

AGENDA
Nantucket Land Bank Commission
Regular Meeting of January 11, 2022
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. Dog Park Maintenance – Discussion
 - b. Director of Property Management – Building Maintenance Recommendations
 - c. Sesachacha Pond Swale and Boardwalk – Request and Proposal
3. TRANSFER BUSINESS
 - a. Current “M” Exemptions
4. APPROVAL OF MINUTES
 - a. Regular Meeting of December 28, 2021 and Special Meeting of December 15, 2021
6. FINANCIAL BUSINESS
 - a. Monthly Transfer Statistics
 - b. Warrant Authorization – Cash Disbursement
7. REGULAR BUSINESS

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. Vote to Release Executive Session Minutes (11/12/19)
3. Real Estate Acquisition

C. ADJOURNMENT

*Join Zoom Meeting

<https://us06web.zoom.us/j/82690638136?pwd=NjdKSWVnallHN2NSN1pUcHJWMWgwUT09>

Meeting ID: 826 9063 8136

Passcode: 736200

One tap mobile

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Buildings Report Summary

Prepared by: John Kuszpa

1/5/2022



- **Objectives:**

- Assess the overall condition of the Land Banks architectural assets
- Seek Approval to bring all the buildings up to a good repair
- Next step will be to provide a long term budget for future repair & maintenance costs

- **Good Condition:**

- Hummock 159 Cottage
- Hummock 159 Main House
- Somerset 125 LB Equip Barn (5 Bay)
- Somerset 125 LB Barn (Rob's 3 Bay)
- Somerset 125 MGC Pump House
- Union street 86 Barn
- West Miacomet 6 MGC Housing-Garage Apt
- Massasoit Bridge 2a

- **Needs Capital Work:**

- Hummock 159 Garage Structure
- Somerset 125 LB Shop
- Somerset 125 MGC Dorm
- Somerset 125 MGC GC Workshop
- Somerset 125 MGC Starter Shack
- Mizenmast Ext 30 MGC Housing
- Broad Street 22 Office
- West Miacomet 6 MGC Housing-Main House

- **Needs Repair & Maintenance:**

- Somerset 125 Farmhouse
- Somerset 125 MGC Cold Storage
- Massasoit Bridge 2b MGC-Housing



Buildings Capital Repair Requests

Task	Priority	Cost
Broad St 22		\$55,000
Paint Exterior & Gutter repairs	High	
3rd fir-Door Repairs	High	
3rd fir-Wet Deck Repairs	High	
Entry deck replacement	Medium	
East sidewall	Low	
Renovate 2nd fir bathroom	Low	
Somerset 125 Farm House		\$21,500
Update the outlets- Old Ungrounded	Medium	
Replace siding on southside walls	Low	
Kitchen redo- vent fan, range, counters	Low	
West Miacomet 6 Main House		\$24,000
Replace 2nd fir heat pump system	High	
Front Door replacement	High	
Smoke Detectors-Test and replace as needed	High	
Deck Structural Repairs	High	
Rot from leaking shower by tub	High	
Tile floor repairs	Medium	
Shingle Repairs in outdoor shower	Medium	
Massasoit 2b		\$9,000
Replace front entry door	High	
Install proper crawlspace dehumidifer with drain to exterior	High	
Repair deck & railings	High	
Cap Chimney & seal	High	
Repair back shed door	High	
Replace Gable vent	High	
Somerset 125 Shop		\$27,000
Fire Alarm system updates High	High	
Add wifi to the shop High	High	
Roofing repairs Medium	Medium	
Vehicle storage area heating system replacement	Low	
Somerset 125 Dorm		\$25,000
HVAC Work- replace common room heating system High	High	
Improve attic ventilation- check ridge vent for function and/or add gable vents	Low	
Somerset 125 MGC Shop- Replace 1 of 2 Furnaces	Low	\$15,000
Hummock 159 Garage- Siding & side door replacement	Low	\$15,000
West Miacomet 12- MGC Starter Shack Renovation	Low	\$30,000
Already Approved Projects in Progress		
Building Move/Addition Project	Low	\$175,000
Hummock 159 Garage	Low	\$15,000
Mizzenmast Ext 30 Renovation	High	\$350,000

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of January 11, 2022

1. December 2021 Transfers – Record Nos. 44053 through 44230

a. Current “M” Exemptions and Liens:

No. 44067 Michael Eldridge and Ivelina Eldridge

No. 44090 Amy Sanford

No. 44106 Ethan Cal Potter and Jonelle Lizelle Gurley

No. 44127 Jacob Ian Martinson and Kimberly Brooke Hickman

No. 44208 Joseph L. Tirone

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44053	12/1/2021	0076	089	SANDPIPER WY, 6	SCIMONE	MIGNONE	-1	0	0	0	0.63	\$3,162,000.00	\$63,240.00	
44054	12/1/2021	0066	053	HELEN'S DR, 16	SILVA	SILVA	-1	0	0	0	0.56	\$0.00	\$0.00	C
44055	12/2/2021	0088	001	NOBADEER AV, 36	AARON CHADWICK SHUMA	ARTHUR CHRISTOPHER V	-1	0	0	0	0.32	\$1,400,000.00	\$28,000.00	
44056	12/2/2021	0056	332	FRIENDSHIP LN, 38	GRAY	GRAY	-1	0	0	0	0.46	\$0.00	\$0.00	K
44057	12/2/2021	4232	118	HILLERS LN, 5	5 HILLERS LANE LLC	HILLER'S REALTY TRUS	-1	0	0	0	0.08	\$3,000,000.00	\$60,000.00	
44058	12/2/2021	0067	405	PINE GROVE RD, 26	26 PINE GROVE NOMINE	DEHEART REALTY TRUST	-1	0	0	0	0.29	\$1,538,500.00	\$30,770.00	
44059	12/2/2021	6024	0641	POP'S LN, 3	POP'S LANE HOLDING T	MACLEAN/JENNINGS	-1	0	0	0	1.28	\$6,100,000.00	\$122,000.00	
44060	12/2/2021	4234	077	GARDNER ST, 14	GALIK	MOCHARY/KASSER	-1	0	0	0	0.19	\$5,395,000.00	\$107,900.00	
44061	12/3/2021	4214	013	EASTON ST, 26	SYNEOS WIG REALTY TR	MITCHELL/FOWLKES/KEI	-1	0	0	0	0.42	\$15,000,000.00	\$300,000.00	
44062	12/3/2021	0055	471	TASHAMA LN, 9	SALTY DOGZ LLC	THOMAS C BOUCHER REV	-1	0	0	0	0.17	\$0.00	\$0.00	I
44063	12/3/2021	0080	044	SOUTH SHORE RD, 66	LISA VISOTSKY LIVING	HUNT	-1	0	0	0	1.84	\$4,250,000.00	\$85,000.00	
44064	12/6/2021	0593	025	S CAMBRIDGE ST, 17	SANDERSON MADAKET RE	SANDERSON	0	0	0	-1	0.00	\$0.00	\$0.00	D
44065	12/6/2021	4232	002	RAYS CT, 6	6 RAY'S COURT NOMINE	FJNT LLP	-1	0	0	0	0.11	\$3,925,000.00	\$78,500.00	
44066	12/6/2021	4243	1121	ACADEMY LN, 11	11 ACADEMY LLC	ROGGEVEEN	-1	0	0	0	0.15	\$0.00	\$0.00	I
44067	12/6/2021	0068	382	BEACH GRASS RD, 23	ELDRIDGE	RICHMOND GREAT POINT	0	0	-1	0	0.09	\$360,000.00	\$0.00	M
44068	12/7/2021	5544	079	ANGOLA ST, 10	MIGNONE	CHERYL MAUREEN SEARL	-1	0	0	0	0.20	\$2,000,000.00	\$40,000.00	
44069	12/7/2021	7314	040+	SANKATY RD, 10 +	MATHEY	SANKATY ROAD NOMINEE	-1	0	0	0	1.68	\$0.00	\$0.00	D
44070	12/7/2021	7314	040+	SANKATY RD, 10 +	HEDGEDABOUT LLC	MATHEY	-1	0	0	0	1.68	\$0.00	\$0.00	I
44071	12/7/2021	4243	066	CHESTER ST, 4	T101 LLC	KINNEY	-1	0	0	0	0.05	\$0.00	\$0.00	I
44072	12/7/2021	0068	624	KITTIWAKE LN, 6	TALKIN/TALKIN/JANAKA	GALLUGI	-1	0	0	0	0.16	\$1,800,000.00	\$36,000.00	
44073	12/7/2021	7132	401	KENDRICK ST, 26	CHARNS/LEVIN-CHARNS	26 KENDRICK TRUST	-1	0	0	0	2.67	\$0.00	\$0.00	D
44074	12/8/2021	0068	381-	BEACH GRASS RD, 25	ZIMMERMAN	RICHMOND GREAT POINT	0	0	-1	0	0.10	\$0.00	\$0.00	B
44075	12/8/2021	0079	046	SKYLINE DR, 54	POUR LA TABLE LLC	54 SKYLINE LLC	0	0	-1	0	2.19	\$0.00	\$0.00	I
44076	12/8/2021	0068	260	WOODLAND AV, 26	S&R ISLAND DEVELOPME	RICHMOND GREAT POINT	0	0	-1	0	0.46	\$0.00	\$0.00	X
44077	12/8/2021	0068	064+	DAVKIM LN, 6 & 8	S&R ISLAND DEVELOPME	RICHMOND GREAT POINT	-1	-1	0	0	1.22	\$2,100,000.00	\$42,000.00	
44078	12/8/2021	068	372+	ASTER CT, 1 +	S&R ISLAND DEVELOPME	RICHMOND ISLAND INVE	-1	-1	-1	0	30.25	\$0.00	\$0.00	X
44079	12/8/2021	0068	372+	ASTER CT, 1, BEACH G	S&R ISLAND DEVELOPME	RICHMOND ISLAND INVE	-1	-1	-1	0	30.25	\$0.00	\$0.00	X
44080	12/8/2021	0073	095	HYDRANGEA LN, 7	SALERNO	NANTUCKET DEVELOPME	-1	0	0	0	0.11	\$2,750,000.00	\$55,000.00	
44081	12/8/2021	0054	1751	BREWSTER RD, 19	PATTERSON/MULLEN	HELENE PATTERSON TRU	-1	0	0	0	1.05	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44082	12/8/2021	0080	178	BLUEBERRY LN, 2	CARLSON	MEGNA/CARLSON	0	0	-1	0	1.00	\$0.00	\$0.00	C
44083	12/8/2021	0080	178-	BLUEBERRY LN, 2A	MEGNA	MEGNA/CARLSON	-1	0	0	0	0.60	\$0.00	\$0.00	C
44084	12/8/2021	0044	062-	SHAWKEMO RD, 35	NANTUCKET CONSERVATI	ROSENZWEIG	0	0	-1	0	8.03	\$7,500,000.00	\$0.00	G
44085	12/9/2021	0030	017	E HALLOWELL LN, 11	HIGH CLIFF TRUST	HIGH CLIFF TRUST	-1	0	0	0	1.02	\$0.00	\$0.00	C
44086	12/9/2021	0030	098	E HALLOWELL LN, 6	SIX EAST HALLOWELL N	SIX EAST HALLOWELL N	0	0	-1	0	0.26	\$0.00	\$0.00	C
44087	12/9/2021	0077	081	RUSSELLS WY, 30	NELSON	NIETUPSKI	-1	0	0	0	1.16	\$2,250,000.00	\$45,000.00	
44088	12/9/2021	0043	090	SHAWKEMO RD, 8	GARDEN HOME LLC	DWORETZY-BANSE FAMIL	-1	0	0	0	2.95	\$0.00	\$0.00	I
44089	12/9/2021	0038	181	EEL POINT RD. 210	210 EEL POINT ROAD N	202 EPR REALTY TRUST	0	0	-1	0	3.54	\$4,000,000.00	\$80,000.00	
44090	12/9/2021	0066	367	RUDDER LN, 15	SANFORD	DEBORAH BARDO ARMST	-1	0	0	0	0.43	\$1,750,000.00	\$18,000.00	M
44091	12/9/2021	0040	6504	PRIMROSE LN, 11	B&E LISTON FAMILY	LAWLOR	-1	0	0	0	1.97	\$5,085,000.00	\$101,700.00	
44092	12/10/2021	0066	5023	APPLETON RD, 47 C	MACLEAN	BALKIND	0	0	0	-1	0.00	\$800,000.00	\$16,000.00	
44093	12/10/2021	0055	1024	LARRABEE LN, 10	10 LARRABEE LLC	JOHN D MANERA LIVING	0	0	-1	0	0.14	\$1,600,000.00	\$32,000.00	
44094	12/10/2021	0069	264	NOBADEER FARM RD, 12	TWELVE NOBADEER FARM	ACK4US LLC	0	-1	0	0	0.12	\$1,375,000.00	\$27,500.00	
44095	12/10/2021	5544	041	PROSPECT ST, 9	MYERS	ALL NINES LLC	-1	0	0	0	0.09	\$2,300,000.00	\$46,000.00	
44096	12/10/2021	0048	015+	BAXTER RD, 105 & 106	M LEE LLC	MARILEE BRILL MATTES	-1	0	-1	0	1.05	\$0.00	\$0.00	I
44097	12/10/2021	0067	469	WHEREWHERE LN	WHEREWHERE LLC	ZIMICKI/STOCKMAN	-1	0	0	0	1.90	\$3,400,000.00	\$68,000.00	
44098	12/10/2021	0054	008	CATHCART RD, 4 1/2	4.5 CATHCART ROAD LL	CATHCART HARBOR VIEW	-1	0	0	0	4.90	\$4,925,000.00	\$98,500.00	
44099	12/10/2021	0055	4261	ORANGE ST, 103A , #1	ROBERT K AND SUSAN R	SCHARWENKA/BROOKS	0	0	0	-1	0.00	\$1,525,000.00	\$30,500.00	
44100	12/10/2021	4233	075	PLEASANT ST, 14	GROOME	DENISE A D'AVELLA TR	-1	0	0	0	0.09	\$2,500,000.00	\$50,000.00	
44101	12/13/2021	0593	001	MADAKET RD, 284	COMER	SOPARKAR NANTUCKET 7	0	0	0	-1	0.00	\$17,500.00	\$350.00	
44102	12/13/2021	7331	080	MAGNOLIA AV, 3	BEARDED LARIOSOUR LL	3 MAGNOLIA LLC	-1	0	0	0	0.16	\$3,500,000.00	\$70,000.00	
44103	12/13/2021	0044	078+	N PASTURE LN 31 & 33	MEGAN W DOWLEY 2021	MEGAN WIESEN DOWLEY	-1	0	0	0	1.71	\$0.00	\$0.00	D
44104	12/13/2021	0056	207	WINN ST, 18	CHRISTOPHER T PERKIN	PERKINS	-1	0	0	0	0.15	\$0.00	\$0.00	D
44105	12/14/2021	0087	1131+	AURIGA ST, CURVE ST	IAM INVESTMENTS LLC	TOWN OF NANTUCKET	0	0	-1	0	0.03	\$2,748.00	\$54.96	
44106	12/14/2021	0068	642	KITTIWAKE LN, 21	POTTER/GURLEY	LINDA L GLASS PERSON	-1	0	0	0	0.11	\$1,398,000.00	\$10,960.00	M
44107	12/14/2021	0030	1702	CLIFF RD, 95	95 CLIFF ROAD LLC	CLIFF DWELLER LLC	-1	0	0	0	0.92	\$10,700,000.00	\$214,000.00	
44108	12/14/2021	0065	0084+	NANAHUMACKE LN, 14+	NANAHUMACKE LLC	NANAHUMACKE LLC	-1	0	0	0	0.29	\$0.00	\$0.00	C
44109	12/14/2021	4233	097	MAIN ST, 128	BRADFORD	BRADFORD EST, ALICIA	-1	0	0	0	0.20	\$0.00	\$0.00	E
44110	12/14/2021	0041	902	HICKORY MEADOW LN, 8	8 HICKORY MEADOW NOM	EIGHT HICKORY MEADOW	-1	0	0	0	1.84	\$9,000,000.00	\$180,000.00	
44111	12/14/2021	0087	1132+	AURIGA ST, CURVE ST	TOWN OF NANTUCKET	TRACKSIDE REVOCABLE	0	0	-1	0	0.03	\$0.00	\$0.00	A
44112	12/16/2021	7132	401	KENDRICK ST, 26	26 KENDRICK TRUST	CHARNS/CHARNS-LEVIN	-1	0	0	0	2.67	\$0.00	\$0.00	D
44113	12/15/2021	0924	221	MAYHEW RD, 4	PLCSM CORPORATION	ALEXANDER	0	0	-1	0	1.49	\$1,450,000.00	\$29,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44114	12/15/2021	7331	061	EVELYN ST, 4	MCGLATHERY FAMILY TR	MCGLATHERY	-1	0	0	0	0.11	\$0.00	\$0.00	C
44115	12/15/2021	0041	611	NEW LN, 12	PRINCE ELM II LLC	MICHAUD	-1	0	0	0	0.12	\$3,695,000.00	\$73,900.00	
44116	12/15/2021	0056	449	AURORA WY, 11	ZF CAPITAL LLC	WDW HOLDINGS LLC	-1	0	0	0	0.15	\$3,375,000.00	\$67,500.00	
44117	12/15/2021	4223	022	WASHINGTON ST, 92	THOMAS HOLT RIPLEY R	GREAT STATE PROPERTI	-1	0	0	0	0.40	\$9,450,000.00	\$189,000.00	
44118	12/15/2021	0054	252	POLPIS RD, 32	PAUSHTER	VAN SICKLEN	-1	0	0	0	0.93	\$2,750,000.00	\$55,000.00	
44119	12/15/2021	0067	306	FAIRGROUNDS RD, 49	CONSCIOUS LIVING LLC	GREEN	-1	0	0	0	0.46	\$2,150,000.00	\$43,000.00	
44120	12/16/2021	0041	536+	WANNACOMET RD, 3	NANTUCKET ISLANDS LA	NANTUCKET HISTORICAL	0	0	-1	0	0.89	\$1,925,000.00	\$0.00	A
44121	12/16/2021	0041	244	DERRYMORE RD, 8	8 DERRYMORE ROAD LLC	BARNES	-1	0	0	0	0.09	\$0.00	\$0.00	I
44122	12/16/2021	0029	130	NORTH BEACH ST, 30	30 NORTH BEACH STREE	OFFSHORE BEACHSIDE L	0	-1	0	0	3.49	\$38,070,000.00	\$761,400.00	
44123	12/16/2021	0067	855	CACHALOT LN, 2	COFFIN	COFFIN	-1	0	0	0	0.46	\$0.00	\$0.00	K
44124	12/16/2021	0066	4131	CYNTHIA LN, 1A	1A CYNTHIA LANE TRUS	KINGSTON	0	0	0	-1	0.00	\$0.00	\$0.00	D
44125	12/17/2021	0039	041	DOUGLAS WY, 26	HIGH TIDE PARTNERS L	EMERT/GAW	0	0	-1	0	2.81	\$3,350,000.00	\$67,000.00	
44126	12/16/2021	0040	0462	BARSTOW RD, 6	WILLIAM R CONGDON RE	CONGDON	-1	0	0	0	2.20	\$0.00	\$0.00	D
44127	12/17/2021	0055	0082	WEST YORK LN, 16	MARTINSON/HICKMAN	PAT & JACK REALTY TR	0	0	-1	0	0.12	\$250,000.00	\$0.00	M
44128	12/17/2021	0054	085	BREWSTER RD, 33	JULIE WARMINGTON WHI	CMR-33B LLC	-1	0	0	0	1.33	\$7,000,000.00	\$140,000.00	
44129	12/17/2021	0091	013	TOM NEVER RD, 83	83 TOM NEVER ROAD NO	83 TOM NEVERS ROAD N	-1	0	0	0	0.50	\$0.00	\$0.00	C
44130	12/17/2021	0041	188	DUKES RD, 4	4 DUKES REALTY LLC	CARY LIVING TRUST	-1	0	0	0	0.47	\$1,700,000.00	\$34,000.00	
44131	12/17/2021	0080	221	GLADLANDS AV, 18	DE VILLEMEJANE IRREV	DE BILLEMEJANE	-1	0	0	0	1.84	\$0.00	\$0.00	C
44132	12/17/2021	5514	102	YORK ST, 5	MITCHELL	MARTHA WATSON LEWIS	-1	0	0	0	0.10	\$2,550,000.00	\$51,000.00	
44133	12/17/2021	0055	1023	BARTLETT RD, 5 LOT C	MANERA	PARKER	0	0	-1	0	0.73	\$425,000.00	\$8,500.00	
44134	12/17/2021	0593	175	COLUMBUS AV, 5	RADIOACTIVE LLC	HARTNER	-1	0	0	0	0.62	\$2,850,000.00	\$57,000.00	
44135	12/17/2021	0030	177+	SHERBURNE TP, 6 & 8	DAISY HILL LLC	DAISY HILL LLC	-1	0	0	0	0.46	\$0.00	\$0.00	D
44136	12/17/2021	0030	176	SHERBURNE TP, 6 & 8	DANIEL P FOUGERE REV	DAISY HILL LLC	-1	0	0	0	0.46	\$16,900,000.00	\$338,000.00	
44137	12/17/2021	0066	281-	RACEWAY DR, 3 LOT 21	WDW HOLDINGS LLC	3 RACEWAY LLC	0	0	-1	0	0.16	\$3,460,000.00	\$69,200.00	
44138	12/17/2021	4231	135	STRAIGHT WF, 2	NIR RETAIL III LLC	NIR RETAIL LLC	0	-1	0	0	0.14	\$0.00	\$0.00	I
44139	12/20/2021	0030	051	HULBERT AV, 92	GILBRETH REAL ESTATE	GILBRETH/HERRES	-1	0	0	0	0.23	\$0.00	\$0.00	I
44140	12/20/2021	0080	026	PLUM ST, 7	GREGORY SULLIVAN 202	GREGORY SULLIVAN 202	-1	0	0	0	0.61	\$0.00	\$0.00	D
44141	12/20/2021	0080	026	PLUM ST, 7	KATHERINE SULLIVAN 2	KATHERINE SULLIVAN 2	-1	0	0	0	0.61	\$0.00	\$0.00	D
44142	12/20/2021	0067	3301	HOOPER FARM RD, 73 B	GOOD VIBRATIONS ON T	FRAZIER	-1	0	0	0	0.24	\$0.00	\$0.00	I
44143	12/20/2021	4244	001	CLIFF RD, 46	KRISTEN C AND TODD B	BOLING	-1	0	0	0	0.19	\$0.00	\$0.00	C
44144	12/20/2021	0055	4229	POLLIWOG POND RD, 14	DOOLEY FAMILY TRUST	DOOLEY FAMILY TRUST	0	0	-1	0	0.27	\$0.00	\$0.00	C
44145	12/20/2021	0055	4229	POLLIWOG POND RD, 14	DOOLEY FAMILY TRUST	DOOLEY FAMILY TRUST	0	0	-1	0	0.27	\$0.00	\$0.00	C

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44146	12/20/2021	0055	4229	POLLIWOG POND RD, 14	JOHN P DOOLEY REVOCA	DOOLEY FAMILY TRUST	0	0	-1	0	0.27	\$0.00	\$0.00	D
44147	12/20/2021	0067	303	RUGGED RD, 10	MAPLE LANE LLC	DELFMARK LP	-1	0	0	0	5.00	\$8,995,000.00	\$179,900.00	
44148	12/20/2021	0087	1131	AURIGA ST, 9	SURFSIDE BEACH VENTU	METZ/CASEDEMONT	-1	0	0	0	0.74	\$3,950,000.00	\$79,000.00	
44149	12/20/2021	0068	432	PINE CREST DR, 18	WILLETT	WILLETT	-1	0	0	0	1.05	\$0.00	\$0.00	C
44150	12/20/2021	0049	039	BAXTER RD, 82	AMY ATKINSON 2020 IR	AMY ATKINSON 2020 SP	-1	0	0	0	0.42	\$0.00	\$0.00	D
44151	12/20/2021	4243	067	CENTER ST, 61	FP MARTIN HOUSE LLC	NANTUCKET REALTY LLC	0	-1	0	0	0.24	\$6,337,500.00	\$126,750.00	
44152	12/21/2021	4231	046	ORANGE ST, 14	SULLIVAN	SULLIVAN	-1	0	0	0	0.11	\$0.00	\$0.00	C
44153	12/21/2021	4231	046	ORANGE ST, 14	MMS INVESTMENT TRUST	SULLIVAN	-1	0	0	0	0.11	\$0.00	\$0.00	I
44154	12/21/2021	0080	036	SURFSIDE RD, 149	DEBOER	SHEARE	-1	0	0	0	0.92	\$0.00	\$0.00	K
44155	12/21/2021	0076	092	HEATH LN, 7	JOHNSON	LEMONADE PROPERTIES	-1	0	0	0	0.63	\$0.00	\$0.00	J
44156	12/21/2021	0049	080	SANKATY RD, 66	RYAN	RYAN	0	0	-1	0	1.41	\$0.00	\$0.00	K
44157	12/21/2021	4243	0995	CENTER ST, 74R	2538970 ONTARIO INC	LILYPAD REALTY TRUST	0	0	0	-1	0.00	\$1,845,000.00	\$36,900.00	
44158	12/22/2021	0067	902	PERRY LN, 1	J N DESIGN BUILD LLC	NEWMAN FAMILY TRUST	0	-1	0	0	0.12	\$0.00	\$0.00	I
44159	12/22/2021	0048	019	BAXTER RD, 97	FOTOPOLOUS	MCQUADE	-1	0	0	0	0.59	\$400,000.00	\$8,000.00	
44160	12/22/2021	0068	4701	WITHERSPOON DR, 4 A	4A WITHERSPOON DRIVE	BARRANTES	0	0	0	-1	0.00	\$0.00	\$0.00	D
44161	12/22/2021	0041	2763	WOODBURY LN, 31	31 WOODBURY LANE TRU	31 WOODBURY LANE TRU	-1	0	0	0	0.24	\$0.00	\$0.00	I
44162	12/22/2021	4241	086	EASTON ST, 55	EASTON STREET LLC	BURTON FAMILY TRUST	-1	0	0	0	0.17	\$3,210,000.00	\$64,200.00	
44163	12/22/2021	0073	002	BURNELL ST, 24	24 BURNELL LLC	COWPERTHWAIT	-1	0	0	0	0.92	\$0.00	\$0.00	I
44164	12/22/2021	0045	005	POLPIS RD, 183	SUNLIGHT DAWNS HOLDI	BARBARA S GOLDNER TR	-1	0	0	0	5.98	\$13,250,000.00	\$265,000.00	
44165	12/22/2021	0041	2883	MAIN ST, 159C	ACKRYE LLC	MECKLER	0	0	0	-1	0.00	\$912,500.00	\$18,250.00	
44166	12/22/2021	4233	098	MAIN ST, 126	K22S LLC	ONE BLOOM LLC	-1	0	0	0	0.18	\$4,275,000.00	\$85,500.00	
44167	12/22/2021	7332	051	OCEAN AV, 43	43 OCEAN AVENUE NOMI	BILLECART TRUST	-1	0	0	0	0.35	\$0.00	\$0.00	D
44168	12/22/2021	7332	050	OCEAN AV, 41	43 OCEAN AVENUE NOMI	BILLECART TRUST	-1	0	0	0	0.42	\$0.00	\$0.00	D
44169	12/22/2021	7342	118	KING ST, 40	WENKEITH LLC	DAVIS TRUST	-1	0	0	0	0.12	\$2,450,000.00	\$49,000.00	
44170	12/22/2021	0055	023	ATLANTIC AV, 16	16 ATLANTIC AVE LLC	COOPER	-1	0	0	0	0.12	\$0.00	\$0.00	I
44171	12/23/2021	7342	103	KING ST, 25	25 KING LLC	CAVANAGH	-1	0	0	0	0.15	\$0.00	\$0.00	I
44172	12/23/2021	0021	027+	QUIDNET RESERVE DR 2	QUIDNET HUSKY HOLDIN	31 QUIDNET ROAD LLC	0	0	-1	0	1.08	\$0.00	\$0.00	I
44173	12/23/2021	0021	0271	QUIDNETRD, 31	LANDRETH	31 QUIDNET ROAD LLC	0	0	-1	0	0.46	\$0.00	\$0.00	J
44174	12/23/2021	0021	0271	QUIDNET RD, 31	NANTUCKET CONSERVATI	LANDRETH	0	0	-1	0	0.46	\$0.00	\$0.00	C
44175	12/23/2021	0021	0294+	QUIDNET RD, 27 & 29	QUIDNET HUSKEY HOLDI	LANDRETH	0	0	-1	0	7.56	\$0.00	\$0.00	I
44176	12/23/2021	0021	027+	QUIDNET RESERVE DR 2	QUIDNET HUSKY HOLDIN	QUIDNET HUSKY HOLDIN	0	0	-1	0	8.64	\$0.00	\$0.00	C
44177	12/23/2021	0021	027+	QUIDNET RESERVE DR 2	QUIDNET HUSKY HOLDIN	QUIDNET HUSKY HOLDIN	0	0	-1	0	8.64	\$0.00	\$0.00	C

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44178	12/23/2021	4332	132	MARTINS LN, 5	5 MARTINS LLC	SARA S CROSBY 2016 I	-1	0	0	0	0.05	\$1,700,000.00	\$34,000.00	
44179	12/27/2021	0065	079	NANAHUMACKE LN, 12	12 NANAHUMACKE LANE	12 NANAHUMACKE LANE	-1	0	0	0	0.29	\$0.00	\$0.00	D
44180	12/27/2021	0065	079	NANAHUMACKE LN, 12	12 NANAHUMACKE LANE	12 NANAHUMACKE LANE	-1	0	0	0	0.29	\$0.00	\$0.00	C
44181	12/27/2021	0030	159	CLIFF RD, 67	FOGGY MANOR LLC	EPP REAL ESTATE LLC	-1	0	0	0	0.50	\$2,500,000.00	\$50,000.00	
44182	12/27/2021	0077	0084	WIGWAM RD, 36	ADEN'S FINE PROPRTI	QUEENS LANDING LLC	-1	0	0	0	1.16	\$7,184,000.00	\$143,680.00	
44183	12/27/2021	0041	825	OLD WESTMOOR FARM 14	14 OLD WESTMOOR FARM	14 OLD WESTMOOR FARM	-1	0	0	0	0.66	\$0.00	\$0.00	D
44184	12/27/2021	4234	114	LIBERTY ST, 22	22 LIBERTY STREET TR	22 LIBERTY STREET TR	-1	0	0	0	0.17	\$0.00	\$0.00	C
44185	12/27/2021	4234	114	LIBERTY ST, 22	22 LIBERTY STREET TR	22 LIBERTY STREET TR	-1	0	0	0	0.17	\$0.00	\$0.00	C
44186	12/27/2021	0055	9004	ANNA DR, 2E	LARRIVEE	LARRIVEE	0	0	0	-1	0.00	\$0.00	\$0.00	C
44187	12/27/2021	0055	147	ORANGE ST, 129	ISLAND ORANGE GROUP	BUTNELL CORPORATION	0	-1	0	0	0.49	\$6,000,000.00	\$120,000.00	
44188	12/27/2021	0080	087	WHITE ST, 8	TOWN OF NANTUCKET AF	CHANDLER SURFSIDE RE	0	0	-1	0	2.85	\$1,200,000.00	\$0.00	A
44189	12/28/2021	4241	001	E LINCOLN AV, 27	RAYMOND G HAMMELL RE	HAMMELL	-1	0	0	0	0.17	\$0.00	\$0.00	D
44190	12/28/2021	0030	227	HINCKLEY LN, 8	ROEDERY LLC	ROEDERY LLC	-1	0	0	0	1.17	\$0.00	\$0.00	C
44191	12/28/2021	0068	859	BEACH GRASS RD, 9	9 BEACH GRASS LLC	RICHMOND GREAT POINT	0	0	-1	0	0.11	\$405,000.00	\$8,100.00	
44192	12/28/2021	0068	855	BEACH GRASS RD, 11	11 BEACH GRASS LLC	RICHMOND GREAT POINT	0	0	-1	0	0.13	\$405,000.00	\$8,100.00	
44193	12/28/2021	0067	0093	BARTLETT RD, 17	17 BARTLETT ROAD LLC	SPRIGGS ESTATES	-1	0	0	0	0.33	\$1,900,000.00	\$38,000.00	
44194	12/28/2021	4242	023	EASY ST, 26	NOTSOEASY LLC	TROGOH NOMINEE TRUST	0	-1	0	0	0.06	\$1,995,000.00	\$39,900.00	
44195	12/28/2021	4231	1001	UNION ST, 8R	MIDDLE CHILD LLC	BUCK	0	0	0	-1	0.00	\$0.00	\$0.00	I
44196	12/28/2021	7332	0472	OCEAN AV, 31	NOTLIH LLC	NOTLIH LLC	-1	0	0	0	0.18	\$0.00	\$0.00	C
44197	12/28/2021	7332	0472	OCEAN AV, 31	NOTLIH LLC	NOTLIH LLC	-1	0	0	0	0.18	\$0.00	\$0.00	C
44198	12/28/2021	0067	805	FOX GRAPE LN, 10	FOX GRAPE LLC	DELEON	-1	0	0	0	0.16	\$2,175,000.00	\$43,500.00	
44199	12/28/2021	0067	414	ALEXANDIA DR, 11	11 ALEXANDIA LLC	STOWE ENTERPRISES LL	-1	0	0	0	0.26	\$0.00	\$0.00	I
44200	12/28/2021	0049	166	BURNELL ST, 52	LA BARCA REALTY TRUS	LA BARCA REALTY TRUS	-1	0	0	0	2.00	\$0.00	\$0.00	C
44201	12/28/2021	6024	084	TENNESSEE AV, 2	2 TENN ZEN LLC	WHELDEN	-1	0	0	0	0.26	\$2,400,000.00	\$48,000.00	
44202	12/29/2021	5541	020	MULBERRY ST, 2	TWO MULBERRY STREET	TWO MULBERRY STREET	-1	0	0	0	0.13	\$1,555,555.52	\$31,111.11	
44203	12/29/2021	0594	218	ARKANSAS AV, 9	DAVIDSON/IRELAND	CASEY	0	0	0	-1	0.00	\$21,000.00	\$420.00	
44204	12/29/2021	0077	0052	WIGWAM RD, 3	MCDONOUGH	SOLARIS MINISTRY INC	-1	0	0	0	1.16	\$0.00	\$0.00	J
44205	12/29/2021	6024	065	WASHINGTON AV, 4	JEAN M MORAN RESIDEN	JEAN M MORAN TRUST	-1	0	0	0	0.99	\$0.00	\$0.00	D
44206	12/29/2021	0593	055	STARBUCK RD, 54 &54R	SHEEHAN/HIMES	SHOOTING STAR INVESE	-1	0	-1	0	0.72	\$0.00	\$0.00	J
44207	12/29/2021	0067	658	CELTIC DR, 14	AGHASSIPOUR	ROYAL MILE LLC	-1	0	0	0	0.41	\$2,400,000.00	\$48,000.00	
44208	12/29/2021	0068	389	HONEYSUCKLE DR, 25	TIRONE	RICHMOND GREAT POINT	0	0	-1	0	0.19	\$500,000.00	\$0.00	M
44209	12/29/2021	0068	0000	RUPERT'S WY	RUPERT'S WAY ASSOCIA	OLD SOUTH ROAD LIMIT	0	0	-1	0	0.13	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44210	12/29/2021	0068	0032+	RUPERT'S WY, 4 & 6	MVC PROPERTY 8 LLC	OLD SOUTH ROAD LIMIT	-1	0	0	0	0.24	\$3,800,000.00	\$76,000.00	
44211	12/30/2021	7614	191	ARLINGTON ST, 1	YEAKEL, JR	RO	-1	0	0	0	0.20	\$970,500.00	\$19,410.00	
44212	12/30/2021	0080	094	PEQUOT ST, 18	MNT 2008 TRUST	TOCE	-1	0	0	0	1.24	\$0.00	\$0.00	D
44213	12/30/2021	0069	042	SQUARE RIGGER RD, 6	SIX SQUARE RIGGER LL	MINIHAN INVESTMENT R	0	0	-1	0	0.15	\$750,000.00	\$15,000.00	
44214	12/30/2021	0079	174	OKORWAW AV, 25	25 OKORWAW AVENUE NO	25 OKORWAW AVENUE N	-1	0	0	0	2.75	\$0.00	\$0.00	C
44215	12/30/2021	2923	002	HULBERT AV, 11	11 HULBERT LLC	11 HULBERT LLC	-1	0	0	0	0.34	\$2,000,000.00	\$40,000.00	J
44216	12/30/2021	2923	003	HULBERT AV, 9	9 HULBERT AVENUE REA	9 HULBERT AVENUE REA	-1	0	0	0	0.45	\$2,000,000.00	\$40,000.00	D
44217	12/30/2021	0056	295	SALT MARSH RD, 4	STEVEN K SYDNESS 201	STEVEN K SYDNESS 201	-1	0	0	0	5.06	\$0.00	\$0.00	E
44218	12/30/2021	0055	295	SALT MARSH RD, 4	SYDNESS	STEVEN K SYDNESS 201	-1	0	0	0	5.06	\$0.00	\$0.00	D
44219	12/30/2021	0055	295	SALT MARSH RD, 4	LISA H SYDNESS 2021	SYDNESS	-1	0	0	0	5.06	\$0.00	\$0.00	D
44220	12/30/2021	0066	525	CATO LN, 74	LEXRE LLC	ROGERS/COSTA	-1	0	0	0	0.24	\$0.00	\$0.00	I
44221	12/30/2021	0032	012	EEL POINT RD, 83	CLIFFHANGER TRUST	CLIFFHANGER TRUST	-1	0	0	0	4.00	\$0.00	\$0.00	C
44222	12/30/2021	4932	032	SCONSET AV, 16	RSAM SCONSET LLC	STEWARDSON	-1	0	0	0	0.30	\$0.00	\$0.00	K
44223	12/30/2021	0068	394	BEACH GRASS RD, 15	HAT CREEK CATTLE COM	RICHMOND GREAT POINT	0	0	-1	0	0.11	\$400,000.00	\$8,000.00	
44224	12/30/2021	0068	0034	RUPERT'S WY, 8	KANE LLC	OLD SOUTH ROAD LIMIT	0	0	-1	0	0.12	\$281,250.00	\$5,625.00	
44225	12/30/2021	0055	5538	WASHAMAN AV, 18	18 WASHAMAN LLC	BEHREND	-1	0	0	0	0.17	\$0.00	\$0.00	I
44226	12/30/2021	0055	4262	ORANGE ST, 103B #2B	PEREIRA	SCHARWENKA/BROOKS	0	0	0	-1	0.00	\$1,545,000.00	\$30,900.00	
44227	12/30/2021	0030	167	CLIFF RD, 85	HOEFFEL	HOEFFEL	-1	0	0	0	0.46	\$0.00	\$0.00	C
44228	12/30/2021	0055	343+	BACK ST, 11	CURRY/TIERNEY	ROSEMARY S TIERNEY L	-1	0	-1	0	0.22	\$0.00	\$0.00	D
44229	12/30/2021	0068	189	GREGLEN AV, 11A	REAL PROPERTY STORAG	GREGLEN LLC	0	-1	0	0	0.30	\$1,500,000.00	\$30,000.00	
44230	12/30/2021	0068	201	LOVERS LN, 6	REAL PROPERTY STORAG	LOVER'S LANE LLC	0	-1	0	0	0.97	\$4,000,000.00	\$80,000.00	
GRAND TOTALS							-122	-40				\$312,971,053.52		
							-12	-12	228.88			\$5,990,721.07		

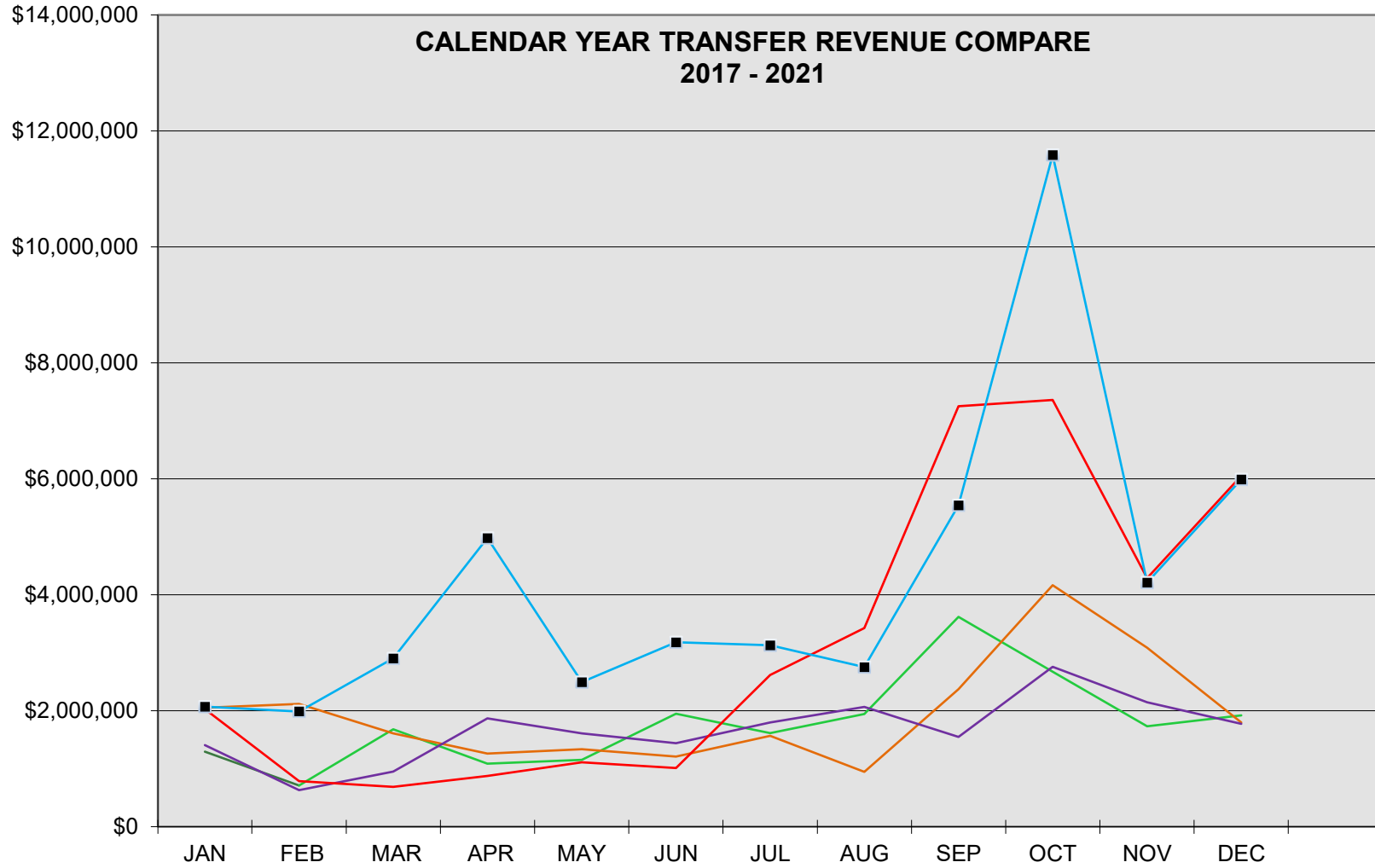
MONTHLY TRANSFER STATISTICS CALENDAR 2020

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
TOTAL CY20	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

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
Nov-21	129	56	73	\$213,581,181	\$210,102,666	\$4,214,053
Dec-21	177	103	74	\$312,971,054	\$299,536,054	\$5,990,721
TOTAL CY21	1511	677	826	\$2,607,688,173	\$2,539,342,884	\$50,834,858
Average	126	56	69	\$217,307,348	\$211,611,907	\$4,236,238
Low	86	34	39	\$107,677,305	\$99,427,305	\$1,988,546
High	197	103	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

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2021						
FY21	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
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	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
THRU DEC 20	942	402	540	1,576,881,913	1,548,942,769	31,007,052
Average	138	61	75	\$207,368,266	\$202,339,393	\$4,052,138
Low	87	40	39	\$107,677,305	\$99,427,305	\$1,988,546
High	256	146	133	\$373,250,751	\$367,511,350	\$7,359,923
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2022						
FY22	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
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
Nov-21	129	56	73	\$213,581,181	\$210,102,666	\$4,214,053
Dec-21	177	103	74	\$312,971,054	\$299,536,054	\$5,990,721
Jan-22						
Feb-22						
Mar-22						
Apr-22						
May-22						
Jun-22						
THRU DEC 21	803	342	461	\$1,696,150,894	\$1,660,212,935	\$33,216,259
Average	134	57	77	\$282,691,816	\$276,702,156	\$5,536,043
Low	86	34	42	\$147,307,536	\$137,682,536	\$2,753,651
High	197	103	141	\$582,600,629	\$579,326,185	\$11,586,524

FISCAL YEAR TRANSFER REVENUE COMPARE 2018 - 2022

