

AGENDA
Nantucket Land Bank Commission
Regular Meeting of December 13, 2022
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
 - a. Reminder – Long Pond Landing Ribbon Cutting 12/17/22 at 10am
 - b. Announcement of New Staff
2. AGRICULTURAL PROPERTY MANAGEMENT
 - a. Agriculture as a Community Benefit – Presentation
3. PROPERTY MANAGEMENT
 - a. 36B Lily Street – Conservation Commission Application Discussion
 - b. Property Naming Discussion
4. REGULAR BUSINESS
 - a. Request to Rent Storage Unit
 - b. Annual “M” Exemption Amount - Adoption
 - c. 2023 Meeting Schedule
5. TRANSFER BUSINESS
 - a. Current “M” Exemptions
 - b. Current “O” Exemptions
 - c. “M” Exemptions Update
6. APPROVAL OF MINUTES
 - a. Regular Meeting of November 22, 2022
 - b. Special Meeting of November 29, 2022
7. FINANCIAL BUSINESS
 - a. Monthly Transfer Statistics
 - b. Warrant Authorization – Cash Disbursement
 - c. Staff Prepared FY22 Financial Summary
8. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

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. Ongoing Litigation Matters:
 - a. Land Court Department Action No. 20MISC000058: The Ceylon Elves, LLC v. Nantucket Islands Land Bank Commission (3 & 3B Wyer’s Way)
 - b. Land Court Department Action No. 22 MISC 000409: Nantucket Islands Land Bank v. Hunter S. Ziesing and Marcy E. Ziesing, Co-Trustees of the Lampoon Nominee Trust (6 Wesco Place)
 - c. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket Conservation Commission. (Petrel Landing/17 Commercial Street)
3. Real Estate Acquisition

C. ADJOURNMENT

Properties that Need Names or Vote on

<u>Name</u>	<u>Address</u>
Andrews	22 Cathcart
Reis	80 Miacomet Road
Long Pond (North side)	
Trimpi	Cato Ln
Lappin	Somerset Rd/Marsh Hawk Ln
Maxcy Pond	204 Cliff/113 Madaket
Peterson	321 Polpis Rd
Community Gardens/Pease	166 Hummock Pond Road
Rowland	15 Commercial St
Green	271 Polpis Road
Mueller	Mill, N. Mill, etc
Keane	16 E. Creek
NISDA corner	71 Washington St/1 Meader
Dooley	201 Hummock Pond Road
Osorio	189 Eel Point Road
19 East Creek	
Ferreira	70 Miacomet Rd
Easton St	65/67 Easton Street
76 Millbrook Rd	
244 Polpis Road	
New Sconset Trail System	
Sewer Beds - Trail System	
Weweeder Trail	
Warrens Landing	55 Warrens Landing Road*

**this name was voted, but staff would like it reconsidered as it may be confusing to the public*

Properties with Names, but not voted

Tom Nevers Beach
Low Beach
Mt. Vernon Farm
Peter Puck Park
Eat Fire Spring Farm
My Grandfather's Farm - Larrabee

Properties that don't necessarily need names

141 Orange Street

"M" Exemption Statistics

Purchase Price	Jan-Nov 30, 2022	2021	2020
	M Exemptions	M Exemptions	M Exemptions
\$200,000 - 299,999	2	1	1
\$300,000 - 399,999	1	6	0
\$400,000 - 499,999	1	2	3
\$500,000 - 599,999	0	2	2
\$600,000 - 699,999	2	1	1
\$700,000 - 799,999	1	7	6
\$800,000 - 899,999	2	5	8
\$900,000 - 999,999	0	4	3
\$1,000,000 - 1,099,999	0	3	1
\$1,100,000 - 1,199,999	3	2	3
\$1,200,000 - 1,299,999	1	4	0
\$1,300,000 - 1,399,999	2	3	2
\$1,400,000 - 1,499,999	1	2	0
\$1,500,000 - \$1,599,999	1	0	0
\$1,600,000 - \$1,699,999	1	2	0
\$1,700,000 - \$1,799,999	1	1	0
\$1,800,000 - \$1,899,999	0	0	0
\$1,900,000 - \$1,999,999	2	0	0
Total "M" Exemptions	21	45	30
Total "O" Exemptions	12	10	8
Total Affordable Exemptions	33	55	38
Average Price "M"	\$1,091,714.33	\$904,813.03	\$812,515.66
Median Price "M"	\$1,167,500.00	\$832,500.00	\$817,500.00

NANTUCKET LAND BANK COMMISSION

REGULARLY SCHEDULED MEETINGS FOR 2023

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 10, 2023	July 11, 2023
January 24, 2023	July 25, 2023
February 14, 2023	August 8, 2023
February 28, 2023	August 22, 2023
March 14, 2023	September 12, 2023
March 28, 2023	September 26, 2023
April 11, 2023	October 10, 2023
April 25, 2023	October 24, 2023
May 9, 2023	November 14, 2023
May 23, 2023	November 28, 2023
June 13, 2023	December 12, 2023
June 27, 2023	December 26, 2023*

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

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of December 13, 2022

1. November 2022 Transfers – Record Nos. 45080 through 45168

a. Current “M” Exemptions and Liens:

No. 45127 Rositsa Stefanova and Nikolay Atanasov
No. 45153 Patrick M. Considine and Shannon M. Considine
No. 45157 Dora E. Chacon and Amilcar S. Chacon

b. Current “O” Exemption and Liens:

No. 45088 Anna A. Lemus de Delgado and Vincente Delgado Franco
No. 45098 Kyle J. Printz and Ashley N. Lawson

2. “M” Exemption Updates:

a. One-Year Ownership Non-Compliance/Request for Waiver/Payment/Release of Lien:

No. 45153 Shannon M. Considine

b. Two-Year Domicile Non-Compliance – Request for Extension:

No. 42193 Hristo I. Rashkov and Karina Rashkov

3. Transfer Update:

a. Release of Lien:

No. 4558 Foster R. Herman

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45080	11/1/2022	0041	4481	MEADOW LN, 11A	2 MA CHICKADEE LLC	2 MA CHICKADEE LLC	-1	0	0	0	1.00	\$1,255,000.00	\$25,098.01	
45081	11/1/2022	0041	4481	MEADOW LN, 11A	2 MA CHICKADEE LLC	2 MA CHICKADEE LLC	-1	0	0	0	1.00	\$1,255,000.00	\$25,100.00	
45082	11/1/2022	6031	422+	MAINE AV, 3,8	KOLB	BRIGADOON LLC	-1	0	-1	0	0.14	\$1,425,000.00	\$28,500.00	
45083	11/1/2022	0068	559	DOVEKIE CT, 1	TERRERI	SALTY STARFISH LLC	-1	0	0	0	0.16	\$2,100,000.00	\$42,000.00	
45084	11/1/2022	0069	242	PARK CIR, 20A	PARK CIRCLE NANTUCKE	TARANTULA REALTY TRU	0	0	0	-1	0.00	\$925,000.00	\$18,500.00	
45085	11/1/2022	0027	040	SHAWKEMO HILLS LN, 5	CASCABELLES DOS LLC	FIVE SHL TRUST	-1	0	0	0	2.38	\$10,700,000.00	\$214,000.00	
45086	11/1/2022	0594	062	ARKANSAS AV, 23	GOTAUCO	GORDON	0	0	0	-1	0.00	\$0.00	\$0.00	C
45087	11/1/2022	0069	213	PARK CI, 7A	MONTALBANO	YANG/ZHU	0	0	0	-1	0.00	\$970,000.00	\$19,400.00	
45088	11/1/2022	0067	5981	ESSEX RD, 6, UNIT 1	DELGADO/FRANCO	KOYL	0	0	0	-1	0.00	\$850,000.00	\$0.00	O
45089	11/2/2022	0076	019	LONGWOOD DR, 29	RYAN	LYONS LANE NOMINEE T	-1	0	0	0	1.03	\$2,100,000.00	\$42,000.00	
45090	11/2/2022	0043	101	CATHCART RD, 14	NANTUCKET ISLANDS LA	CHAMBERLIN, EST, SCO	-1	0	0	0	1.11	\$4,480,000.00	\$0.00	A
45091	11/2/2022	0075	146	CHUCK HOLLOW RD, 15	ACK CHUCK HOLLOW RD	ACK15CHR LLC	-1	0	0	0	2.76	\$6,500,000.00	\$130,000.00	
45092	11/2/2022	0056	036	ROBERTS LN, 11	FURTAW	ARNOW/KIRBY	-1	0	0	0	0.34	\$1,725,000.00	\$34,500.00	
45093	11/3/2022	0073	030	CANNONBURY LN, 44	CANNONBURY LANE HOME	CANNONBURY HOLDINGS	0	0	-1	0	0.53	\$0.00	\$0.00	D
45094	11/4/2022	0055	5639	MAMACK LN, 14	RICHARDS	NASHAQUISSETT COOPER	-1	0	0	0	0.13	\$0.00	\$0.00	B
45095	11/4/2022	0593	032	S CAMBRIDGE ST, 31	FARRIS	TUNCCEL	-1	0	0	0	0.20	\$1,220,000.00	\$24,400.00	
45096	11/4/2022	0054	125	POLPIS RD, 8	8 POLPIS ROAD REALTY	MARJORY O'DAY REVOCA	-1	0	0	0	0.46	\$0.00	\$0.00	D
45097	11/4/2022	4241	077	SWAIN ST, 11	DANIEL G COUNIHAN RE	COUNIHAN	-1	0	0	0	0.13	\$0.00	\$0.00	D
45098	11/4/2022	0068	370	BEACH GRASS RD, 35	PRINTZ/LAWSON	RICHMOND GREAT POINT	-1	0	0	0	0.10	\$271,900.00	\$0.00	O
45099	11/4/2022	0069	291+	SUN ISLAND RD, 5, 9	NANTUCKET SUN NOMINE	NANTUCKET SUN NOMINE	0	-1	0	0	4.01	\$1,300,000.00	\$26,000.00	
45100	11/7/2022	0060	103	MADAKET RD, 328	HERNANDEZ	ACK ATLAS LLC	-1	0	0	0	0.36	\$0.00	\$0.00	J
45101	11/7/2022	0091	017	TOM NEVERS RD, 91	91 TOM NEVERS LLC	91 TOM NEVERS ROAD R	-1	0	0	0	0.58	\$6,350,000.00	\$127,000.00	
45102	11/7/2022	0069	103	NOBADEER FARM RD,41-	MASCARPONE LLC	JONES	-1	0	0	0	0.12	\$1,650,000.00	\$33,000.00	
45103	11/7/2022	0021	027	QUIDNET RESERVE DR 2	ACK-N-BACK LLC	QUIDENT HUSKY HOLDIN	0	0	-1	0	1.08	\$2,000,000.00	\$40,000.00	
45104	11/7/2022	4234	131	HUSSEY ST, 18	18 HUSSEY STREET LLC	WHEELER	-1	0	0	0	0.08	\$0.00	\$0.00	I
45105	11/8/2022	4234	132	HUSSEY ST, 14	14 HUSSEY ST LLC	MILONE	-1	0	0	0	0.14	\$5,195,000.00	\$103,900.00	
45106	11/8/2022	4231	7231+	UNION ST, 8, 8R	MARIE M STEBBINS TRU	STEBBINS, EST, MARIE	0	0	0	-1	0.00	\$0.00	\$0.00	E
45107	11/8/2022	4231	7231+	UNION ST, 8, 8R	STEBBINS	MARIE M STEBBINS TRU	0	0	0	-1	0.00	\$0.00	\$0.00	D
45108	11/9/2022	0056	089	MEADOW VIEW DR, 9	2012 D AND S NORTHRU	2012 DAVID H NORTHRU	-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
45109	11/9/2022	0054	174	BREWSTER RD, 25	HALSTED	HALSTED	-1	0	0	0	1.03	\$0.00	\$0.00	C
45110	11/9/2022	0030	613	CHASE LINKS CI, 7	7 CHASE LINKS LLC	WORTH THE WAIT NOMIN	-1	0	0	0	2.09	\$20,500,000.00	\$410,000.00	
45111	11/9/2022	0073	032	WESTERWICK DR, 4	4 WESTERWICK DRIVE R	CANNONBURY HOLDINGS	0	0	-1	0	0.46	\$1,900,000.00	\$38,000.00	
45112	11/9/2022	4232	085	UNION ST, 32	KFH NANTUCKET HOLDIN	DOUGLASS GREENBERG	-1	0	0	0	0.12	\$5,300,000.00	\$106,000.00	
45113	11/10/2022	0054	024	POLPIS RD, 55	GEORGE J SMITH 2021	SMITH	-1	0	0	0	0.92	\$0.00	\$0.00	D
45114	11/14/2022	0053	041	UPPER TAWPAWSHAW, 3	O'CONNELL	BIG PAW PAW LLC	0	0	-1	0	0.42	\$1,700,000.00	\$34,000.00	
45115	11/14/2022	0067	860	CACHALOT LN, 5	MORGADO	BARBERIO	-1	0	0	0	0.46	\$3,050,000.00	\$61,000.00	
45116	11/14/2022	5544	075	MILL ST, 18	RYAN M SCHNEIDER REV	PACKPINE LLC	-1	0	0	0	0.16	\$7,180,000.00	\$143,600.00	
45117	11/15/2022	0041	4481	ADJ TO # 45080	2 MA CHICKADEE LLC		0	0	0	0	0.00	\$0.00	\$1.99	
45118	11/15/2022	0076	025	LYONS LN, 9	SILVER	BRIEN	-1	0	0	0	0.77	\$2,400,000.00	\$48,000.00	
45119	11/15/2022	0068	639	BLUEBIRD LN, 3	THOMAS P CARTY FAMIL	THOMAS P CARTY REVOC	-1	0	0	0	0.15	\$0.00	\$0.00	E
45120	11/15/2022	0055	461	TASHAMA LN, 29	GRAVES, III/KOHTIO-G	SYLVIA	-1	0	0	0	0.35	\$1,885,000.00	\$37,700.00	
45121	11/15/2022	0073	027	BURNELL ST, 28	EDWARD S TOOLE TRUST	TOOLE	-1	0	0	0	1.13	\$0.00	\$0.00	D
45122	11/15/2022	4231	644	CENTER ST, 40A	EDWARD S TOOLE TRUST	TOOPAG REAL ESTATE T	0	-1	0	-1	0.00	\$0.00	\$0.00	D
45123	11/15/2022	4231	631	CENTER ST, 44	EDWARD S TOOLE TRUST	44 CENTRE STREET REA	0	0	0	-1	0.00	\$0.00	\$0.00	D
45124	11/15/2022	0075	142	TOM NEVERS RD, 66	EDWARD S TOOLE TRUST	ALTEST REALTY TRUST	-1	0	0	0	1.25	\$0.00	\$0.00	D
45125	11/15/2022	7341	342	COFFIN ST, 19	BRER RABBIT LLC	BRER RABBIT LLC	0	0	-1	0	0.46	\$0.00	\$0.00	D
45126	11/15/2022	6021	069	MADAKET RD, 304	NELSON/EASTWOOD	NELSON	0	0	0	-1	0.00	\$0.00	\$0.00	C
45127	11/16/2022	0067	477	APPLETON RD, 12	ATANASOV/STEFANOVA	KOSCIUK	-1	0	0	0	0.36	\$1,400,000.00	\$11,000.00	M
45128	11/16/2022	4243	051	W CHESTER ST, 23 A	CAL WEST BEAR LLC	COWDEN FAMILY LIVING	0	0	0	-1	0.00	\$850,000.00	\$17,000.00	
45129	11/16/2022	5541	117	PINE ST, 40	WHELDEN	JOHN MUYSKENS III RE	-1	0	0	0	0.08	\$2,530,000.00	\$50,600.00	
45130	11/16/2022	0080	009	WHITE ST, 7	7 WHITE LLC	DIFRONZO	-1	0	0	0	1.87	\$3,100,000.00	\$62,000.00	
45131	11/16/2022	0054	261	POLPIS RD, 59B	CAGGIANO	59 B POLPIS RD LLC	-1	0	0	0	0.97	\$0.00	\$0.00	J
45132	11/16/2022	0013	008+	SQUAM RD, 75	STANLEY/BARRETT	SQUAM HEAD LLC	-1	0	0	0	0.54	\$5,425,000.00	\$108,500.00	
45133	11/17/2022	0041	476+	PILGRIM RD, 12	SEA HERO LLC	TWELVE PILGRIM ROAD	-1	0	0	0	0.17	\$2,350,000.00	\$47,000.00	
45134	11/17/2022	0055	5719	PAUPAMO WY, 1	ACK COTTAGE LLC	MOORE-WINSOR TRUST	-1	0	0	0	0.09	\$1,660,000.00	\$33,200.00	
45135	11/17/2022	4233	164	MILK ST, 12	12 MILK STREET NOMIN	12 MILK STREET LLC	-1	0	0	0	0.16	\$4,250,000.00	\$85,000.00	
45136	11/18/2022	0066	094	SOMERSET RD, 54	KELLIHER, JR	HOLDGATE, SR, EST, K	-1	0	0	0	0.46	\$0.00	\$0.00	B
45137	11/18/2022	0030	143	GRANT AV, 5	GOLDENEYE LLC	CERCUZZI, JR, EST, L	-1	0	0	0	0.42	\$19,900,000.00	\$398,000.00	
45138	11/21/2022	0040	022	CLIFF RD, 192	192 CLIFF ROAD NOMIN	192 CLIFF ROAD NOMIN	0	0	-1	0	0.28	\$0.00	\$0.00	D
45139	11/21/2022	0055	076	NEWTOWN RD, 13, 15	LUBIN	PEGGY ANN LUBIN TRUS	-1	0	0	0	0.27	\$0.00	\$0.00	D
45140	11/21/2022	4243	112	ACADEMY LN, 13	FERNANDEZ	SALISBURY COTTAGE LL	-1	0	0	0	0.12	\$2,500,000.00	\$50,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45141	11/21/2022	4233	119	PLEASANT ST, 6	THREE OAKS FARM LLC	HERBERT W MARACHE LI	-1	0	0	0	0.10	\$1,550,000.00	\$31,000.00	
45142	11/21/2022	0080	513	TRIPP DR, 2	2 TRIPP DR NOMINEE T	GALE	-1	0	0	0	1.02	\$1,750,000.00	\$35,000.00	
45143	11/22/2022	0080	149	FIELD AV, 20	LENTINI	LENTIINI	-1	0	0	0	1.01	\$0.00	\$0.00	K
45144	11/22/2022	0041	257	W CHESTER ST, 42	BLOOM 42WC TRUST	BLOOM	-1	0	0	0	0.19	\$0.00	\$0.00	D
45145	11/22/2022	5541	166	SILVER ST, 2	WHEAT	MAUTNER	-1	0	0	0	0.12	\$4,000,000.00	\$80,000.00	
45146	11/23/2022	0030	028	KIMBALL AV, 21	MASON FAMILY REALTY	21 KIMBALL AV	-1	0	0	0	0.23	\$0.00	\$0.00	D
45147	11/23/2022	0068	559	DOVEKIE CT, 1	ACK ABOUT TIME LLC	TERRERI	-1	0	0	0	0.16	\$0.00	\$0.00	I
45148	11/23/2022	7342	107	KING ST, 18	PLAYAWAY ACK LLC	CRISPIN/MAHONEY	-1	0	0	0	0.25	\$0.00	\$0.00	I
45149	11/23/2022	0025	030	POLPIS RD, 272	WATERSHIP DOWN LLC	BEHRMAN	-1	0	0	0	1.83	\$840,000.00	\$16,800.00	I
45150	11/23/2022	0594	158	ARKANSAS AV, 13	NEWMAN/FLOTRON	MONTANA HEAVEN LLC	-1	0	0	0	0.46	\$2,400,000.00	\$48,000.00	
45151	11/28/2022	0066	178	FARM VIEW DR, 3A	MACKEN FARM VIEW TRU	3 FARM VIEW DRIVE RE	0	0	0	-1	0.45	\$0.00	\$0.00	D
45152	11/29/2022	0053	042	UPPER TAWPAWSHAW, 5	PELTIER/NARDONE, JR	NARDONE, JR/PELTIER	-1	0	0	0	0.39	\$0.00	\$0.00	B
45153	11/29/2022	0068	726	EVERGREEN WY, 5	CONSIDINE	FEELEY	-1	0	0	0	0.62	\$1,525,000.00	\$13,500.00	M
45154	11/29/2022	0053	050	MIDDLE TAWPAWSHAW, 4	FRANKENHOFF	FRANKENHOFF, JR/FRAN	-1	0	0	0	0.40	\$0.00	\$0.00	C
45155	11/30/2022	5514	061	UNION ST, 51	FIFE UNION LLC/51 UN	51 UNION STREET NOMI	-1	0	0	0	0.12	\$2,500,000.00	\$50,000.00	
45156	11/30/2022	0055	5709	PAUPAMO WY, 2	2 PAUPAMO WAY NOMINE	GEMMA	-1	0	0	0	0.11	\$1,560,000.00	\$31,200.00	
45157	11/30/2022	0066	228	ENTERPRISE CI, 3	CHACON	MCGUINNESS	-1	0	0	0	0.46	\$1,900,000.00	\$21,000.00	M
45158	11/30/2022	0088	065	MADEQUECHAM VLY, 56R	ONCE UPON A TIDE LLC	GERALDINE R ROOS TRU	-1	0	0	0	1.72	\$3,500,000.00	\$70,000.00	
45159	11/30/2022	0059	029	LONG POND DR, 1	CLARK AND WAGNER NOM	WAGNER	-1	0	0	0	0.46	\$0.00	\$0.00	D
45160	11/30/2022	0056	089	MEADOW VIEW DR, 9	2012 DAVID H NORTHRU	2012 D AND S NORTHRU	-1	0	0	0	0.46	\$0.00	\$0.00	D
45161	11/30/2022	0040	611	CLIFF RD, 218	MULBERRY STREET REAL	218 CLIFF LLC	-1	0	0	0	1.84	\$15,000,000.00	\$300,000.00	
45162	11/30/2022	0014	074	RUGGED RD, 10, LOT 7	WESTPORT TRUST LLC	MAPLE LANE DEVELOPME	0	0	-1	0	0.56	\$1,700,000.00	\$34,000.00	
45163	11/30/2022	0014	074	POCOMO RD, 26	FINZI	LEVY	-1	0	0	0	0.98	\$4,442,500.00	\$88,850.00	
45164	11/30/2022	0041	176	QUAKER RD, 14	QV3 NOMINEE TRUST	QUAKER ROAD LLC	-1	0	0	0	0.20	\$2,000,000.00	\$40,000.00	
45165	11/30/2022	0041	039	VESTAL ST, 22	QV3 NOMINEE TRUST	22 VESTAL LLC	-1	0	0	0	0.14	\$1,500,000.00	\$30,000.00	
45166	11/30/2022	0041	176-	QUAKER RD, 14. LOTA	BOHR	QV3 NOMINEE TRUST	-1	0	0	0	0.12	\$0.00	\$0.00	D
45167	11/30/2022	0041	039	VESTAL ST, 22-	NANTUCKET 22 VESTAL	QV3 NOMINEE TRUST	-1	0	0	0	0.10	\$0.00	\$0.00	I
45168	11/30/2022	0041	176-	QUAKER RD, 16	NANTUCKET 16 QUAKER	QV3 NOMINEE TRUST	-1	0	0	0	0.20	\$0.00	\$0.00	I
GRAND TOTALS							-69	-8				\$186,319,400.00		
							-2	-11			48.56	\$3,563,350.00		

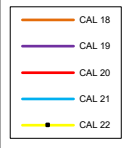
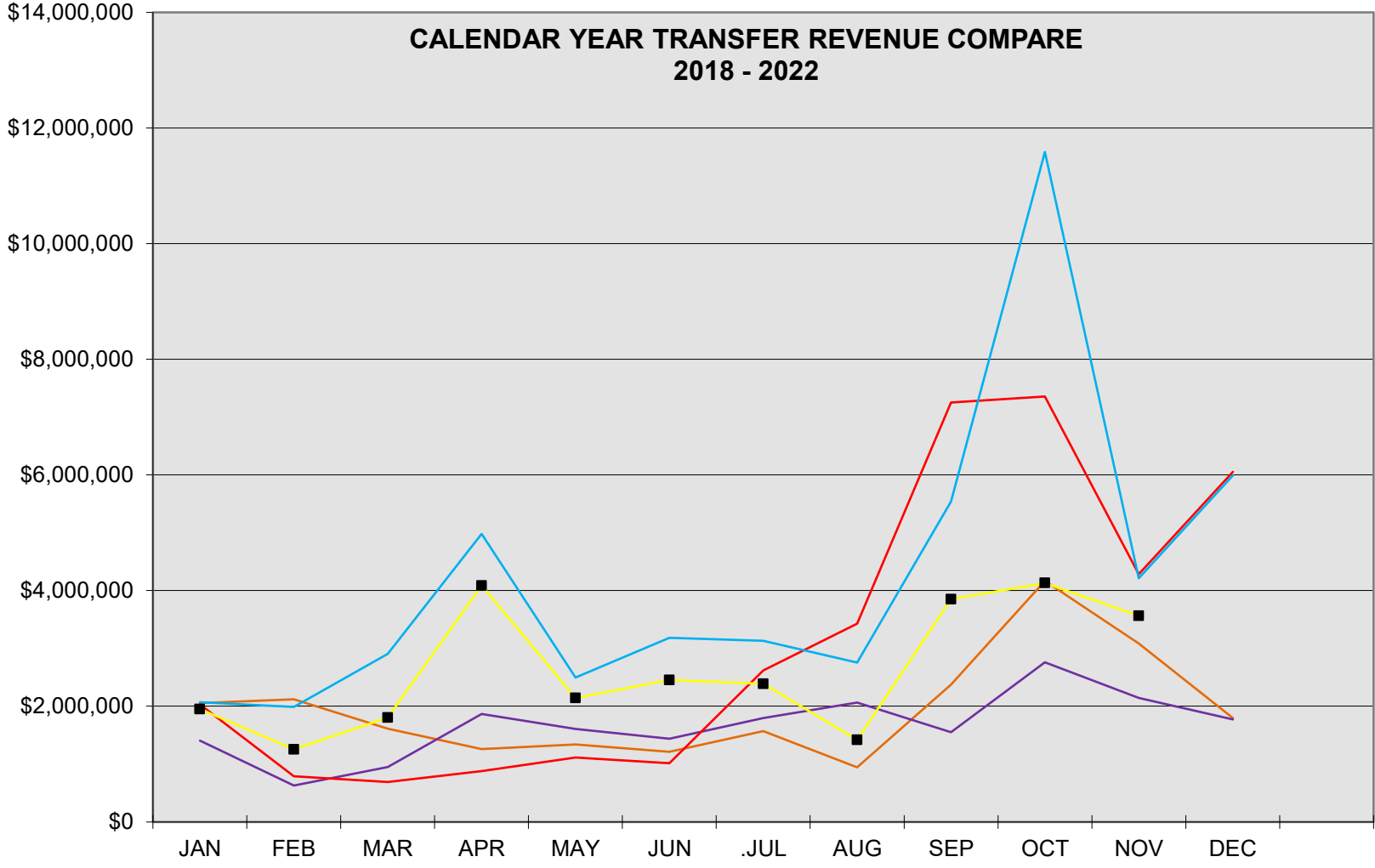
MONTHLY TRANSFER STATISTICS CALENDAR 2021

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
THRU NOV 21	1334	574	752	\$2,294,717,120	\$2,239,806,830	\$44,844,137
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

MONTHLY TRANSFER STATISTICS CALENDAR 2022

CAL22 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-22	81	42	39	\$111,899,100	\$97,499,100	\$1,950,732
Feb-22	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
Mar-22	93	58	35	\$108,126,499	\$89,777,499	\$1,805,550
Apr-22	91	39	52	\$208,684,710	\$203,890,995	\$4,085,810
May-22	85	50	35	\$114,937,121	\$107,212,121	\$2,144,242
Jun-22	98	57	41	\$130,698,457	\$122,677,055	\$2,453,541
Jul-22	79	48	31	\$124,164,276	\$119,014,276	\$2,387,886
Aug-22	81	57	24	\$84,455,392	\$70,037,323	\$1,417,575
Sep-22	85	41	44	\$199,748,058	\$192,528,058	\$3,850,561
Oct-22	97	38	59	\$216,160,950	\$206,610,950	\$4,132,219
Nov-22	88	43	45	\$186,319,400	\$178,167,500	\$3,563,350
Dec-22						
THRU NOV 22	927	503	424	\$1,549,828,122	\$1,450,176,536	\$29,045,949
Average	84	46	39	\$140,893,466	\$131,834,231	\$2,640,541
Low	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
High	98	58	59	\$216,160,950	\$206,610,950	\$4,132,219

CALENDAR YEAR TRANSFER REVENUE COMPARE 2018 - 2022



Land Bank Financial Summary at 6/30/22

Assets:

Undesignated Cash and Equivalents	\$41,108,564
Designated Cash and Equivalents	\$2,803,589
Designated Investments	\$1,706,485
Receivables	\$258,244
Inventory and Other Current Assets	\$596,797
Land and Conservation Rights	\$440,838,495
Buildings and Equipment	\$38,524,784
Deferred outflow of Resources	\$876,361
	<hr/>
	\$526,713,319

Liabilities:

Notes Payable	\$1,700,000
Bonds Payable	\$10,222,387
Other Payables and Liabilities	\$4,161,715
Deferred Inflows of Resources	\$1,082,250
	<hr/>
	\$17,166,352

Net Assets \$509,546,967

Revenues:

Land Bank Transfer Fee	\$46,910,617
Golf Operating	\$6,296,392
Contributions/Grants	2,544,585.00
Other Income	\$838,239
Interest Income	\$254,509
	<hr/>
	\$56,844,342

Expenses:

Land Bank Operating	\$4,182,313
Golf Operating	\$6,647,152
Land Bank Interest	\$549,805
Golf Interest	\$49,820
Unrealized Loss	\$44,100
	<hr/>
	\$11,473,190

Net Income \$45,371,152