTH ST, 3	BRAUOHLER	PULJIC	-1	0	0	0	0.09	\$2,080,000.00	\$41,600.00	
42584	12/18/2020	7341	035	COFFIN ST, 20	STIMPSON FAMILY TRUS	REISKIN	-1	0	0	0	0.11	\$2,500,000.00	\$50,000.00	
42585	12/21/2020	4233	028	PINE ST, 19	METSOLA LLC	WHELDEN	-1	0	0	0	0.10	\$1,957,515.00	\$39,150.30	
42586	12/21/2020	0033	023	LAVENDAR LN, 8	LAVENDAR POINT NOMIN	LAVENDAR POINT NOMIN	-1	0	0	0	5.55	\$0.00	\$0.00	C
42587	12/21/2020	0033	023	LAVENDAR LN, 8	LAVENDAR POINT NOMIN	LAVENDAR POINT NOMIN	-1	0	0	0	5.55	\$0.00	\$0.00	D
42588	12/21/2020	0073	115	BLACKFISH LN, 18	DAS1 LLC	NOLAN	-1	0	0	0	0.56	\$5,351,000.00	\$107,020.00	
42589	12/21/2020	0013	034	SQUAM RD, 60	PORTER	SIXTY SQUAM NOMINEE	-1	0	0	0	2.17	\$4,700,000.00	\$94,000.00	
42590	12/21/2020	0039	0136	MADAKET RD, 160	GAMBEE	GAMBEE	-1	0	0	0	2.79	\$0.00	\$0.00	C
42591	12/21/2020	6021	011	WASHINGTON AV, 24	24 WASHINGTON AVE NO	JACQUELINE WEYAND RE	-1	0	0	0	0.12	\$0.00	\$0.00	C
42592	12/21/2020	0075	042	JONATHAN WY, 11	ANG	ANG	-1	0	0	0	1.24	\$0.00	\$0.00	C
42593	12/21/2020	4244	0333	FOLGER LN, 7	WOLFRAM FAMILY TRUST	WOLFRAM	-1	0	0	0	0.17	\$0.00	\$0.00	D
42594	12/21/2020	0040	009+	CAPAUM POND RD, OFF	VERNEY ROAD HOMEOWNE	NORTHEAST TRUST ETAL	0	0	-1	0	5.85	\$0.00	\$0.00	D
42595	12/21/2020	4233	104	MAIN ST, 112	DAVIS	ONE HUNDRED TWELVE M	-1	0	0	0	0.14	\$3,600,000.00	\$72,000.00	
42596	12/21/2020	0055	0433	WARREN ST, 16 UNIT 1	IAN	LOVE LANE LLC	0	0	0	-1	0.00	\$2,160,000.00	\$43,200.00	
42597	12/21/2020	0067	2283	VALLEY VIEW RD, 1	MCCORMICK/HEIDEMAN	KOLP	-1	0	0	0	0.17	\$1,150,000.00	\$23,000.00	
42598	12/21/2020	0029	068	HENRY ST, 1	REIN	REIN	-1	0	0	0	0.24	\$0.00	\$0.00	C
42599	12/21/2020	0029	139	WALSH ST, 37	WALSH TRUST	WALSH TRUST	0	0	-1	0	0.29	\$0.00	\$0.00	C
42600	12/21/2020	0029	139	WALSH ST, 37	REIN	WALSH TRUST	0	0	-1	0	0.29	\$0.00	\$0.00	D
42601	12/21/2020	0029	068+	HENRY ST, 1 +	REIN NOMINEE TRUST	REIN	-1	0	-1	0	0.53	\$0.00	\$0.00	C
42602	12/21/2020	0055	382	BEAR ST, 11	11 BEAR STREET NANTU	THOMPSON	-1	0	0	0	0.30	\$0.00	\$0.00	I
42603	12/21/2020	0020	062	EAT FIRE SPRING, 12	12 EAT FIRE SPRING R	DENNIS L WINGER AND	0	0	-1	0	3.41	\$1,200,000.00	\$24,000.00	
42604	12/21/2020	0068	4062	OLD SOUTH RD, 74B #2	SULLIVAN	STERN	0	0	0	-1	0.00	\$1,350,000.00	\$27,000.00	
42605	12/21/2020	0044	0234	POLPIS RD, 81	PAUL F WEBER TRUST	WEBER	-1	0	0	0	1.18	\$0.00	\$0.00	D
42606	12/21/2020	0075	0321	FISHER LN, 6	NANTUCKET OAKS LLC	NET ZERO LLC	0	0	-1	0	5.16	\$1,600,000.00	\$32,000.00	
42607	12/21/2020	0066	042	APPLETON RD, 38	APPLETON ROAD REALTY	CUNNIFF	-1	0	0	0	0.69	\$0.00	\$0.00	D

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42608	12/22/2020	0041	190+	DUKES RD, 8 & VESTAL	TROTTING FOXES LLC	TROTTING FOXES LLC	-1	0	-1	0	1.17	\$0.00	\$0.00	C
42609	12/22/2020	4232	894	UNION ST, 40B UNIT 4	SHIMMO PARTNERS LLC	COALE/VAN SUSTEREN	0	0	0	-1	0.00	\$1,500,000.00	\$30,000.00	
42610	12/22/2020	7342	115	KING ST, 34	FALLON, JR.	TOURJEE	-1	0	0	0	0.12	\$2,220,000.00	\$44,400.00	
42611	12/22/2020	0012	058	PLOVER LN, 5	CHRISTY N WISE 2020	WISE	-1	0	0	0	0.92	\$0.00	\$0.00	D
42612	12/22/2020	0013	111	SQUAM RD, 73 #1	73A SQUAM ROAD TRUST	BEWKES, III	0	0	0	-1	0.00	\$0.00	\$0.00	C
42613	12/22/2020	4233	014	GARDNER ST, 11	STRONG	JORDAN GOODMAN FAMIL	-1	0	0	0	0.17	\$0.00	\$0.00	C
42614	12/22/2020	4241	738	SWAIN ST, 15 UNIT A8	CHERYL R. LARDER TR	ROBINSON FAMILY NOMI	0	0	0	-1	0.00	\$0.00	\$0.00	C
42615	12/22/2020	0038	077	RIDGE LN, 19	MARTIN	HHE NOMINEE REALTY T	-1	0	0	0	0.26	\$1,700,000.00	\$34,000.00	
42616	12/22/2020	0041	731	HICKORY MEADOW LN, 3	ENNISMORE MEWS LLC	SALT REALTY TRUST	-1	0	0	0	1.10	\$0.00	\$0.00	I
42617	12/23/2020	0025	017	POLPIS RD, 271	NANTUCKET ISLANDS LA	GREEN	-1	0	0	0	6.32	\$1,500,000.00	\$0.00	A
42618	12/23/2020	0041	842	GINGY LN, 8	MICHAEL RICCARDI 202	RICCARDI	-1	0	0	0	0.15	\$0.00	\$0.00	D
42619	12/23/2020	0043	215	MOORS END LN, 12	2020 FLAX FAMILY IRR	FLAX	-1	0	0	0	0.60	\$0.00	\$0.00	C
42620	12/23/2020	0055	7076	BAYBERRY CT, 7F	JANOWSKI/MICHALEK	BELMONT NAVY LLC	0	0	0	-1	0.00	\$430,000.00	\$8,600.00	
42621	12/23/2020	0068	7121	EVERGREEN WY, 26B	26B EVERGREEN LLC	RICHMOND MEADOWS TW	0	0	-1	0	0.24	\$440,000.00	\$8,800.00	
42622	12/23/2020	0029	016	HULBERT AV, 45	WALLACE ACK LLC	ALICE C WETHERILL IN	-1	0	0	0	0.34	\$9,750,000.00	\$195,000.00	
42623	12/23/2020	0081	179	ELLENS WY, 22	KARIS	BLUEFIN PARTNERS LLC	0	0	-1	0	0.26	\$1,550,000.00	\$31,000.00	
42624	12/23/2020	0068	606	GOLDFINCH DR, 20	DIPLACIDO	20 GOLDFINCH NOMINEE	-1	0	0	0	0.14	\$535,000.00	\$10,700.00	
42625	12/23/2020	4242	102	S WATER ST, 21	JOHNSON	WATER STREET INVESTO	0	-1	0	0	0.04	\$2,575,000.00	\$51,500.00	
42626	12/23/2020	0077	084	WIGWAM RD, 36	QUEENS LANDING LLC	WIGWAM LLC	-1	0	0	0	1.16	\$5,325,000.00	\$106,500.00	
42627	12/23/2020	0076	046	FLINTLOCK RD, 10	D CLETUS & FRANCES B	BOLAN	-1	0	0	0	1.10	\$0.00	\$0.00	D
42628	12/23/2020	0068	511	GOLDFINCH DR, 21	KACYVENSKI	DUNHAM	-1	0	0	0	0.16	\$950,000.00	\$19,000.00	
42629	12/23/2020	4243	512	WESCO PL, 3	HAGEDORN	WESCO PROPCO LLC	0	0	-1	0	0.15	\$1,700,000.00	\$34,000.00	
42630	12/23/2020	4234	160	WOODBURY LN, 8	SCHWARZMAN	CAMBRYN LOWELL WHIT	-1	0	0	0	0.24	\$3,675,000.00	\$73,500.00	
42631	12/24/2020	4234	098	HUSSEY ST, 21	CUMMINGS FAMILY NOMI	CUMMINGS FAMILY NOMI	-1	0	0	0	0.08	\$0.00	\$0.00	D
42632	12/24/2020	4234	098	HUSSEY ST, 21	CUMMINGS FAMILY NOMI	CUMMINGS FAMILY NOMI	-1	0	0	0	0.08	\$0.00	\$0.00	I
42633	12/24/2020	4234	098	HUSSEY ST, 21	21 HUSSEY STREET LLC	CUMMINGS FAMILY NOMI	-1	0	0	0	0.08	\$0.00	\$0.00	D
42634	12/24/2020	0087	133	WESTERN AV, 36	9 SWAIN STREET LLC	9 SWAIN STREET LLC	-1	0	0	0	1.90	\$0.00	\$0.00	C
42635	12/24/2020	0087	133	WESTERN AV, 36	CARR, III	9 SWAIN STREET LLC	-1	0	0	0	1.90	\$0.00	\$0.00	J
42636	12/24/2020	0082	117	MATTAPoisett AV, 10	10 MATTAPoisett TRUS	MCNEILL	-1	0	0	0	0.28	\$0.00	\$0.00	D
42637	12/24/2020	0082	117	MATTAPoisett AV, 10	10 MATTAPoisett TRUS	10 MATTAPoisett TRUS	-1	0	0	0	0.28	\$0.00	\$0.00	C
42638	12/24/2020	0012	019	CROWS NEST WY, 13	RJG NOMINEE TRUST	RJG NOMINEE TRUST	-1	0	0	0	0.46	\$0.00	\$0.00	D
42639	12/24/2020	0012	019	CROWS NEST WY, 13	RJG NOMINEE TRUST	RJG NOMINEE TRUST	-1	0	0	0	0.46	\$0.00	\$0.00	D

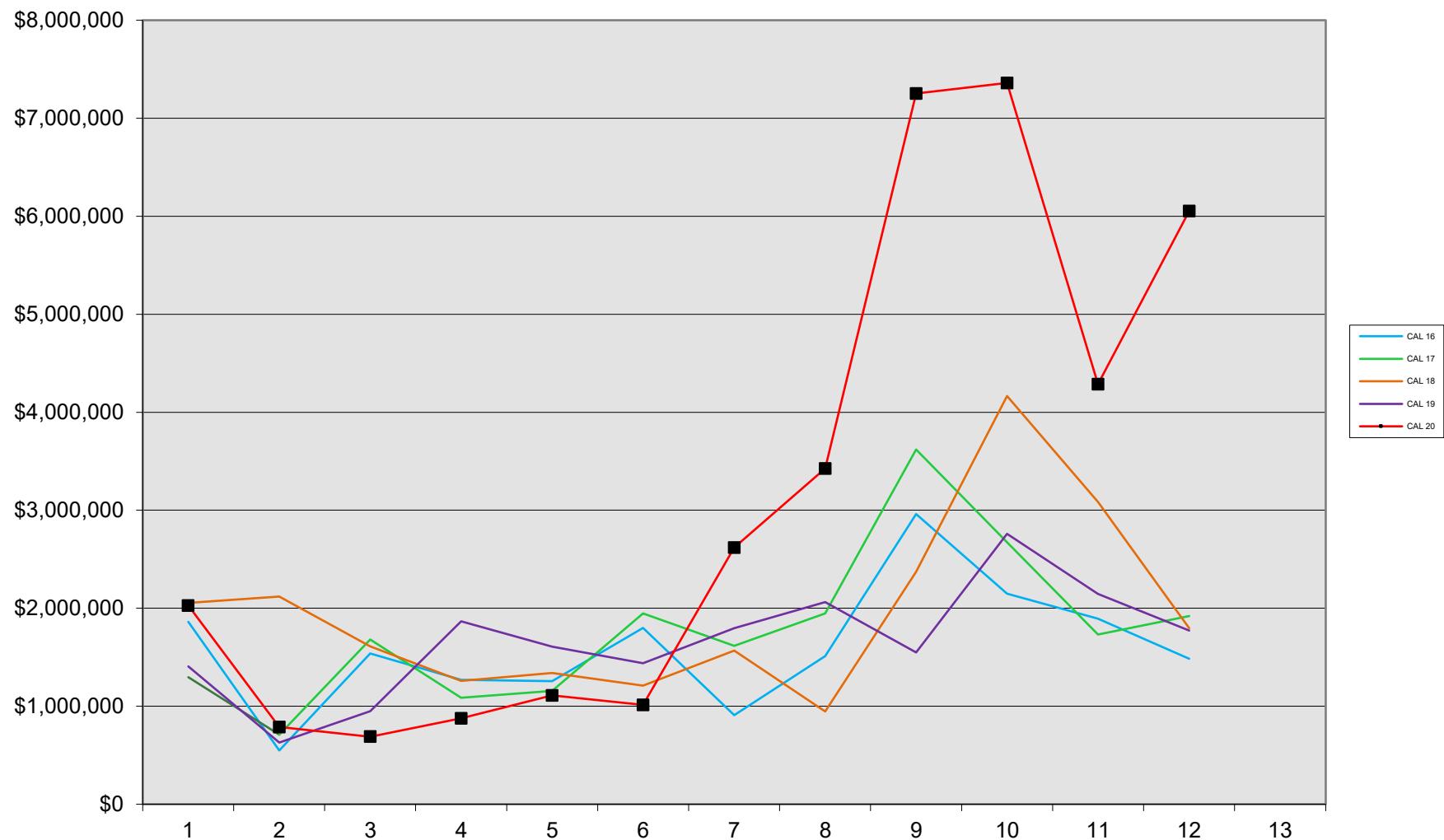
No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
42640	12/24/2020	0012	019	CROWS NEST WY, 13	RJG NOMINEE TRUST	RJG NOMINEE TRUST	-1	0	0	0	0.46	\$0.00	\$0.00	D
42641	12/24/2020	0012	019	CROWS NEST WY, 13	RJG NOMINEE TRUST	RJG NOMINEE TRUST	-1	0	0	0	0.46	\$0.00	\$0.00	D
42642	12/24/2020	0012	019	CROWS NEST WY, 13	RJG NOMINEE TRUST	RJG NOMINEE TRUST	-1	0	0	0	0.46	\$0.00	\$0.00	D
42643	12/24/2020	0012	019	CROWS NEST WY, 13	RJG NOMINEE TRUST	RJG NOMINEE TRUST	-1	0	0	0	0.46	\$0.00	\$0.00	D
42644	12/24/2020	0012	019	CROWS NEST WY, 13	RJG NOMINEE TRUST	RJG NOMINEE TRUST	-1	0	0	0	0.46	\$0.00	\$0.00	D
42645	12/28/2020	4241	737	SWAIN ST, 15 A7	BRAIT	BRANT POINT COURTYAR	0	0	0	-1	0.00	\$1,500.00	\$30.00	
42646	12/28/2020	0079	134	SKYLINE DR, 4	NANCY SHERMAN TRUST	SHERMAN	-1	0	0	0	2.59	\$0.00	\$0.00	D
42647	12/28/2020	5514	090	UNION ST, 57	PRIVATE HISTORIC PRE	PRIVATE HISTORIC PRE	-1	0	0	0	0.10	\$0.00	\$0.00	J
42648	12/28/2020	5514	090	UNION ST, 57	PRIVATE HISTORIC PRE	PRIVATE HISTORIC PRE	-1	0	0	0	0.10	\$0.00	\$0.00	D
42649	12/29/2020	0029	584+	HULBERT AV, 58, 60	TROPMAL LLC	TROPMAL LLC	-1	0	-1	0	0.57	\$0.00	\$0.00	C
42650	12/29/2020	4234	092	HUSSEY ST, 31	WASSERMAN	NANTUCKET HOME NOMI N CUMMINGS/JENNER	-1	0	0	0	0.13	\$900,000.00	\$18,000.00	D
42651	12/29/2020	0082	336	SACCACHA AV, 6	SIX SACCACHA AVENUE	SIX SACCACHA AVENUE	-1	0	0	0	1.92	\$0.00	\$0.00	D
42652	12/29/2020	0082	336	SACCACHA AV, 6	SIX SACCACHA AVENUE	SIX SACCACHA AVENUE	-1	0	0	0	1.92	\$0.00	\$0.00	B
42653	12/29/2020	0082	336	SACCACHA AV, 6	SIX SACCACHA AVENUE	SIX SACCACHA AVENUE	-1	0	0	0	1.92	\$0.00	\$0.00	C
42654	12/29/2020	0082	336	SACCACHA AV, 6	SIX SACCACHA AVENUE	SIX SACCACHA AVENUE	-1	0	0	0	1.92	\$0.00	\$0.00	C
42655	12/29/2020	0055	2344	ALLENS LN, 3B	GRAVES, III/GRAVES	FINN	0	0	0	-1	0.00	\$570,000.00	\$0.00	M
42656	12/29/2020	4232	162	DARLING ST, 6	WITMER	DARLING STREET LLC	-1	0	0	0	0.24	\$0.00	\$0.00	J
42657	12/29/2020	4232	162	DARLING ST, 6	DARLING STREET NOMIN	WITMER	-1	0	0	0	0.24	\$0.00	\$0.00	D
42658	12/29/2020	0054	026	POLPIS RD, 59	59 B POLPIS RD LLC	COSGROVE/KOON	0	0	-1	0	0.97	\$700,000.00	\$14,000.00	
42659	12/29/2020	4232	109	PINE ST, 26	VICKER V DIGRAVIO,II	26 PINE LLC	-1	0	0	0	0.07	\$3,025,000.00	\$60,500.00	
42660	12/29/2020	4242	093	ASH LN, 2	PRESSMENT/SAINT-AMOU	PARKER	-1	0	0	0	0.05	\$1,975,000.00	\$39,500.00	
42661	12/30/2020	4233	422	VESTAL ST, 15B	15 VESTAL PERSONAL R	RHODES	0	0	0	-1	0.00	\$0.00	\$0.00	D
42662	12/30/2020	0011	242	WAUWINET RD, 102	ROBERT D BEWKES 2020	BEWKES	-1	0	0	0	2.39	\$0.00	\$0.00	D
42663	12/30/2020	0066	707	GREY LADY LN, 14	GREY LADY LANE HOMEO	GREY LADY LANE LLC	0	0	-1	0	0.12	\$0.00	\$0.00	D
42664	12/30/2020	0066	708	GREY LADY LN, 13	JACKSON	8 SLACKTIDE DEVELOPM	-1	0	0	0	0.14	\$2,705,000.00	\$54,100.00	
42665	12/30/2020	0068	486	MACYS LN, 43	12 BLUE BIRD LANE LL	JOBA NANTUCKET LLC	-1	0	0	0	0.11	\$1,000,000.00	\$20,000.00	
42666	12/30/2020	0067	196	MIACOMET AV, 51	ELIZABETH EDWARDS 20	GILLENSON	-1	0	0	0	0.37	\$1,200,000.00	\$24,000.00	
42667	12/30/2020	0055	458	TASHAMA LN, 35	BECKER	MAILLOUX/BECKER	-1	0	0	0	0.27	\$0.00	\$0.00	K
42668	12/30/2020	0055	586	NETOWA LN, 14	GRAHAM	GAFFNEY	-1	0	0	0	0.09	\$1,565,000.00	\$31,300.00	
42669	12/30/2020	5544	078	N MILL ST, 30	SARKISIAN	MUELLER NANTUCKET AS	0	0	-1	0	0.15	\$1,350,000.00	\$27,000.00	
42670	12/30/2020	0011	032	WAUWINET RD, 122	LITTLE CORNER LLC	CUNEO	-1	0	0	0	1.08	\$3,900,000.00	\$78,000.00	
42671	12/30/2020	0055	927	OLD MILL CT, 3	BRODERICK	3 OLD MILL COURT LLC	-1	0	0	0	0.28	\$0.00	\$0.00	J

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
42672	12/30/2020	0066	120	CATHERINE LN, 10	HENLEY REAL ESTATE T	LINDSAY	-1	0	0	0	0.64	\$2,000,000.00	\$40,000.00	
42673	12/30/2020	2923	006	HULBERT AV, 3	ASNESS	CLIFFORD S ASNESS RE	-1	0	0	0	0.71	\$0.00	\$0.00	D
42674	12/30/2020	2923	006	HULBERT AV, 3	3 HULBERT AVENUE TRU	ASNESS	-1	0	0	0	0.71	\$0.00	\$0.00	C
42675	12/30/2020	0040	073	CLIFF RD, 200	ROBERTS	ROBERTS	-1	0	0	0	2.30	\$0.00	\$0.00	B
42676	12/30/2020	0040	073	CLIFF RD, 200	AMRFIT NOMINEE TRUST	ROBERTS	-1	0	0	0	2.30	\$0.00	\$0.00	C
42677	12/30/2020	0040	073	CLIFF RD, 200	WMRFIT NOMINEE TRUST	ROBERTS	-1	0	0	0	2.30	\$0.00	\$0.00	C
42678	12/30/2020	0081	042-	MIACOMET AV, 98 PORT	ON THE POND LLC	MIACOMET QUALIFIED P	0	0	-1	0	0.03	\$0.00	\$0.00	I
42679	12/30/2020	0073	023	BURNELL ST, 30	MRT 2012 FAMILY TRUS	30 BURNELL STREET NO	-1	0	0	0	3.39	\$0.00	\$0.00	D
42680	12/30/2020	0073	025	BURNELL ST, 32	MRT 2012 FAMILY TRUS	32 BURNELL STREET NO	0	0	-1	0	0.47	\$0.00	\$0.00	D
42681	12/30/2020	0073	024	BURNELL ST, 34	MRT 2012 FAMILY TRUS	34 BURNELL STREET NO	0	0	-1	0	0.60	\$0.00	\$0.00	D
42682	12/30/2020	0073	026	BURNELL ST, 34A	MRT 2012 FMAILY TRUS	34A BURNELL STREET N	0	0	-1	0	0.71	\$0.00	\$0.00	D
42683	12/30/2020	0054	081	CATHCART RD, 2	CATHCART HARBORVIEW	CATHCART ROAD I NOMI	0	0	-1	0	2.96	\$2,400,000.00	\$48,000.00	
42684	12/30/2020	0054	082	CATHCART RD, 4	CATHCART HARBORVIEW	ERIN NOMINEE TRUST	-1	0	0	0	3.48	\$3,000,000.00	\$60,000.00	
42685	12/30/2020	0054	008	CATHCART RD, 4.5	CATHCART HARBORVIEW	MCCLAVE, III	-1	0	0	0	4.90	\$4,200,000.00	\$84,000.00	
42686	12/31/2020	0067	627	ESSEX RD, 34	GREY REALTY TRUST	GREY	-1	0	0	0	0.20	\$0.00	\$0.00	D
42687	12/31/2020	7614	104	DARTMOUTH ST, 2	MCCORMACK REALTY TRU	MCCORMACK	-1	0	0	0	0.39	\$0.00	\$0.00	D
42688	12/31/2020	0080	215	WHITE ST, 4	FREDERICKS REALTY TR	FREDERICKS	-1	0	0	0	2.01	\$0.00	\$0.00	D
42689	12/31/2020	0069	083	NOBADEER FARM RD, 19	WALLACE	BUTLER	-1	0	0	0	0.99	\$0.00	\$0.00	K
42690	12/31/2020	0080	281	POCHICK AV, 30	POCHICK PARTNERS LLC	FINN	-1	0	0	0	1.09	\$0.00	\$0.00	C
42691	12/31/2020	0041	4628	MADAKET RD, 72	RUSSELL	DONALD P RUSSELL REV	-1	0	0	0	1.84	\$0.00	\$0.00	D
42692	12/31/2020	0056	308	HUMMOCK POND RD, 97	36 UNION STREET TRUS	FREDERICK P MCCLURE	-1	0	0	0	0.82	\$0.00	\$0.00	D
42693	12/31/2020	0056	308	HUMMOCK POND RD, 97	MARGARET KILVERT MCC	MARGARET KILVERT MCC	-1	0	0	0	0.82	\$0.00	\$0.00	D
42694	12/31/2020	0056	308	HUMMOCK POND RD, 97	36 UNION STREET TRUS	MARGARET KILVERT MCC	-1	0	0	0	0.82	\$0.00	\$0.00	D
42695	12/31/2020	3623	098	ESTHER ISLAND	ROSE'S TRUST	ESTHERS ISLAND NOMIN	-1	0	0	0	0.60	\$0.00	\$0.00	D
42696	12/31/2020	3623	098	ESTHER ISLAND	ESTHERS ISLAND NOMIN	GOTTWALD	-1	0	0	0	0.60	\$0.00	\$0.00	D
42697	12/31/2020	3623	098	ESTHER ISLAND	GRACE'S TRUST	1111 E MAIN ST	-1	0	0	0	0.60	\$0.00	\$0.00	D
42698	12/31/2020	3623	098	ESTHER ISLAND	GOTTWALD	GOTTWALD	-1	0	0	0	0.60	\$0.00	\$0.00	K
42699	12/31/2020	0040	010	CAPAUM POND RD, 25	E GEOFFREY VERNEY 20	BEAM REACH TRUST	-1	0	0	0	3.00	\$0.00	\$0.00	D
42700	12/31/2020	0040	010	CAPAUM POND RD, 25	ELIZABETH T VERNEY 2	BEAM REACH TRUST	-1	0	0	0	3.00	\$0.00	\$0.00	D
42701	12/31/2020	4233	049	MAIN ST, 125	GLEAVES RHODES 2020	GLEAVES RHODES 2016	-1	0	0	0	0.14	\$0.00	\$0.00	D
42702	12/31/2020	4233	049	MAIN ST, 125	RHODES, II	RHODES 2020 NANTUCKE	-1	0	0	0	0.14	\$0.00	\$0.00	D
42703	12/31/2020	5514	061+	WASHINGTON ST, 97	DREXLER	GREAT HARBOR YACHT C	0	0	-1	0	0.05	\$0.00	\$0.00	C

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
42704	12/31/2020	0014	080	POCOMO RD, 33	MEATBALL MARTINI NAN	33 POCOMO ROAD REALT	-1	0	0	0	3.60	\$12,250,000.00	\$245,000.00	
42705	12/31/2020	0066	070	SOMERSET LN, 28	WARREN C PEASE IRREV	PEASE REALTY TRUST	-1	0	0	0	1.04	\$0.00	\$0.00	D
42706	12/31/2020	0096	006	TUCKERNUCK	WARREN C PEASE IRREV	PEASE	-1	0	0	0	5.78	\$0.00	\$0.00	D
42707	12/31/2020	0011	019	WAUWINET RD, 114	DOC NOMINEE TRUST	DOC NOMINEE TRUST	-1	0	0	0	1.20	\$0.00	\$0.00	C
GRAND TOTALS						-195	-34				\$307,862,539.03			
						-6	-25				220.73		\$6,053,650.78	

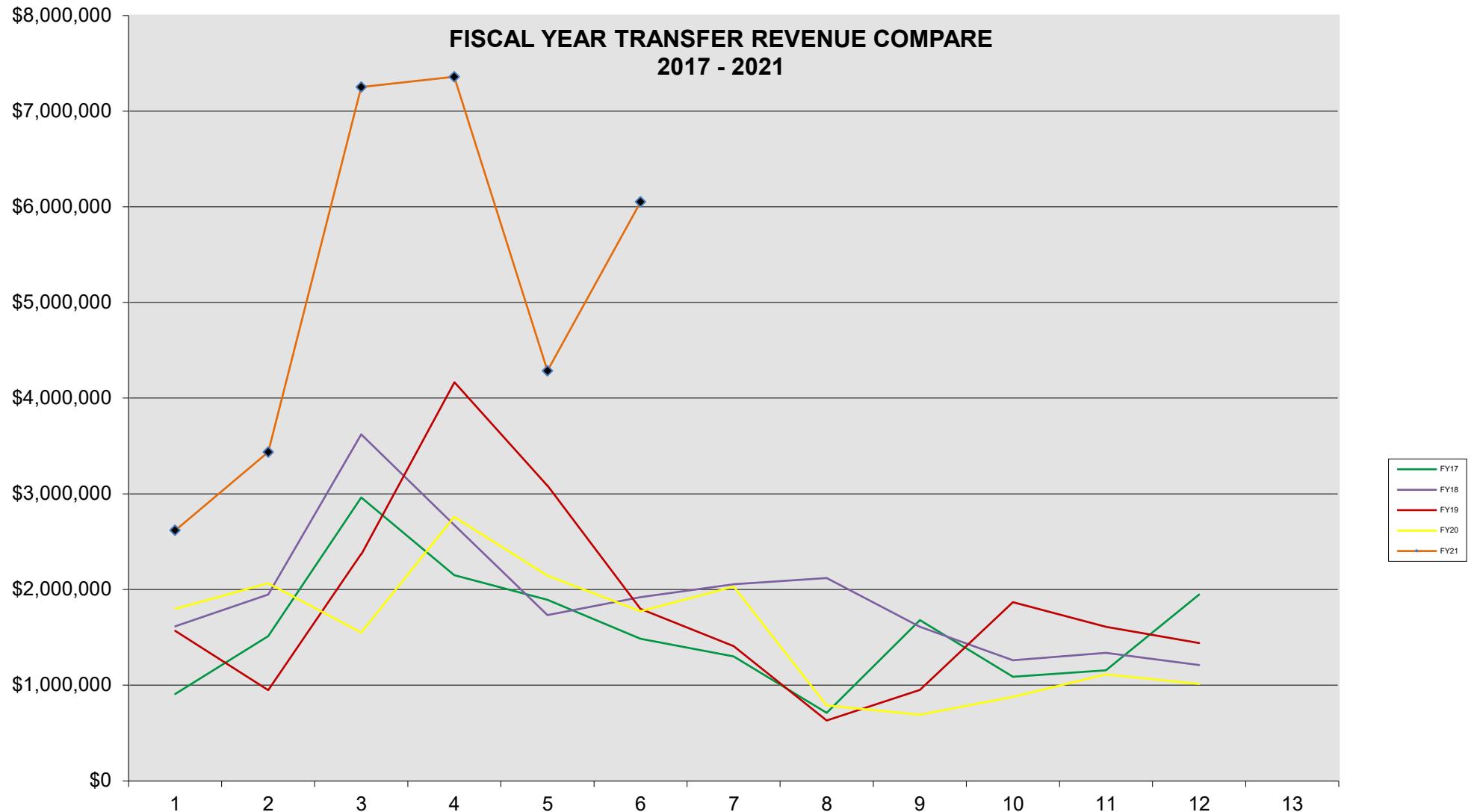
MONTHLY TRANSFER STATISTICS CALENDAR 2019						
CAL19 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-19	77	36	41	\$73,129,224	\$70,296,724	\$1,405,934
Feb-19	55	32	23	\$33,375,816	\$31,585,094	\$631,702
Mar-19	75	43	32	\$51,027,881	\$47,441,881	\$948,838
Apr-19	72	42	30	\$94,747,898	\$91,479,627	\$1,866,725
May-19	86	45	41	\$82,825,845	\$80,412,845	\$1,608,257
Jun-19	70	42	28	\$82,330,500	\$71,590,500	\$1,438,810
Jul-19	89	56	33	\$94,955,156	\$89,775,156	\$1,796,308
Aug-19	99	46	53	\$106,405,471	\$102,684,583	\$2,063,692
Sep-19	93	48	45	\$80,267,845	\$77,392,845	\$1,549,917
Oct-19	109	49	60	\$139,977,450	\$137,527,117	\$2,759,542
Nov-19	99	51	48	\$110,400,753	\$107,270,753	\$2,145,415
Dec-19	112	71	41	\$104,991,606	\$88,127,806	\$1,772,556
DEC 19 TOTALS	1036	561	475	\$1,054,435,445	\$995,584,930	\$19,987,697
Average	86	47	40	\$87,869,620	\$82,965,411	\$1,665,641
Low	55	32	23	\$33,375,816	\$31,585,094	\$631,702
High	112	71	60	\$139,977,450	\$137,527,117	\$2,759,542
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
Nov-20	121	40	81	\$218,588,228	\$214,313,827	\$4,286,277
Dec-20	256	146	110	\$307,862,539	\$302,257,539	\$6,053,651
DEC 20 TOTALS	1282	597	685	\$1,917,093,403	\$1,873,545,642	\$37,504,959
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

CALENDAR YEAR TRANSFER REVENUE COMPARE 2016 - 2020



MONTHLY TRANSFER STATISTICS FISCAL YEAR 2020						
FY20	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Month						
Jul-19	89	56	33	\$94,955,156	\$89,775,156	\$1,796,308
Aug-19	99	46	53	\$106,405,471	\$102,684,583	\$2,063,692
Sep-19	93	48	45	\$80,267,845	\$77,392,845	\$1,549,917
Oct-19	109	49	60	\$139,977,450	\$137,527,117	\$2,759,542
Nov-19	99	51	48	\$110,400,753	\$107,270,753	\$2,145,415
Dec-19	112	71	41	\$104,991,606	\$88,127,806	\$1,772,556
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
THRU DEC 20	601	321	280	\$636,998,282	\$602,778,260	\$12,087,430
Average	78	43	35	\$81,434,148	\$77,281,761	\$1,549,611
Low	36	18	18	\$36,463,714	\$34,508,714	\$690,174
High	112	71	60	\$139,977,450	\$137,527,117	\$2,759,542
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2021						
FY21	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Month						
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	\$3,435,779
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
Nov-20	121	40	81	\$218,588,228	\$214,313,827	\$4,286,277
Dec-20	256	146	110	\$307,862,539	\$302,257,539	\$6,053,651
Jan-21						
Feb-20						
Mar-21						
Apr-21						
May-21						
Jun-21						
THRU DEC 21	942	402	540	\$1,576,881,913	\$1,548,942,769	\$31,007,052
Average	157	67	90	\$262,813,652	\$258,157,128	\$5,167,842
Low	101	40	44	\$137,529,158	\$130,894,991	\$2,617,900
High	256	146	133	\$373,250,751	\$367,511,350	\$7,359,923

FISCAL YEAR TRANSFER REVENUE COMPARE 2017 - 2021



NANTUCKET ISLANDS LAND BANK
CHECK WARRANT SUMMARY
For the Period From Jan 12, 2021 to Jan 12, 2021

Filter Criteria includes: Report order is by Check Number.

Check #	Payee	Amount
	AMAZON.COM	385.78
	AVALON CONSULTING	7,327.47
	BERKSHIRE DESIGN GROUP, INC.	1,500.00
	BOBCAT OF BOURNE	2,188.51
	CHAMPION RENTALS	80.00
	CHAMPOUX LANDSCAPE	985.50
	COASTAL ENGINEERING CO.	376.25
	COMCAST	119.55
	COUNTY OF NANTUCKET (PAYROLL/FICA)	111,924.37
	COUNTY OF NANTUCKET (BCBS)	28,420.80
	DON ALLEN AUTO SERVICE	4,289.40
	ROBERT EARLEY	135.00
	RACHAEL S. FREEMAN	135.00
	FULL GRADING SERVICES, INC.	8,284.00
	ROBERT D. GORDON ADJUSTERS, INC.	467.50
	LINDSAY GREEN	2,340.00
	HARBOR FUEL OIL CORPORATION	279.01
	HORSLEY WITTEN GROUP	2,894.02
	ISLAND LUMBER COMPANY INC	97.56
	KENMARK OFFICE SYSTEMS	450.00
	LONGFIN LLC	300.00
	MARINE HOME CENTER	2,789.05
	JORDAN MCHUGH	1,325.00
	NATIONAL GRID	735.54
	NEIL PATERSON, INC.	631.13
	NORTHWIND BUILDING CORP	3,560.77
	P & M REIS TRUCKING, INC.	208.00
	JEFFREY POLLOCK	135.00
	REGISTRY OF DEEDS	735.00
	RICHARD SCHRAFF	135.00
	RICHARD SCHRAFF	118.00
	STAPLES	79.08
	SUN LIFE FINANCIAL	1,076.91
	SUNRISE CLEANING, INC.	608.00
	THOMAS SCHROEDER INC.	2,010.25
	TOWN OF NANTUCKET (GAS & DIESEL)	264.90

NANTUCKET ISLANDS LAND BANK
CHECK WARRANT SUMMARY
For the Period From Jan 12, 2021 to Jan 12, 2021

Filter Criteria includes: Report order is by Check Number.

Check #	Payee	Amount
	TOWN OF NANTUCKET (HDC)	50.00
	VERIZON WIRELESS	79.98
	WANNACOMET WATER COMPANY	741.60
	W.B. MASON	42.87
	YATES GAS	1,235.95
	PRINTSYNERGY SOLUTIONS	1,024.00
Total		<u>190,565.75</u>

REGULAR SESSION ACTION ITEMS

<u>Requested</u>	<u>Update</u>	<u>Item</u>	<u>Progress</u>
4/23/19	12/22/2020	Trailheads	Final stages to update website to match QR codes
5/14/19		Removal of Black Pines at Apthorp	Whole site needs work, so will submit an overall application this winter
8/13/19	1/12/2021	Map of West End of Island	printed and with UPS
8/25/19	12/8/2020	Planning for Golf Management bid cycle	Update on timeline tonight
11/26/19	1/12/2021	Committee for Permanent Trail	Update tonight
11/26/19	12/8/2020	Island Wide Map - Project	Need to decide final product or products (app, book)