

AGENDA
Nantucket Land Bank Commission
Regular Meeting of October 11, 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
2. PROPERTY MANAGEMENT
 - a. 30 Mizzenmast Extension- Burchell Farmhouse Improvements Discussion
3. TRANSFER BUSINESS
 - a. Current "M" Exemption
 - b. Current "O" Exemption
4. APPROVAL OF MINUTES
 - a. Regular Meeting of September 27, 2022
5. FINANCIAL BUSINESS
 - a. Monthly Transfer Statistics
 - b. Warrant Authorization – Cash Disbursement
6. REGULAR BUSINESS
 - b. Harbor Plan Update Committee – Appointment
7. 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. Land Court Department Action No. 20MISC000058: The Ceylon Elves, LLC v. Nantucket Islands Land Bank Commission (3 & 3B Wyer's Way)
3. 6 Wesco Place – Easement Encroachment
4. Real Estate Acquisition

C. ADJOURNMENT

Project Summary

Owner

Nantucket Land Bank
22 Broad Street
Nantucket MA

Property

13 Mizzenmast Extension
Nantucket MA
66 / 433



Existing Conditions

- 1940's +/- post war single story structure with attic space finished as living space on presumed pier foundation
- Contemporary (1980's +) single story cathedral living room addition on CMU foundation
- Recently replaced deck
- Recently replaced windows and doors

Issues

- Lack of continuous thermal envelope (insulation) and vapor barrier/moisture management
- Lack of mechanical ventilation at bathrooms and kitchen
- Water has penetrated the weathertight shell (leaks)
- Electrical service or wiring may be undersized / overburdened and electrical panel is in an exterior shed
- Bedroom windows do not meet escape egress requirements
- General wear and deferred maintenance issues to be addressed

Program

- Accommodate a young family of 4 (2 parents, 2 kids)
- Address issues identified in the Noll Construction report, documents by GA, and feedback from occupants
- Propose various levels of work to structure to address needs and issues

Options

The various Levels outlined below and documented in the accompanying drawing sets offer potential solutions to the issues and programmatic requirements

Level 1 - Maintenance and life safety issues

Anecdotally there seem to be some issues related to electrical (overburdened circuits, improper wiring?), there are definitely some plumbing leaks, and all the items in Al Noll's report should be addressed.

Further called out on the plans:

- Escape compliant windows at sleeping rooms
- Ventilation issues
- Thermal and Weathertight envelope issues

Level 2 - Floor 1 and 2 additions

Based on our review of the roof framing, its likely that any intervention at Floor 2 that affects the framing (i.e. Dormers) would require a complete re-framing of the roof and possibly the "floor". The current configuration is typical of roof framing constructed post war with site built "trusses" of 2x6 rafters and bottom chords with 1x6 vertical knee bracing. They were not intended to support a story, though its not uncommon to find the spaces adapted as seen at 30 Mizzenmast.

Dormers would be a very efficient way to add space to dwelling and if framing a new roof anyhow, our suggestions is to increase the pitch of the roof and create a small knee wall. We could maintain the overall massing and look of the house, but get some much needed head room. Additionally the framing would meet the loading conditions required by code.

Level 2A - Existing footprint

- Create a second bedroom in the current mudroom
- Revise location of W/D
- Floor 2 has a main bedroom suite and office via dormers/updated roof framing
- Overall reduction of storage in favor of the second bedroom

Level 2B - Small Addition

- Move the main suite to Floor 1 via addition
- Split existing bathroom into powder room and main bath
- 2 Bedroom, bath, flex space at Floor 2 via dormers/updated roof framing

Level 2C - Small Addition, no dormers

- Essentially re-construct and expand the "shed" mass to create a second child's bedroom at Floor 1
- Modify entry/foyer as needed with entry closet and stacked W/D in closet adjacent
- Add a shower to the bathroom at Floor 2 that conforms with code requirements for height clearances
- Add closets at Floor 2

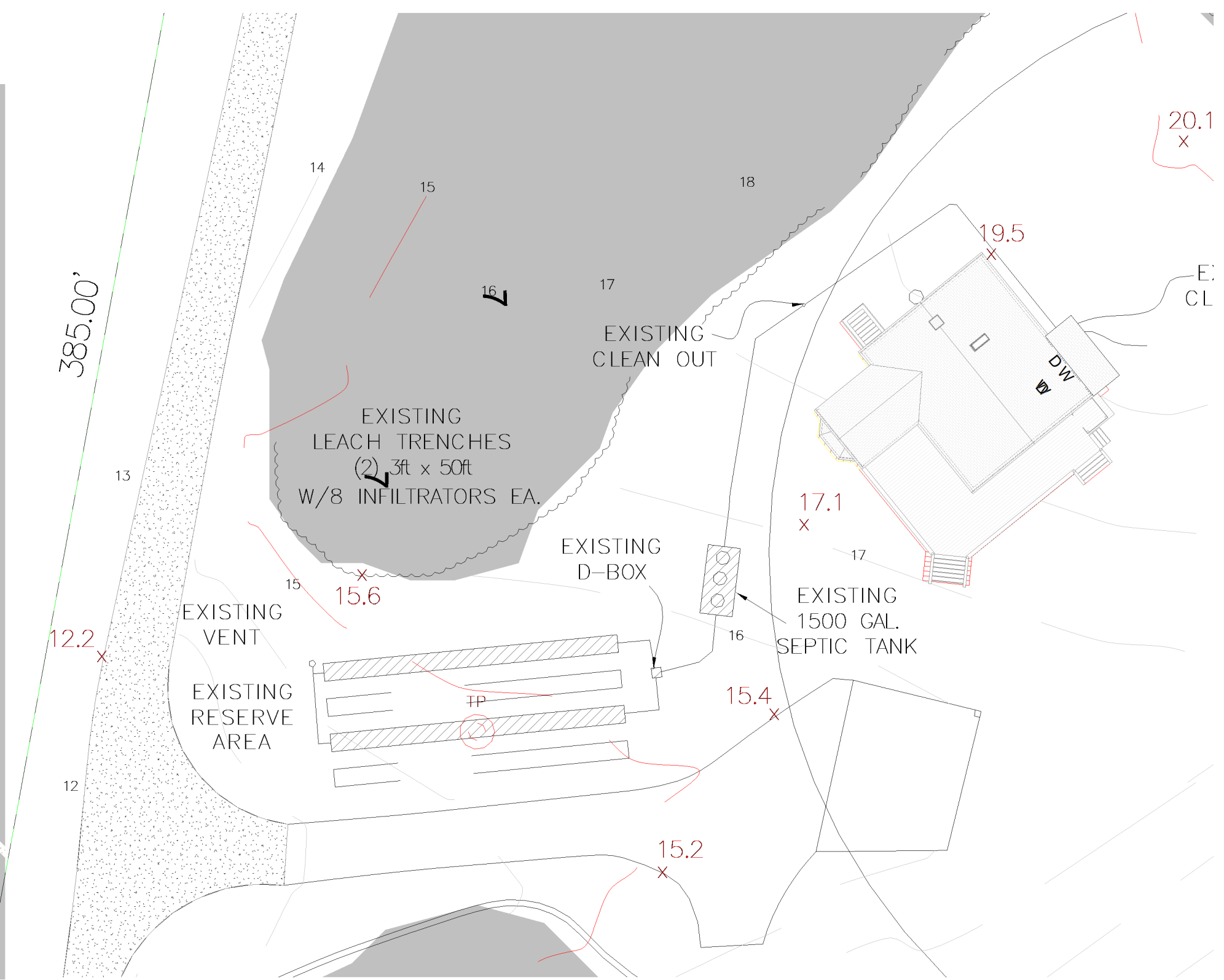
Level 3 - Full Basement

Many of the Level 2 options could be incorporated

- Stair in mudroom space
- 2 bedrooms, bath, revised mechanical/storage, laundry, family room at basement
- Opportunity for quasi walk out patio at family room



① Site
1" = 160'-0"



② Site Zoom 1
1" = 20'-0"

Notes - Site

1. Locations of structures shown for illustrative purposes only
2. Surveyor to locate all existing structures, setbacks, easements, and other pertinent site information on a plan for use on Architectural drawings as an underlay
3. Surveyor to locate proposed structures on survey plan based on the Architectural drawings and verify conformance with codes and regulations
4. Surveyor to locate all proposed structures on site prior to excavation and provide placement plan to Architect
5. Landscaping shown for illustrative purposes only and should not be considered "For Construction"
6. Final landscaping plan by Landscape Designer or Landscape Architect

Nantucket Land Bank
30 Mizenmast Ext
Nantucket MA 66 / 433

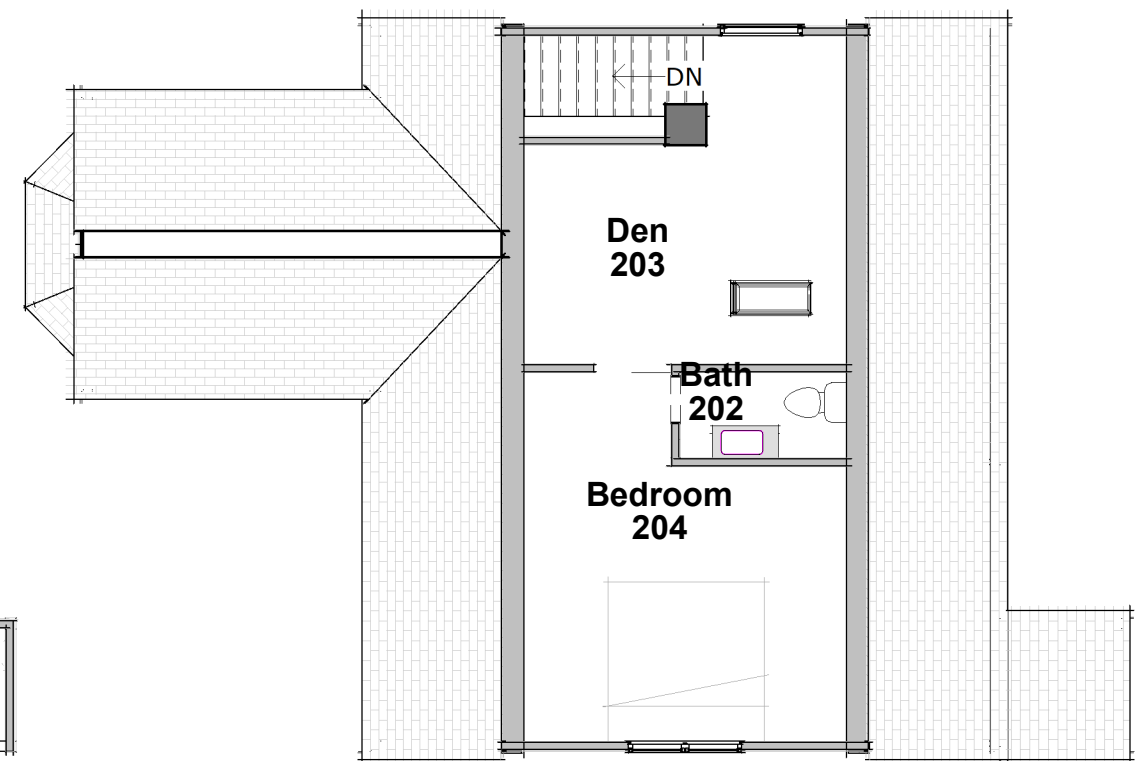
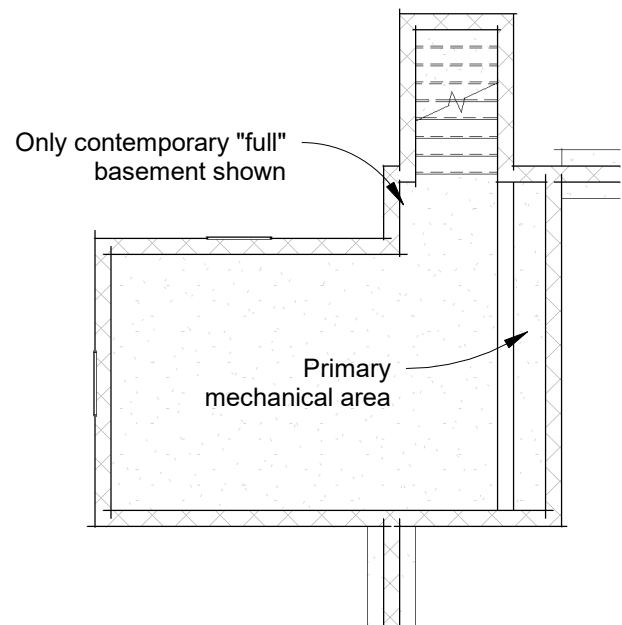
SDL

No.	Description	Date
1	SD1	2022.05.26

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3 Floor 0 - Existing
1/8" = 1'-0"

1 Floor 1 - Existing
1/8" = 1'-0"

2 Floor 2 - Existing
1/8" = 1'-0"

Project Scope

Existing Conditions

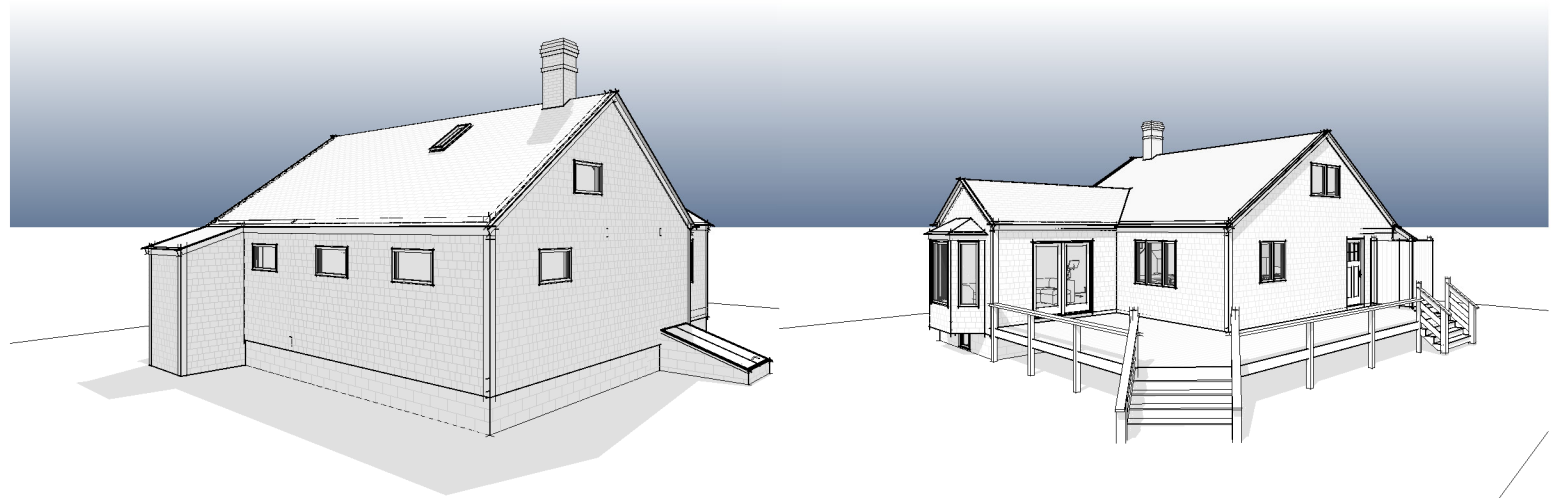
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- Lack of mechanical ventilation at bathrooms and kitchen
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- Electrical service or wiring may be undersized / overburdened and electrical panel is in an exterior shed
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Program

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- Address issues identified in the Noll Construction report, documents by GA, and feedback from occupants
- Propose various levels of work to structure to address needs and issues



Nantucket Land Bank

30 Mizzenmast Ext.
Nantucket MA 66 / 433

SD1

No.	Description	Date
1	PD1	2022.04.20
2	SD1	2022.05.26

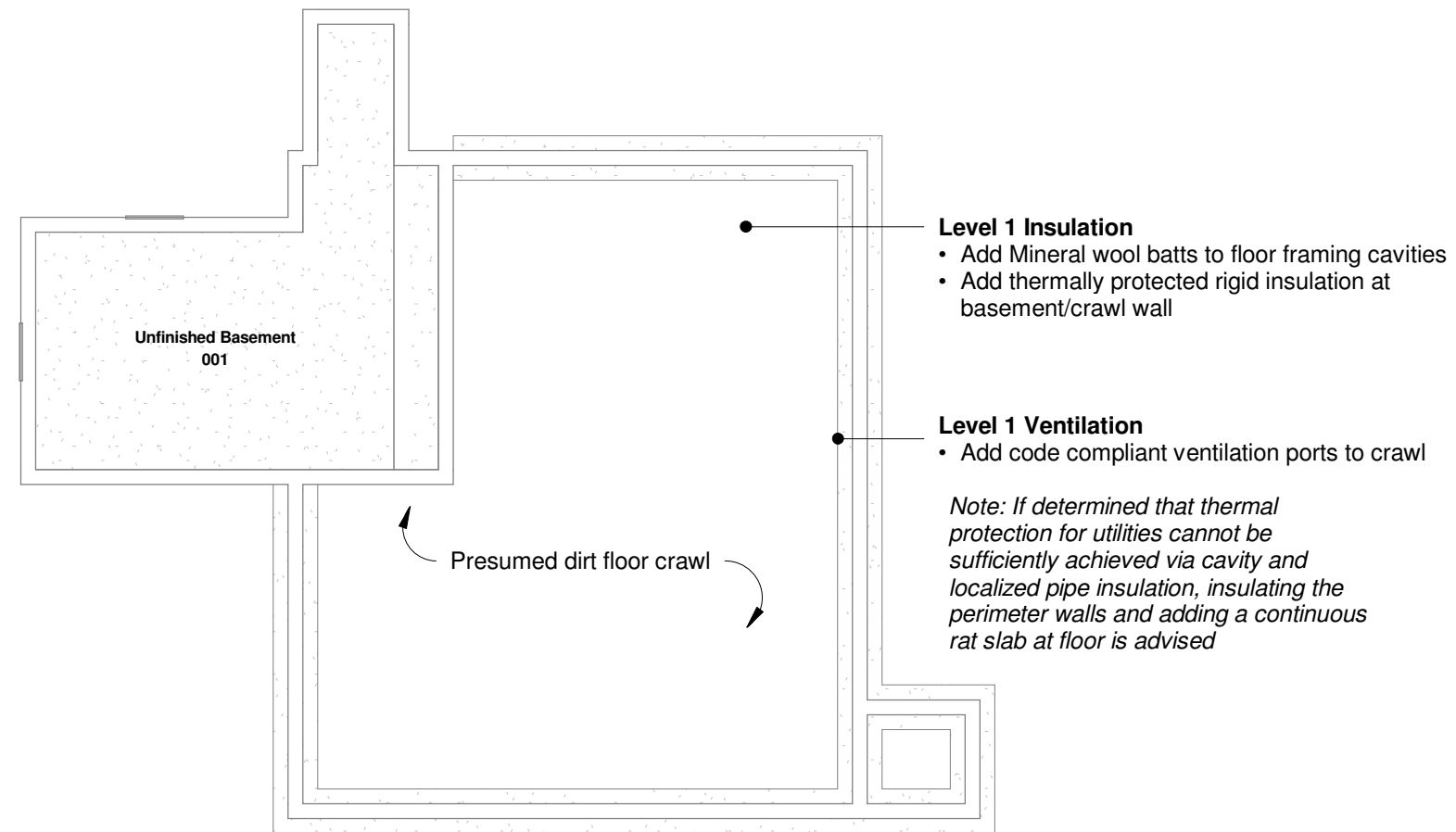
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Key - Wall Types

- Existing
- Demolished
- New



① **Floor 0**
1/8" = 1'-0"

Nantucket Land Bank
30 Mizzenmast Ext.
Nantucket MA 66 / 433

No.	Description	Date
1	PD1	2022.04.20
2	SD1	2022.05.13

Level 2A




SD1.1

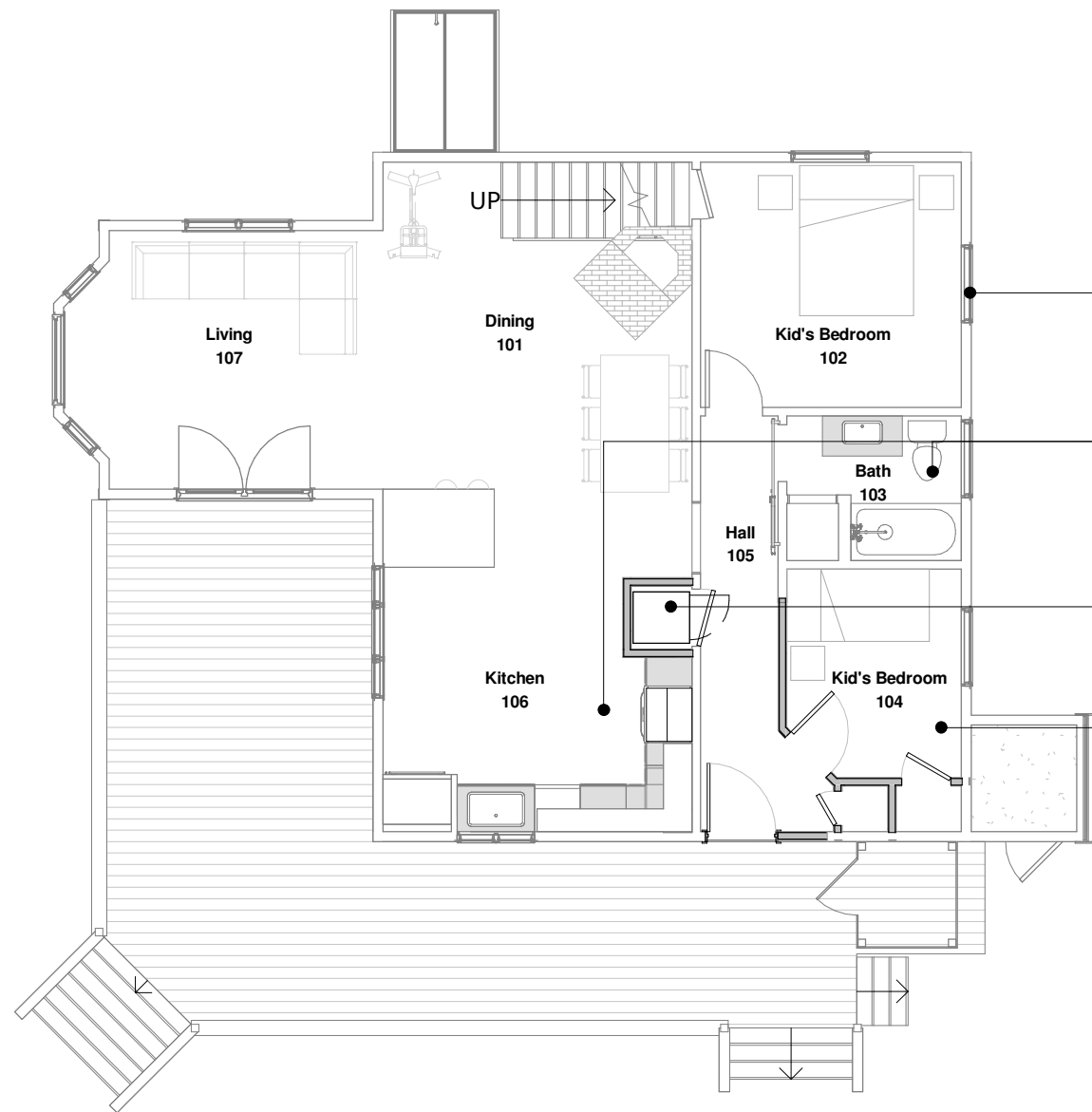
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Key - Wall Types

-  Existing
-  Demolished
-  New



1 **Floor 1**
1/8" = 1'-0"

Level 1 Safety

- Add egress compliant window below existing

Level 1 Ventilation

- Add bathroom fans
- Add externally venting hood at range

Level 2 Kitchen

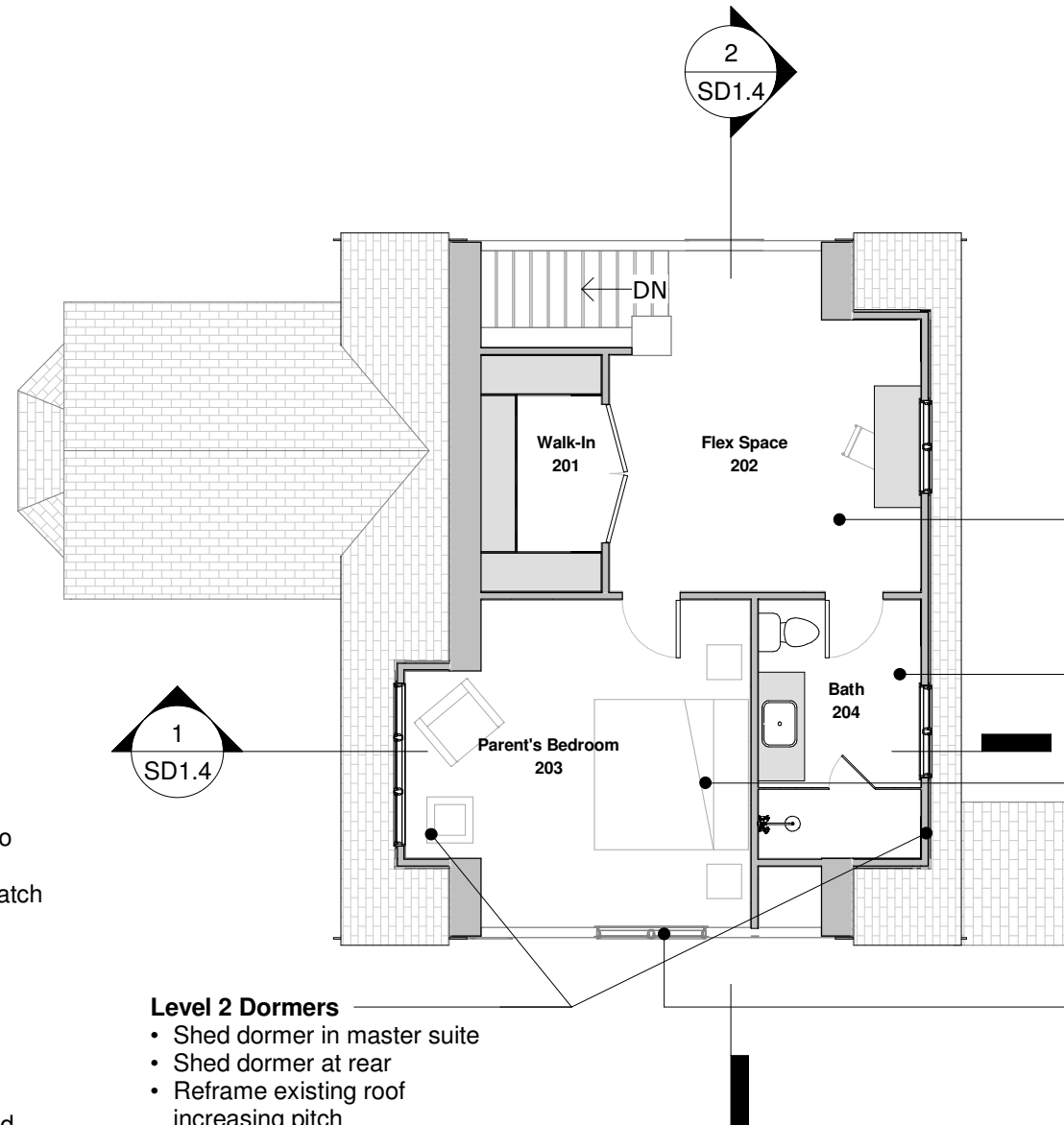
- Replace pantry cabinet with Washer / Dryer stack

Level 2 Bunkroom

- Reconfigure mud room into bedroom
- Window modification to match Level 1 Bedroom update
- Adjust entry door location

Level 1 Maintenance

- Fix leaking valves/water issues in bathroom
- Trace water entry point and path at roofs/ exterior walls



2 **Floor 2**
1/8" = 1'-0"

Level 1 Maintenance

- Replace skylight
- Investigate leak paths from roof to Floor 1

Level 2 Flex Space

- Add flex/office space and closet/storage

Level 2 Bath

- New full bath

Level 2 Bedroom

- New bedroom

Level 2 Dormers

- Shed dormer in master suite
- Shed dormer at rear
- Reframe existing roof increasing pitch

note: any modification to existing roof would require complete re-framing

Level 1 Safety

- Adjust or replace windows for egress compliance

Nantucket Land Bank
30 Mizzenmast Ext.
Nantucket MA 66 / 433

Level 2A

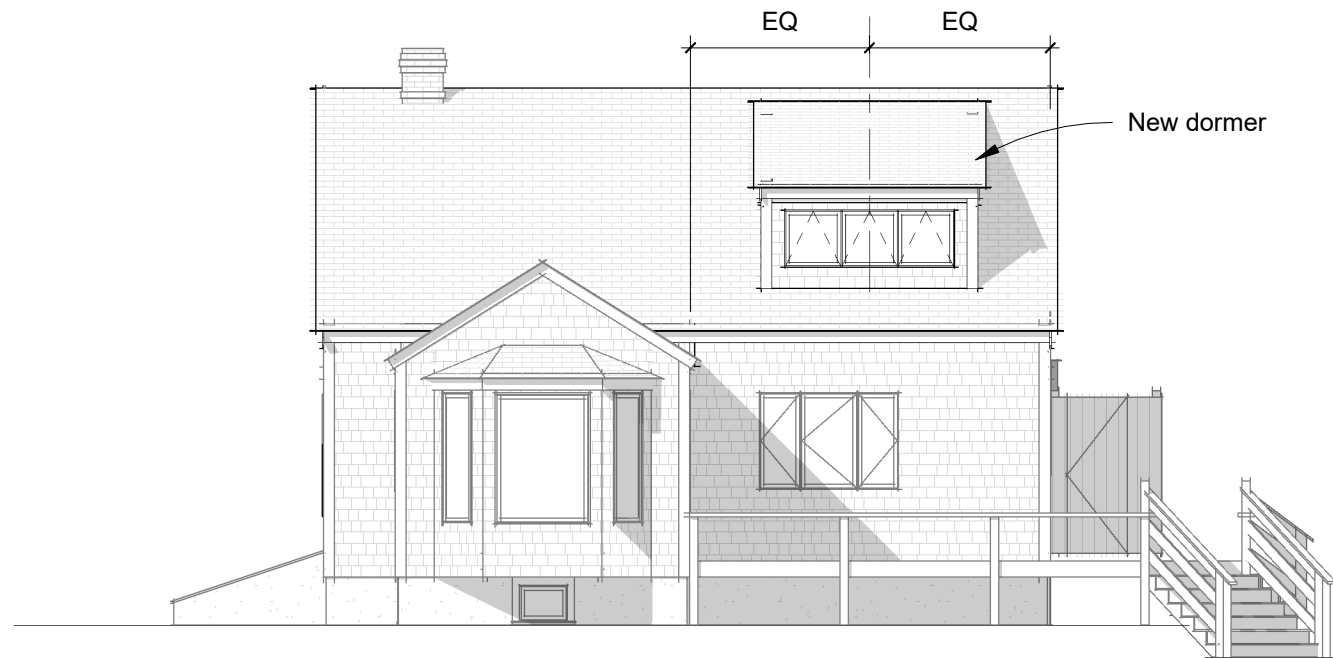
SD1.2

No.	Description	Date
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2	SD1	2022.05.13

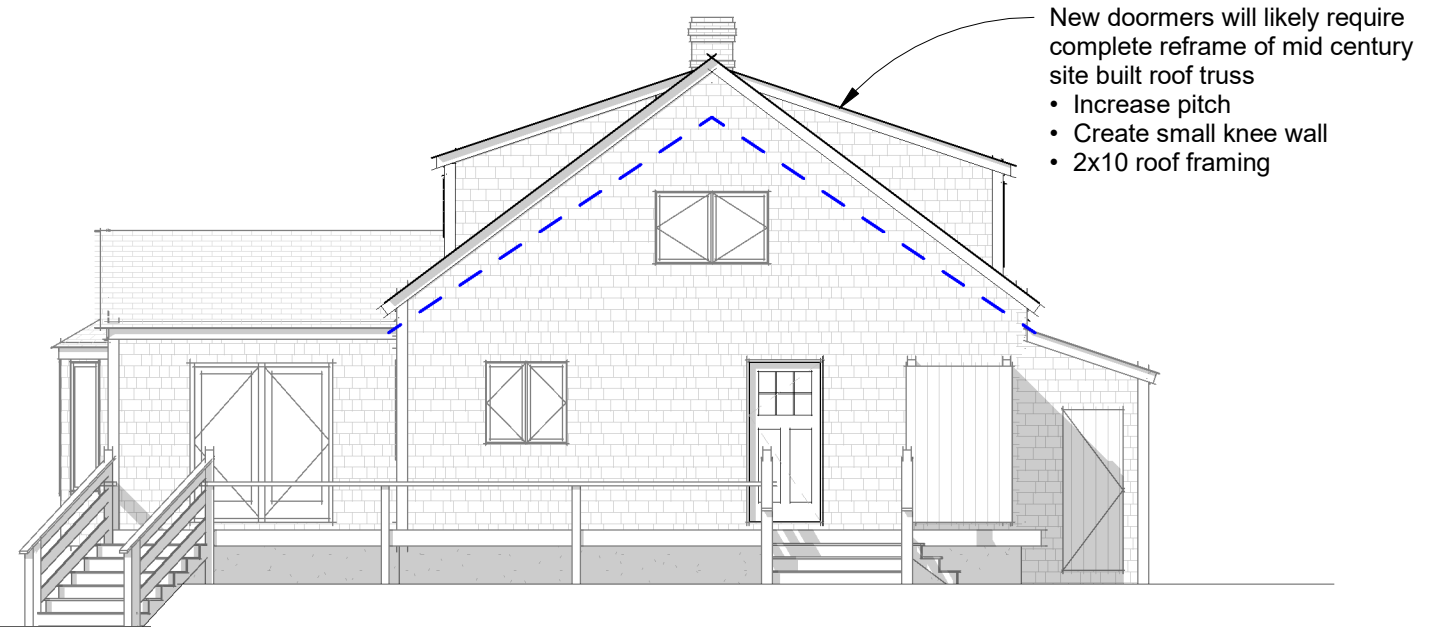
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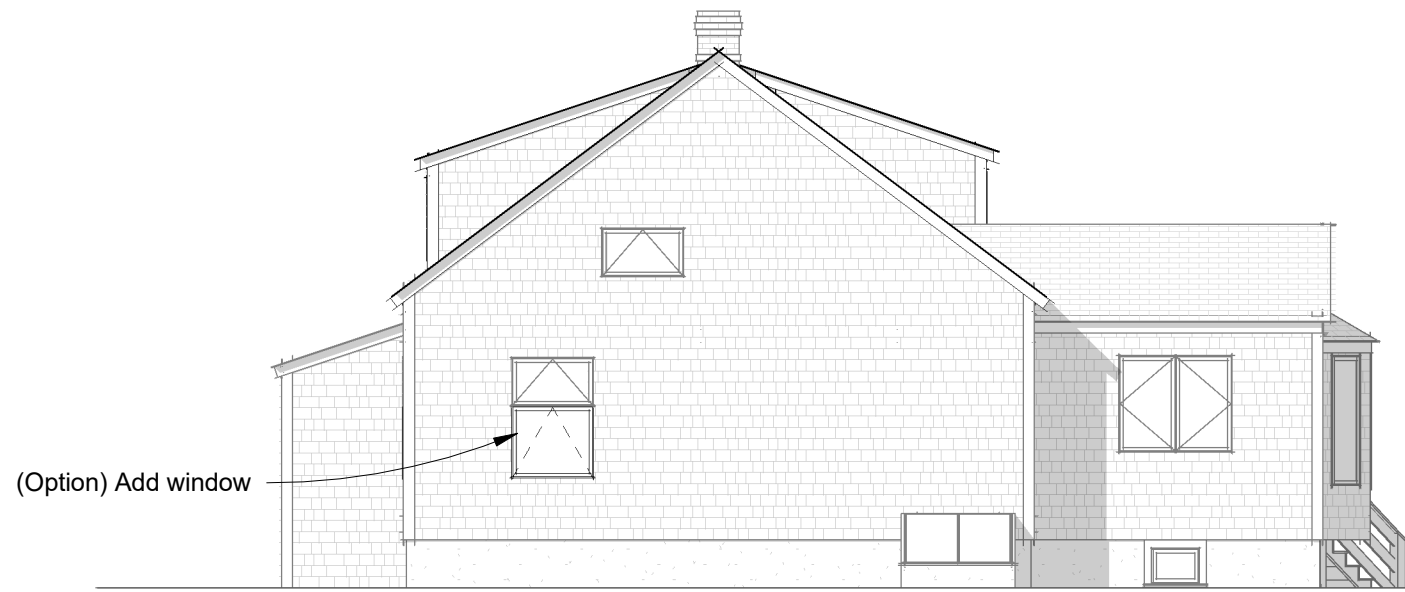




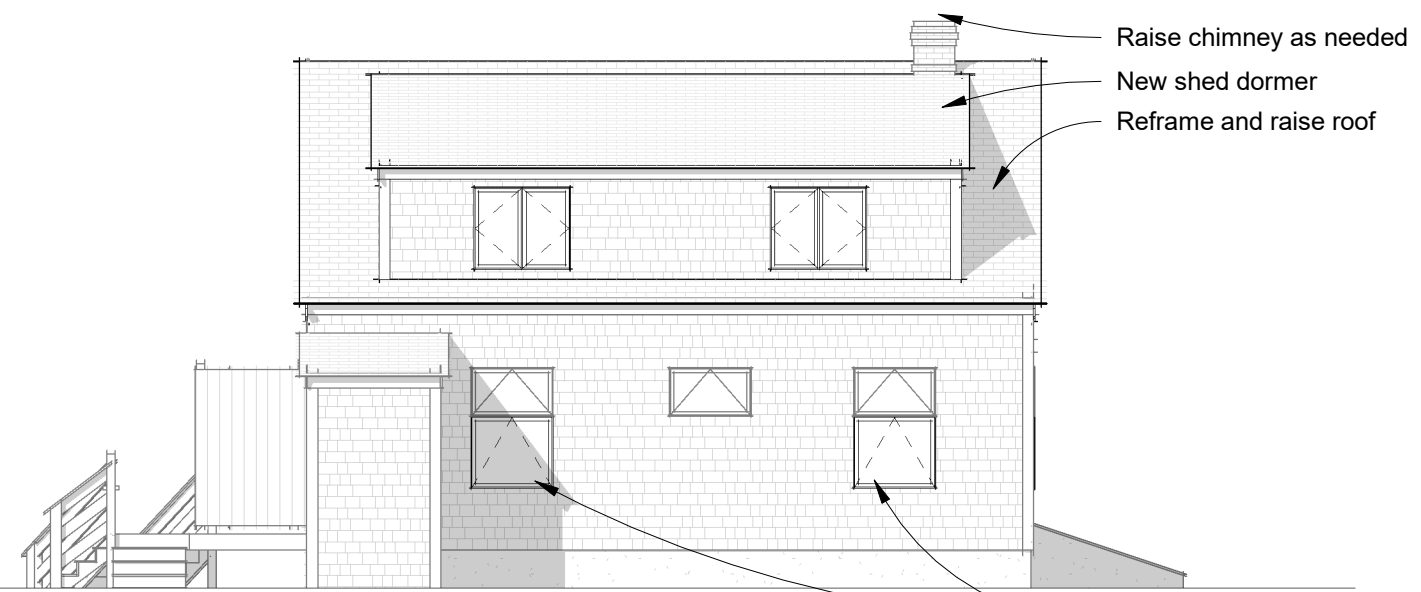
① **North East - Front - Proposed**
1/8" = 1'-0"



② **North West - Proposed**
1/8" = 1'-0"



③ **South East - Proposed**
1/8" = 1'-0"



④ **South West - Proposed**
1/8" = 1'-0"

Nantucket Land Bank
30 Mizenmast Ext.
Nantucket MA 66 / 433

SD1.3

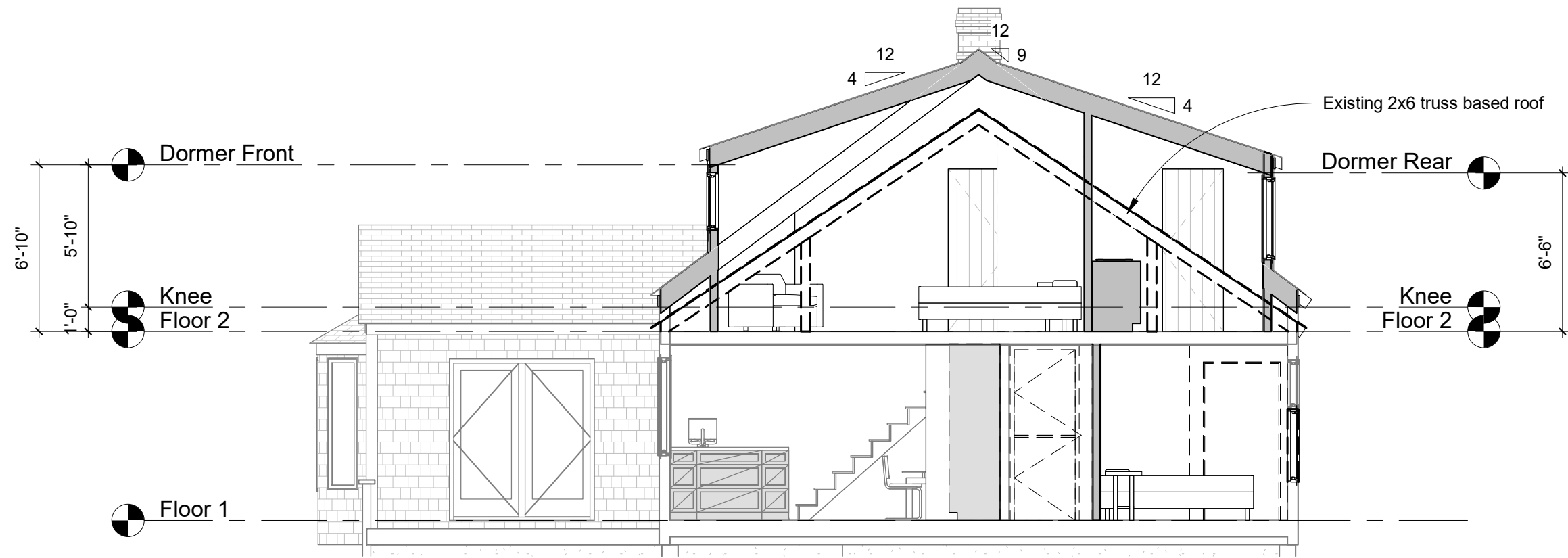
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Level 2A



Key - Wall Types

- Existing
- Demolished
- New

① **Section 7**
3/16" = 1'-0"



② **Section 8**
3/16" = 1'-0"

Nantucket Land Bank
30 Mizzenmast Ext.
Nantucket MA 02554 / 433

SD1.4

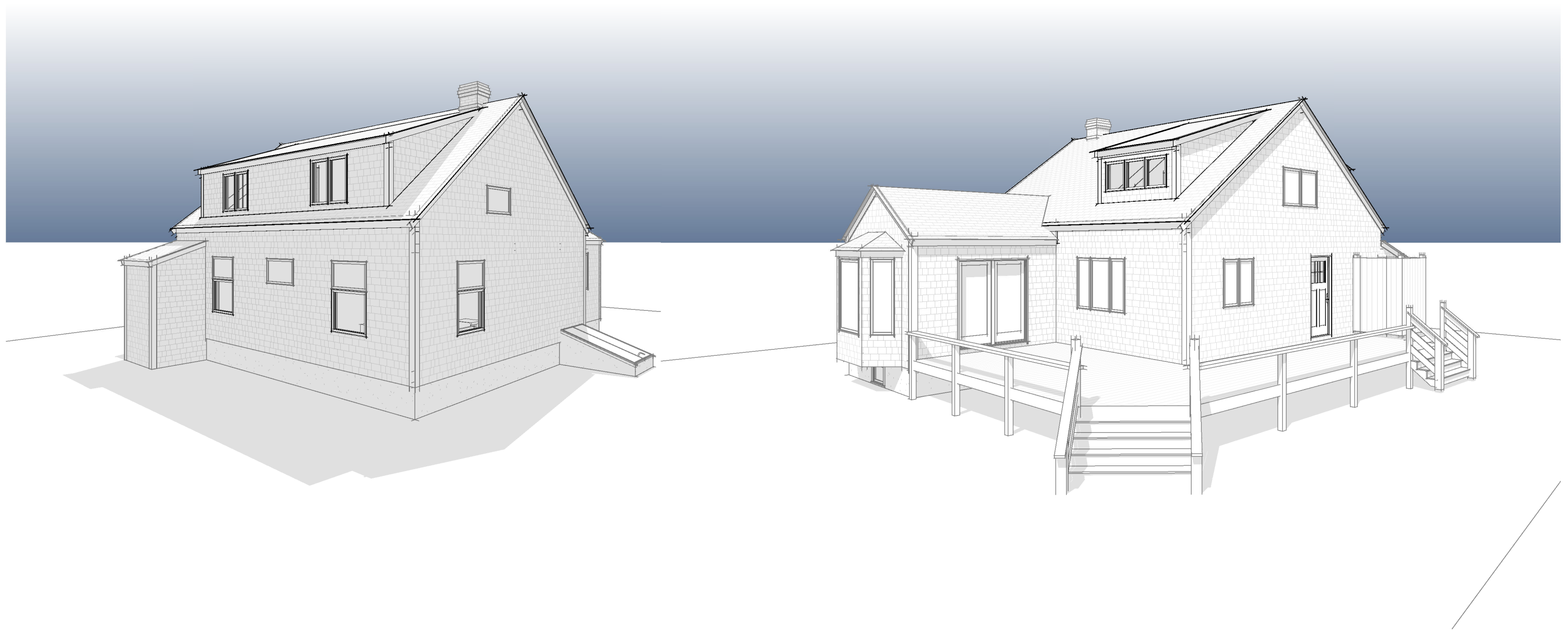
Level 2A

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Level 2A

Nantucket Land Bank
 30 Mizzenmast Ext.
 Nantucket MA 66 / 433
 SD1.5

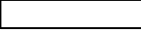


No.	Description	Date
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2	SD1	2022.05.13

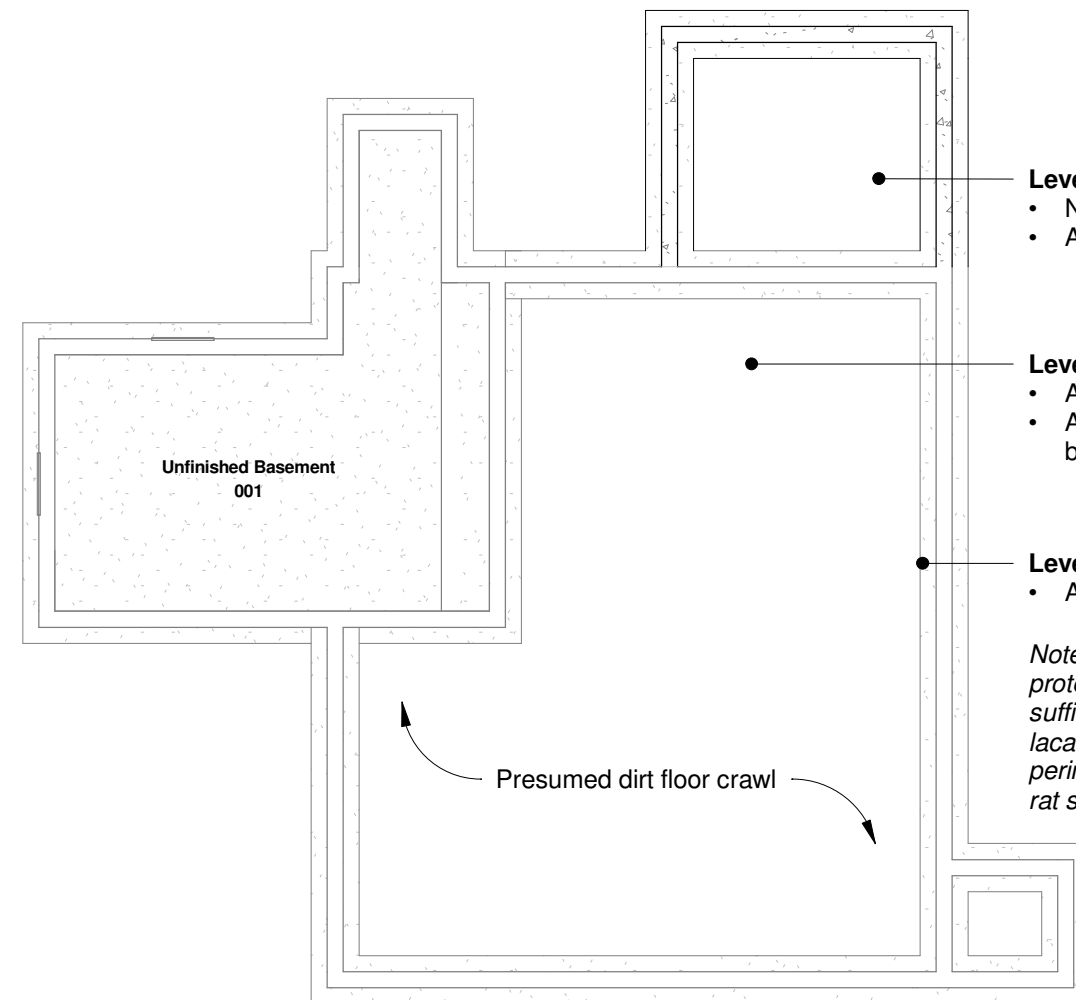
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Key - Wall Types

-  Existing
-  Demolished
-  New



- Level 2 Addition**
- New foundation to match crawl
 - Add access hatch to existing crawl

- Level 1 Insulation**
- Add Mineral wool batts to floor framing cavities
 - Add thermally protected rigid insulation at basement/crawl wall

- Level 1 Ventilation**
- Add code compliant ventilation ports to crawl

Note: If determined that thermal protection for utilities cannot be sufficiently achieved via cavity and localized pipe insulation, insulating the perimeter walls and adding a continuous rat slab at floor is advised

Presumed dirt floor crawl

1 Floor 0
1/8" = 1'-0"

Nantucket Land Bank
30 Mizzenmast Ext
Nantucket, MA 66 / 433

Level 2B SD1.1

No.	Description	Date
1	PD1	2022.04.20
2	SD1	2022.05.13

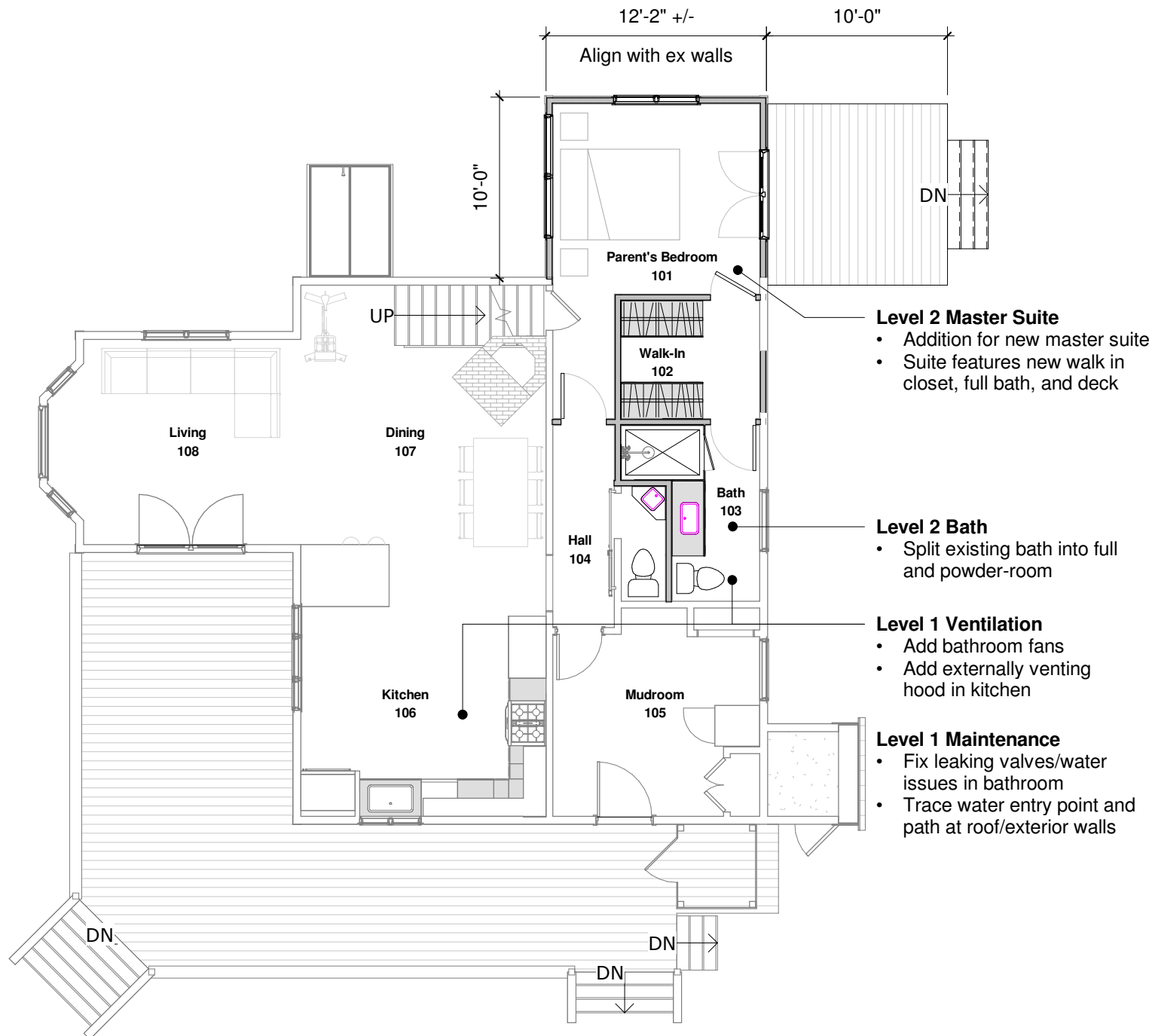
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Key - Wall Types

- Existing
- Demolished
- New



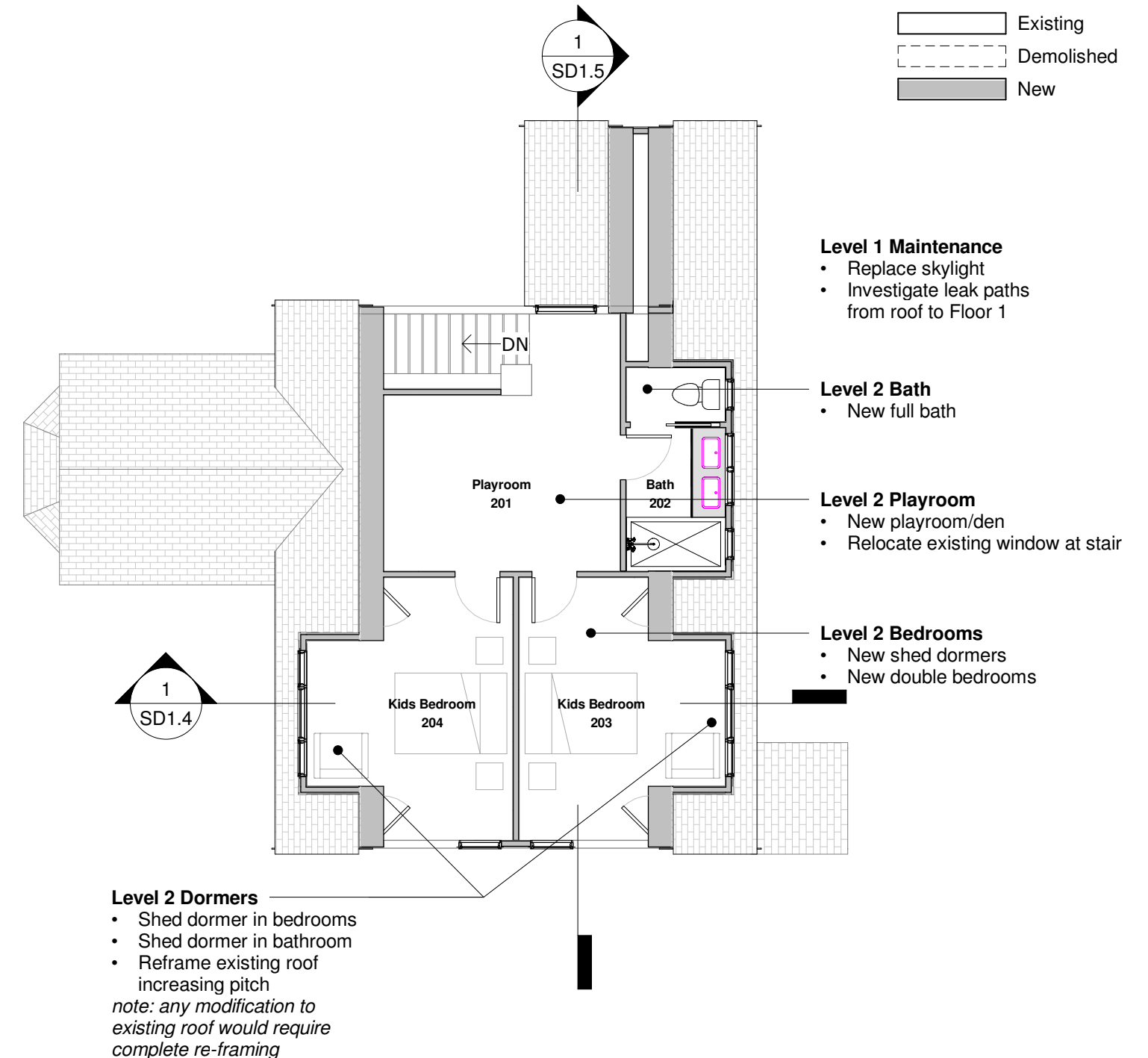
- Level 2 Master Suite**
- Addition for new master suite
 - Suite features new walk in closet, full bath, and deck

- Level 2 Bath**
- Split existing bath into full and powder-room

- Level 1 Ventilation**
- Add bathroom fans
 - Add externally venting hood in kitchen

- Level 1 Maintenance**
- Fix leaking valves/water issues in bathroom
 - Trace water entry point and path at roof/exterior walls

1 **Floor 1**
1/8" = 1'-0"



- Level 1 Maintenance**
- Replace skylight
 - Investigate leak paths from roof to Floor 1

- Level 2 Bath**
- New full bath

- Level 2 Playroom**
- New playroom/den
 - Relocate existing window at stair

- Level 2 Bedrooms**
- New shed dormers
 - New double bedrooms

- Level 2 Dormers**
- Shed dormer in bedrooms
 - Shed dormer in bathroom
 - Reframe existing roof increasing pitch
- note: any modification to existing roof would require complete re-framing*

2 **Floor 2**
1/8" = 1'-0"

Nantucket Land Bank
30 Mizenmast Ext
Nantucket, MA 66 / 433

Level 2B

SD1.2

No.	Description	Date
1	PD1	2022.04.20
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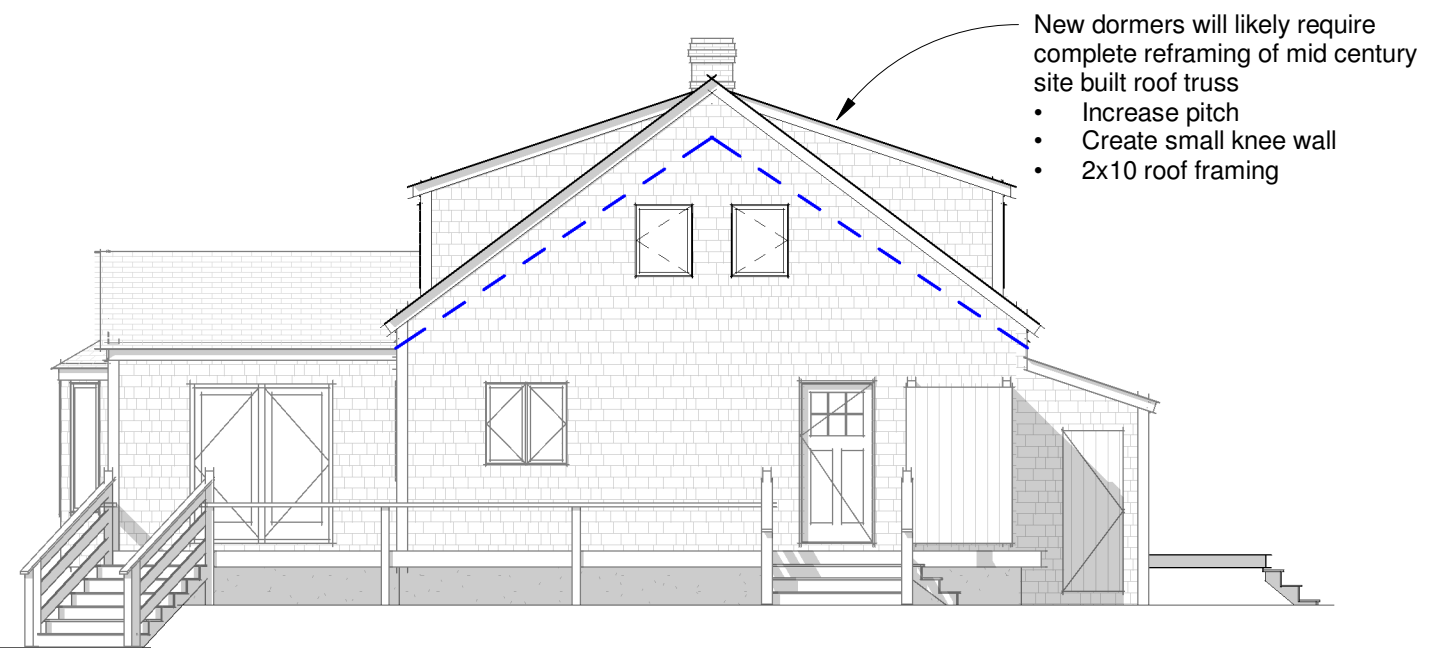
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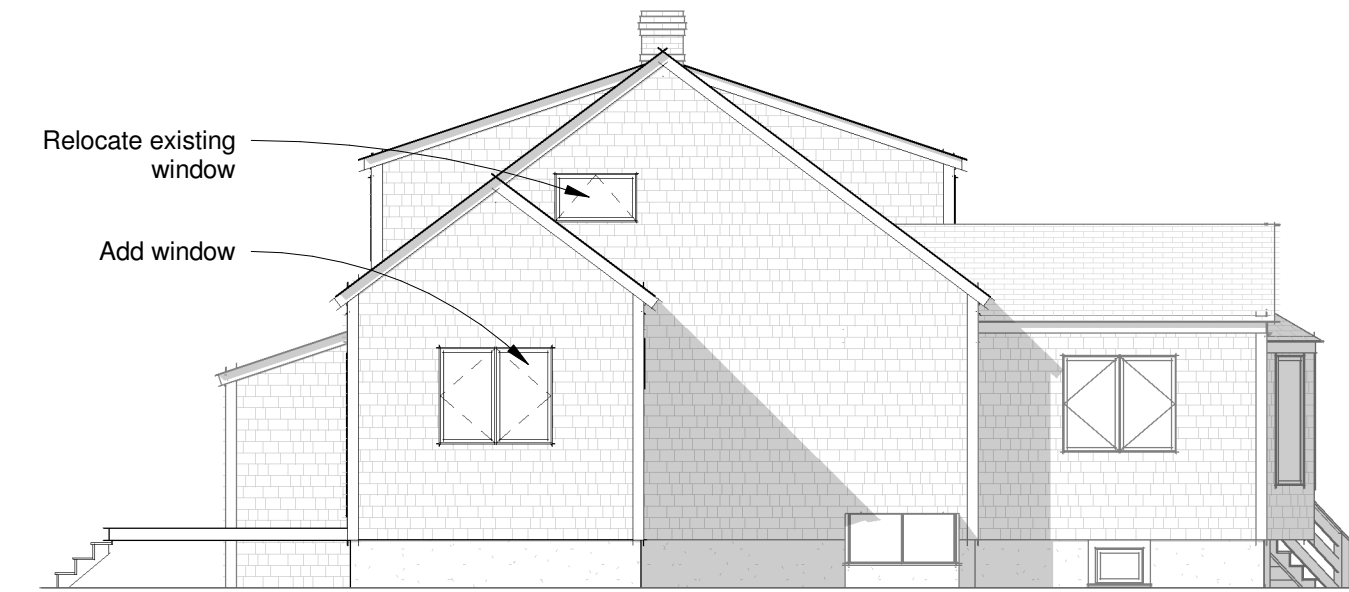




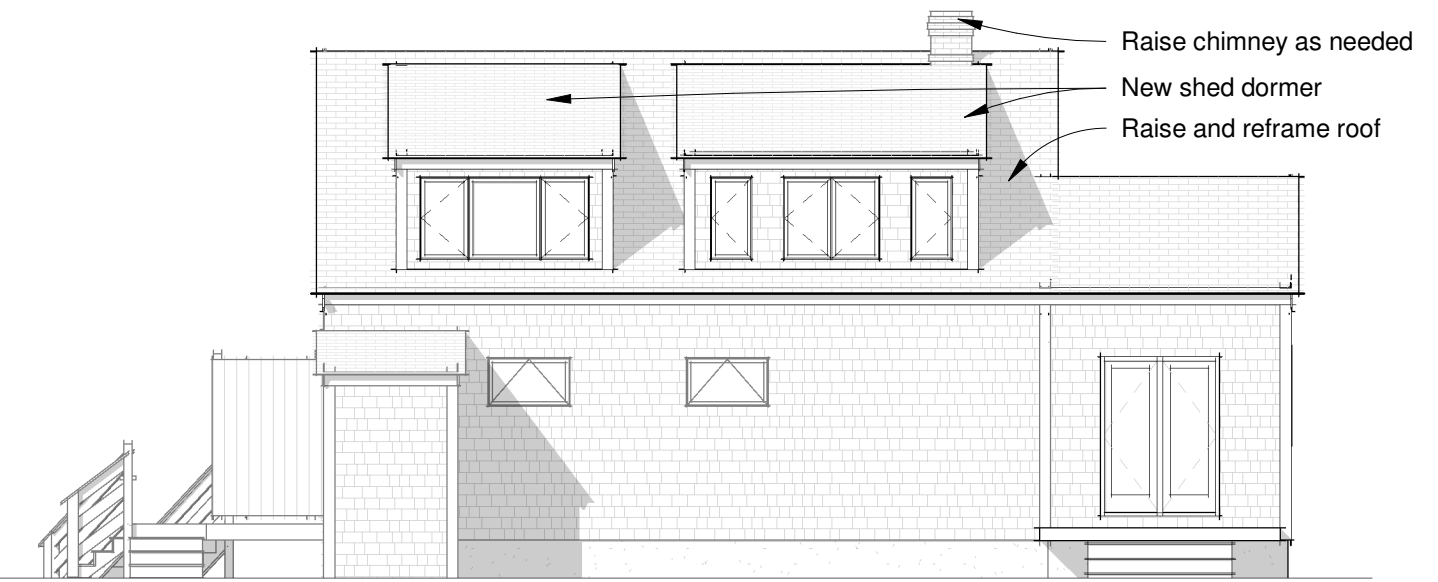
1 North East - Proposed - Front
1/8" = 1'-0"



2 North West - Proposed
1/8" = 1'-0"



3 South East - Proposed
1/8" = 1'-0"



4 South West - Proposed
1/8" = 1'-0"

Nantucket Land Bank
30 Mizzenmast Ext
Nantucket, MA 66 / 433
SD1.3

No.	Description	Date
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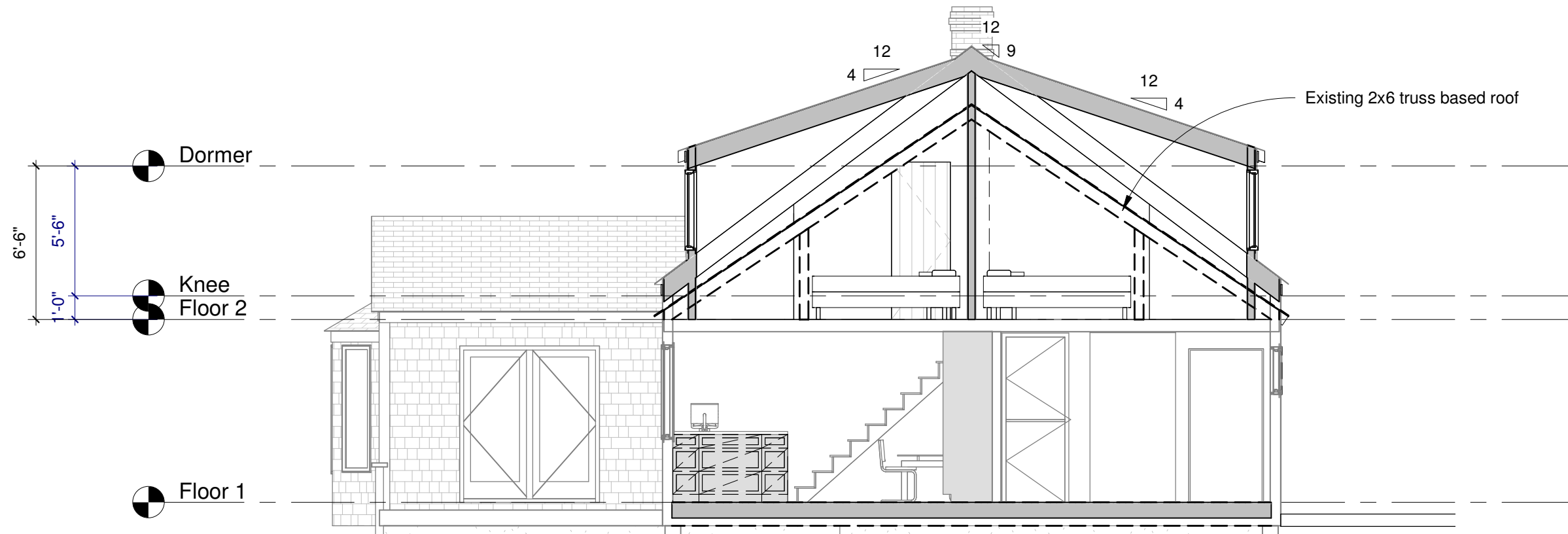
Level 2B

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Key - Wall Types

- Existing
- Demolished
- New



① **Section 7**
3/16" = 1'-0"



② **Section 8**
3/16" = 1'-0"

Nantucket Land Bank
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Nantucket, MA 66 / 433

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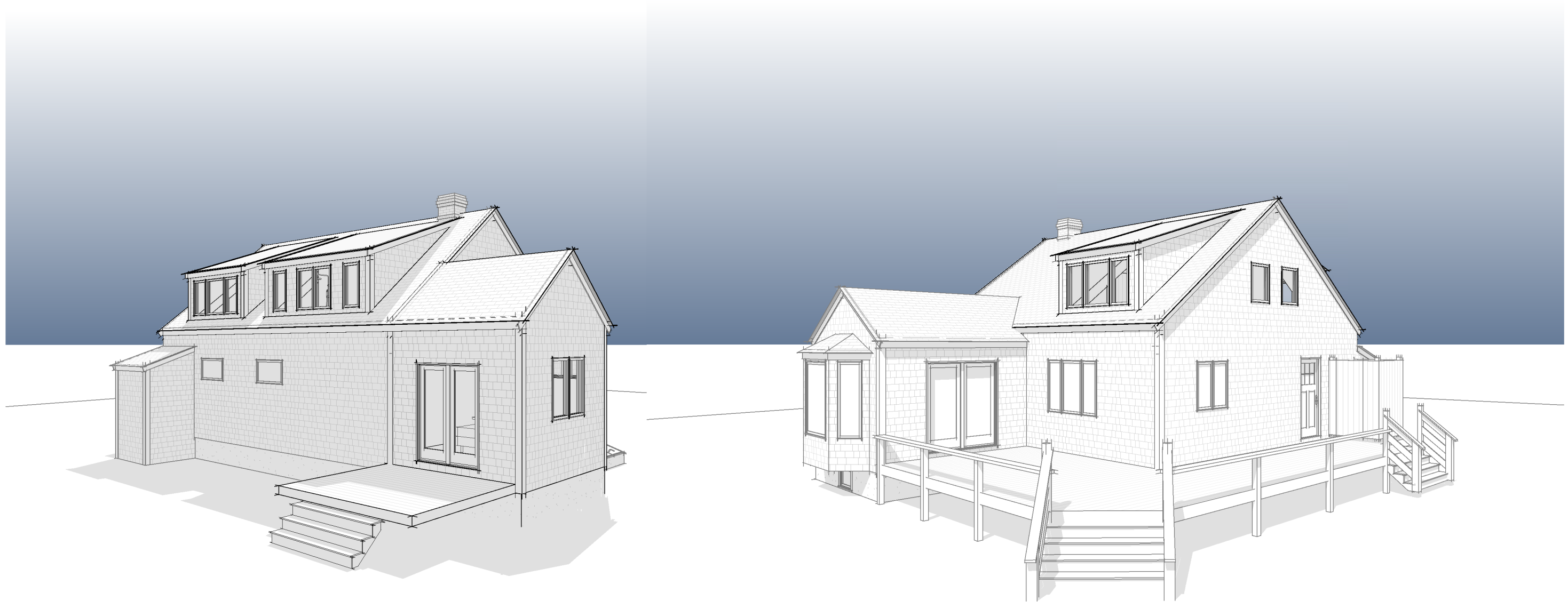
Level 2B

SD1.4

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Nantucket Land Bank
 30 Mizzenmast Ext
 Nantucket, MA 66 / 433
SD1.5

Level 2B

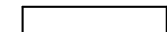


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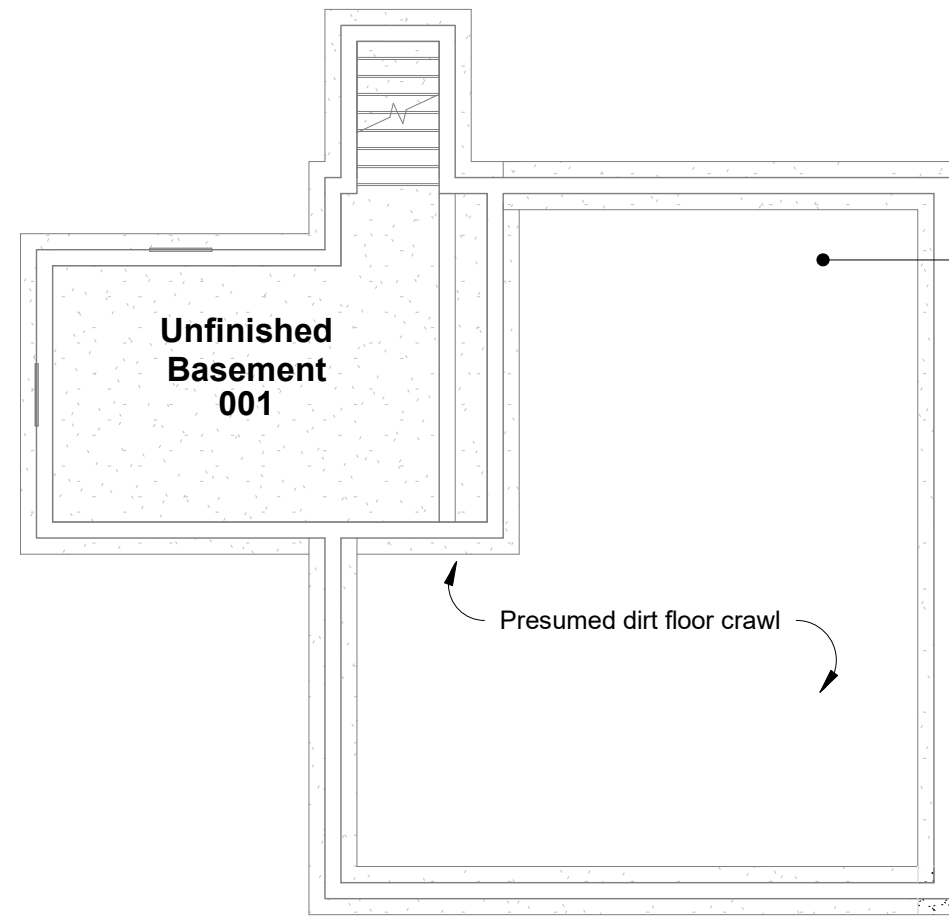
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Key - Wall Types

-  Existing
-  Demolished
-  New



- Level 1 Insulation**
- Add Mineral wool batts to floor framing cavities
 - Add thermally protected rigid insulation at basement/crawl wall
 - Add Rat slab over 6 mil poly vapor barrier or membrane based system
 - Seal vents



- Level 2 Support**
- New piers for shed addition



① **Floor 0**
1/8" = 1'-0"

Nantucket Land Bank
30 Mizzenmast Ext.
Nantucket MA 02554 66 / 433

SD1.1

No.	Description	Date
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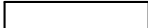


Level 2C

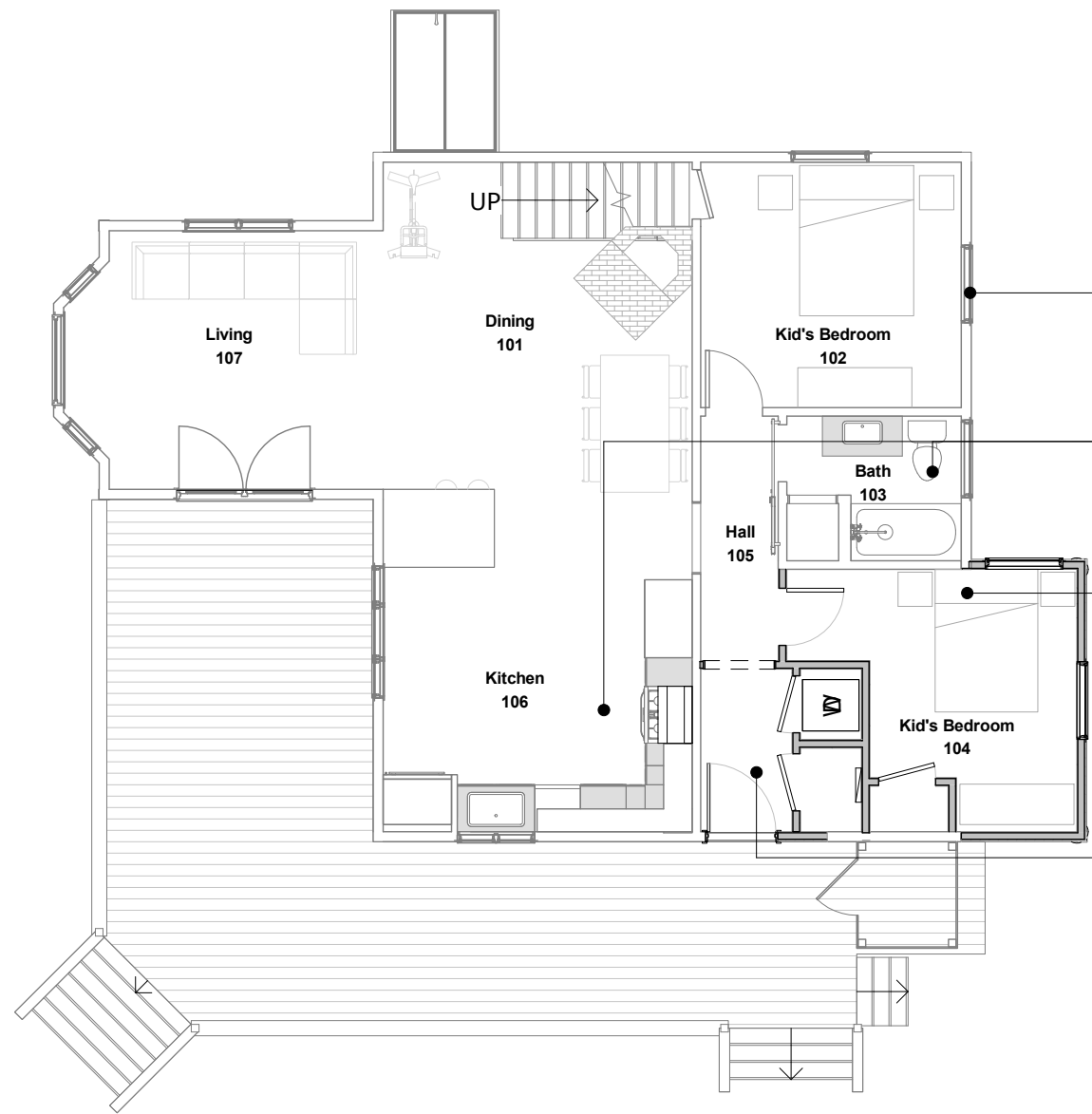
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Key - Wall Types

-  Existing
-  Demolished
-  New



1 **Floor 1**
1/8" = 1'-0"

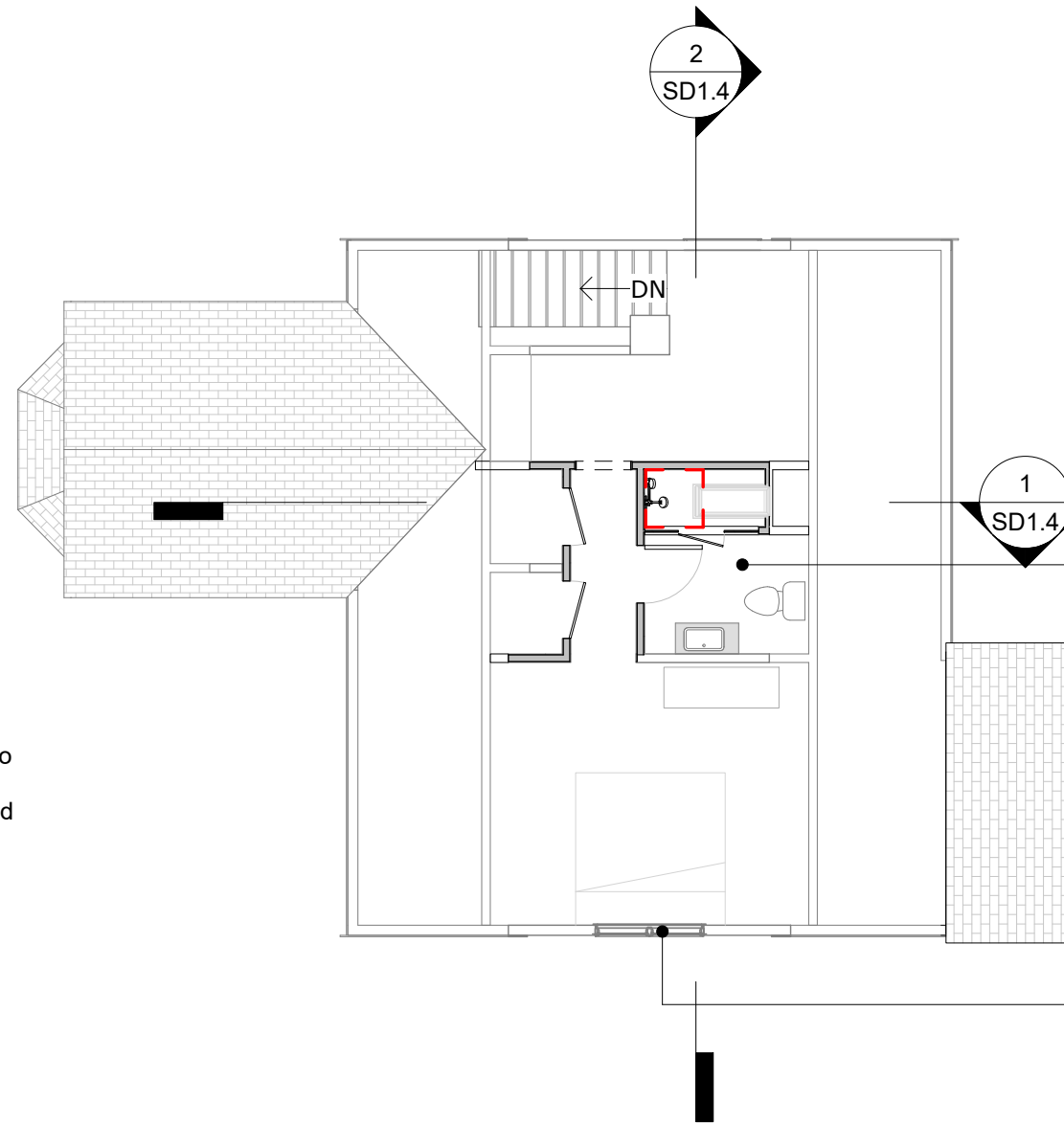
Level 1 Safety
• Add egress compliant window below existing

Level 1 Ventilation
• Add bathroom fans
• Add externally venting hood at range

Level 2 Bedroom
• Extend shed mass for bedroom extension
• Reconfigure mud room into bedroom
• Reuse existing window and add new egress window

Level 2 Mudroom
• Stacked W/D
• Hall closet
• Relocate entry door
• Relocate Electric Panel to MR from exterior shed

Level 1 Maintenance
• Fix leaking valves/water issues in bathroom
• Trace water entry point and path at roofs/exterior walls



2 **Floor 2**
1/8" = 1'-0"

Level 2 Bath
• Extend bathroom wall for new shower
• Vanity and WC as is
• New closets

Level 1 Maintenance
• Replace skylight
• Investigate leak paths from roof to Floor 1

Level 1 Safety
• Adjust or replace windows for egress compliance

Nantucket Land Bank
30 Mizenmast Ext.
Nantucket MA 02554 / 433

Level 2C

SD1.2

No.	Description	Date
1	PD1	2022.04.20
2	SD1	2022.05.26

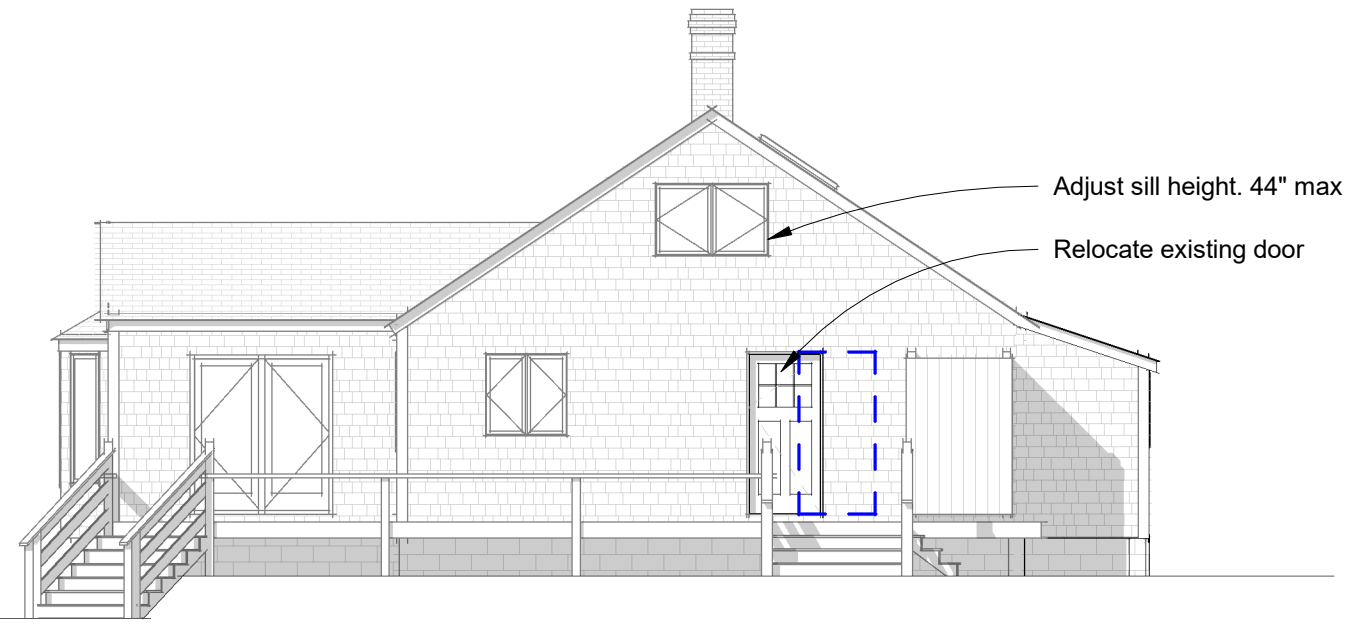
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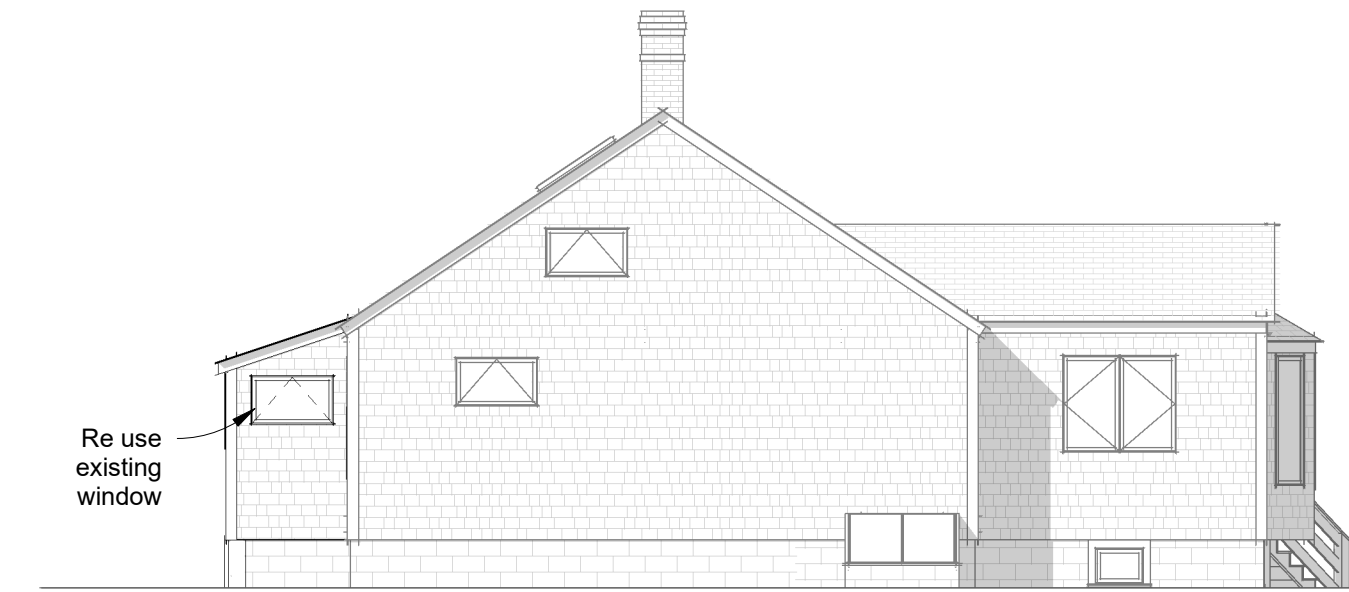




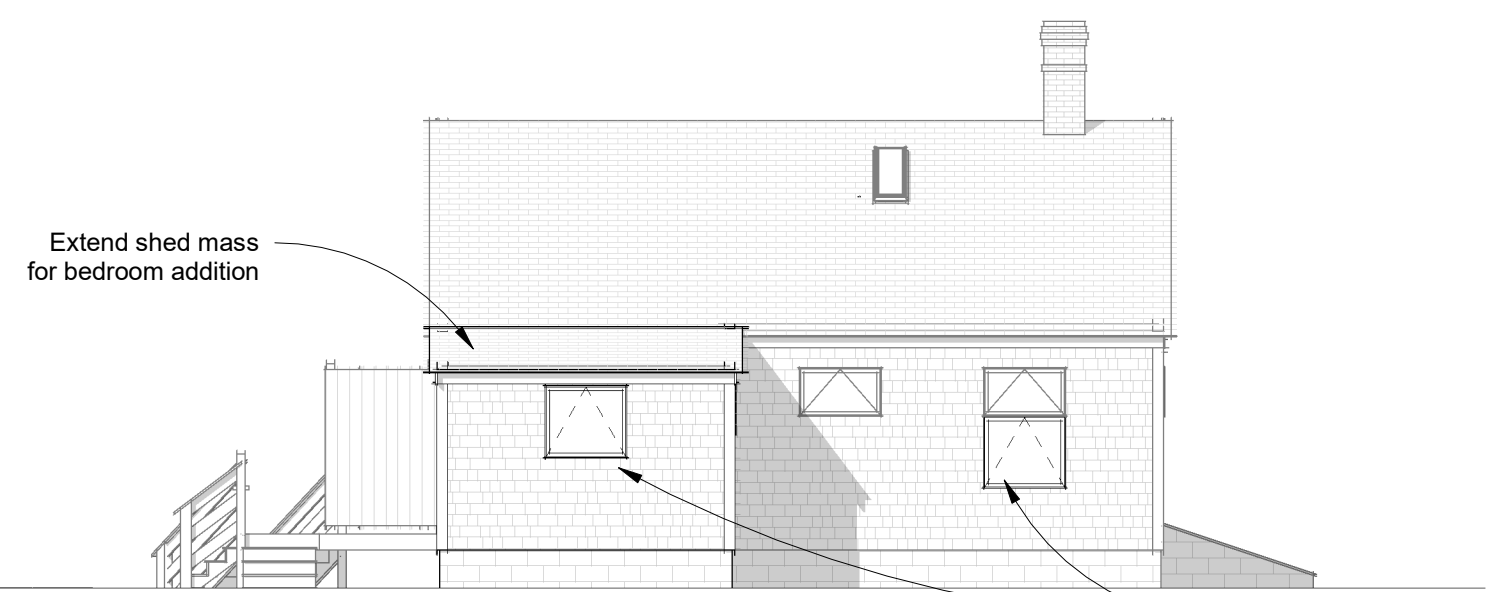
① **North East - Front - Proposed**
1/8" = 1'-0"



② **North West - Proposed**
1/8" = 1'-0"



③ **South East - Proposed**
1/8" = 1'-0"



④ **South West - Proposed**
1/8" = 1'-0"

Level 2C

Nantucket Land Bank
30 Mizenmast Ext.
Nantucket MA 66 / 433

SD1.3

No.	Description	Date
1	PD1	2022.04.20
2	SD1	2022.05.26

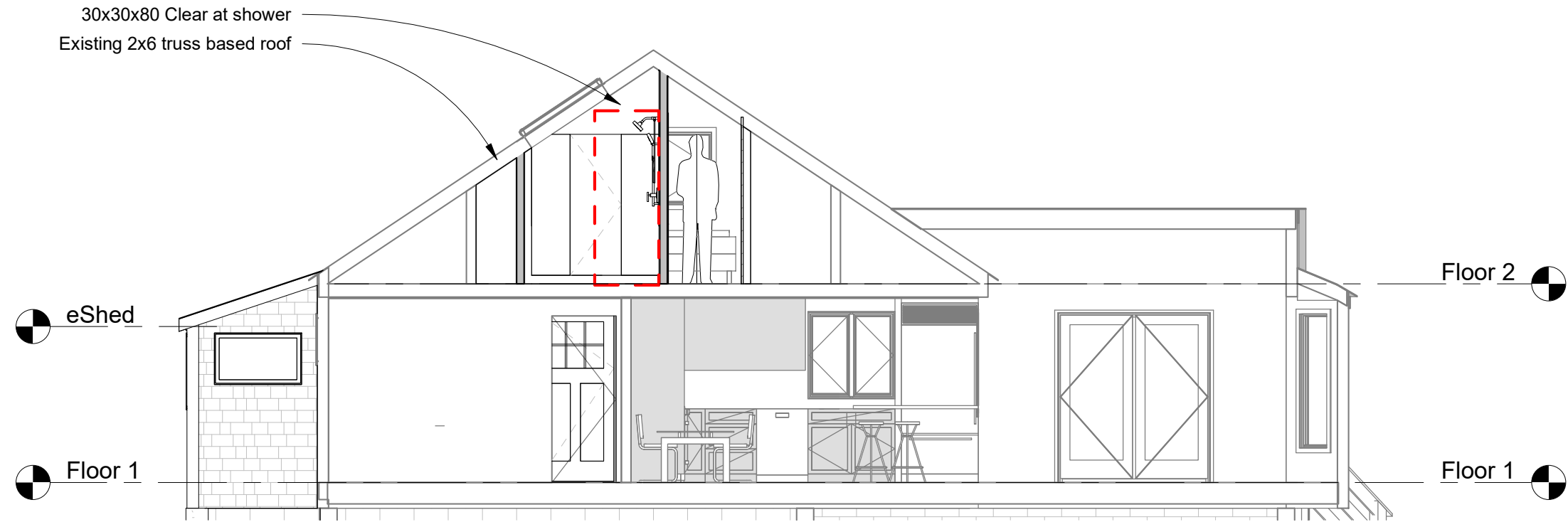
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Key - Wall Types

- Existing
- Demolished
- New



① **Section 7**
3/16" = 1'-0"



② **Section 8**
3/16" = 1'-0"

Nantucket Land Bank
30 Mizzenmast Ext.
Nantucket MA 66 / 433

No.	Description	Date
1	PD1	2022.04.20
2	SD1	2022.05.26

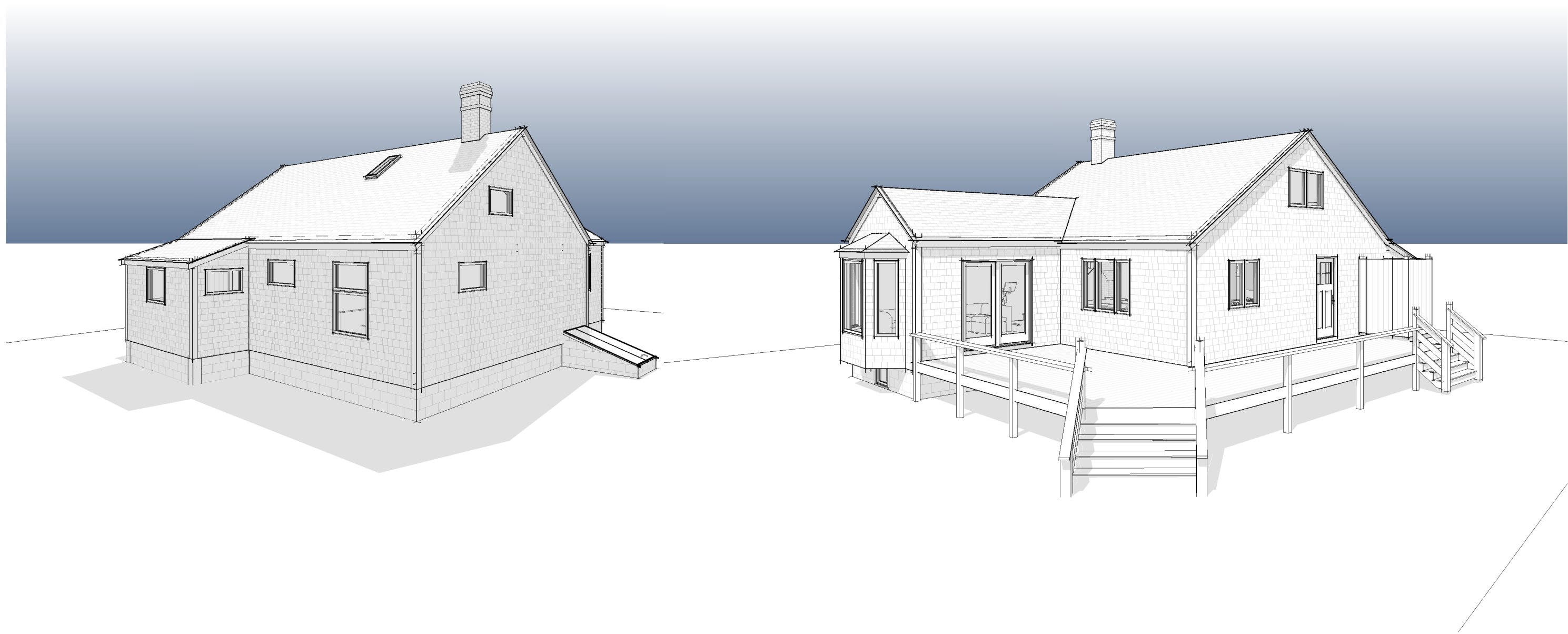
Level 2C

SD1.4

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Nantucket Land Bank
 30 Mizzenmast Ext.
 Nantucket MA 66 / 433

Level 2C

SD1.5

No.	Description	Date
1	PD1	2022.04.20
2	SD1	2022.05.26

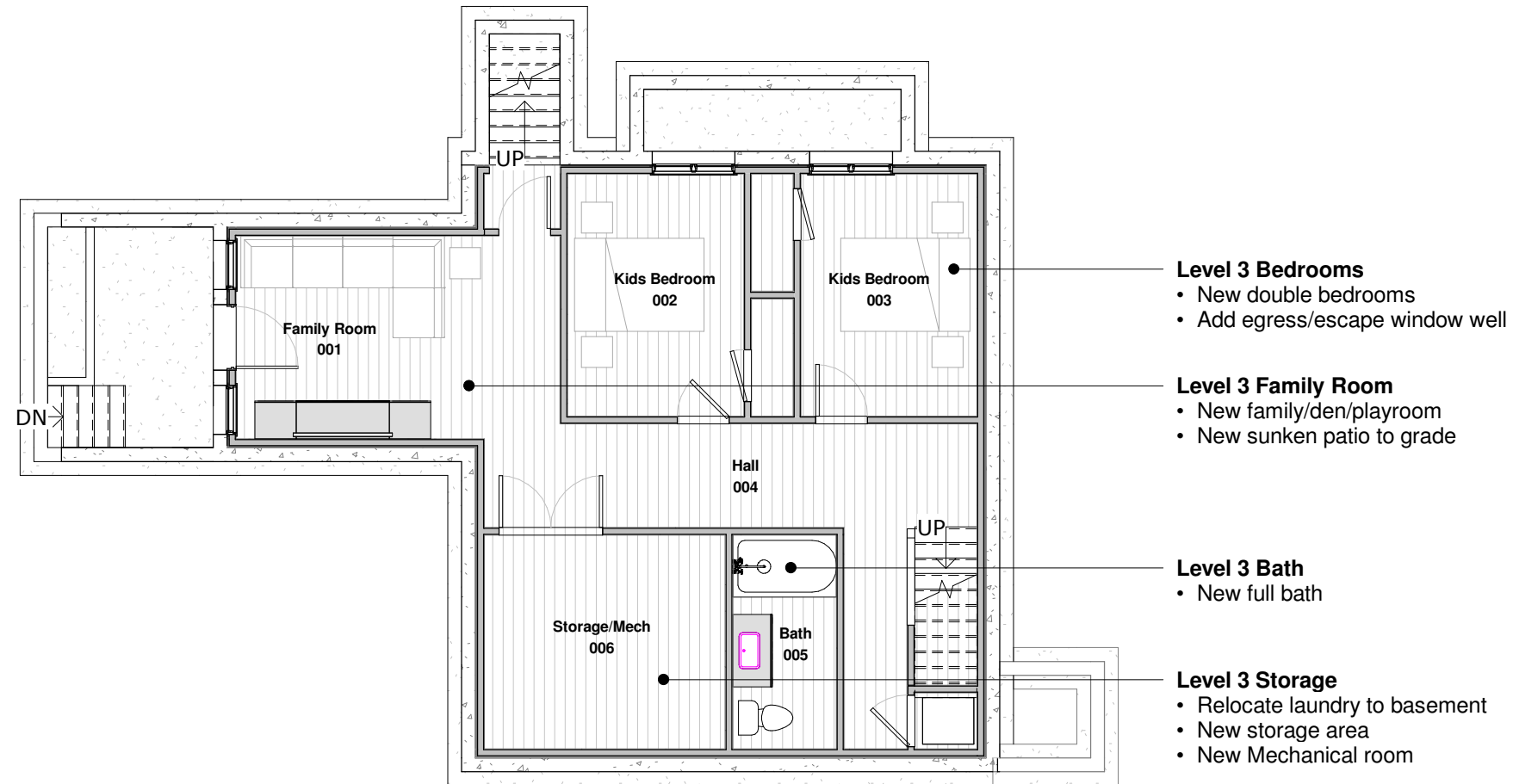
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Key - Wall Types

- Existing
- Demolished
- New



1 **Floor 0**
1/8" = 1'-0"

Nantucket Land Bank
30 Mizzenmast Ext
Nantucket MA 66 / 433

Level 3 SD1.1

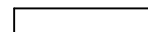


No.	Description	Date
1	PD1	2022.04.20
2	SD1	2022.05.13

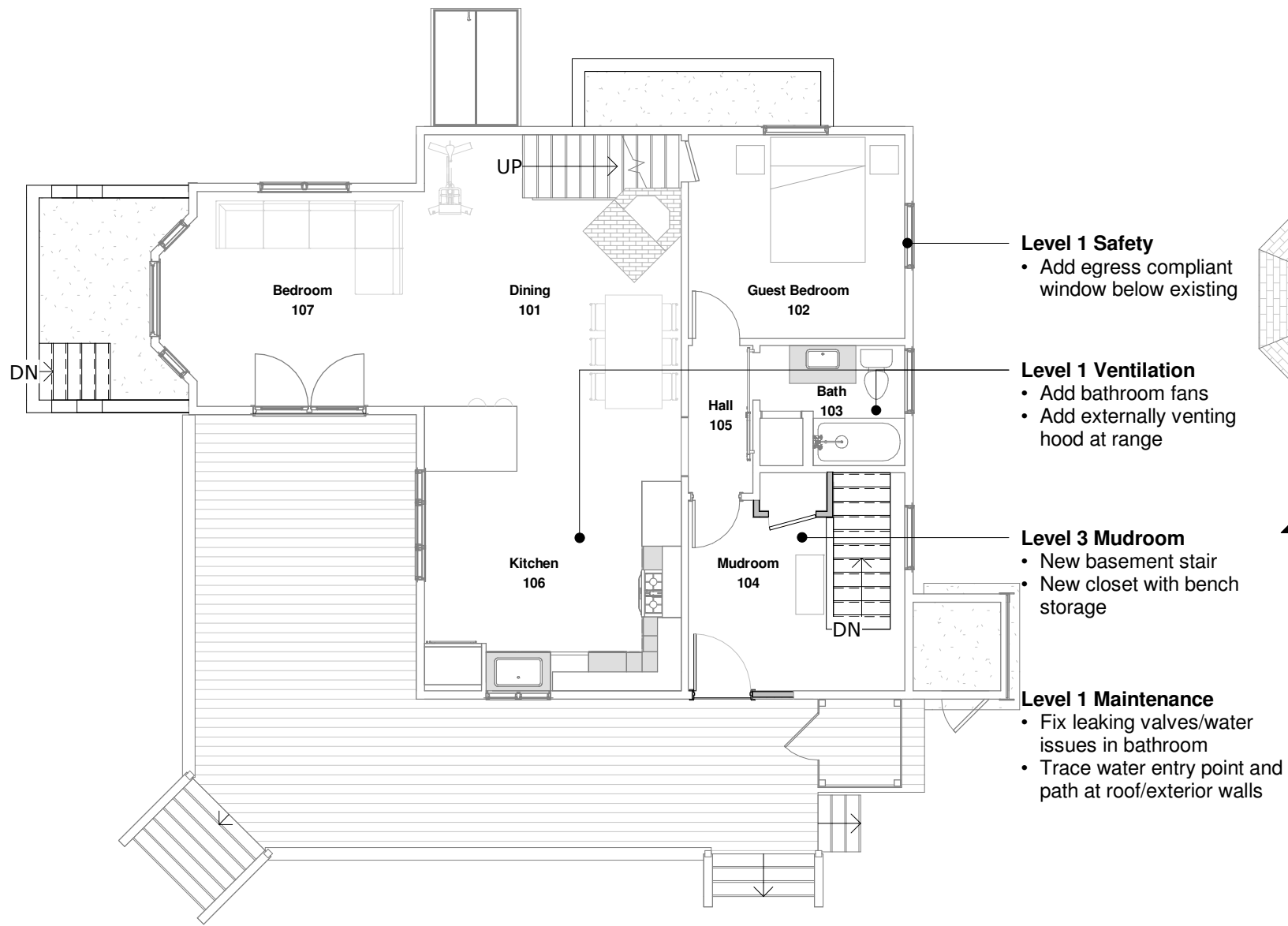
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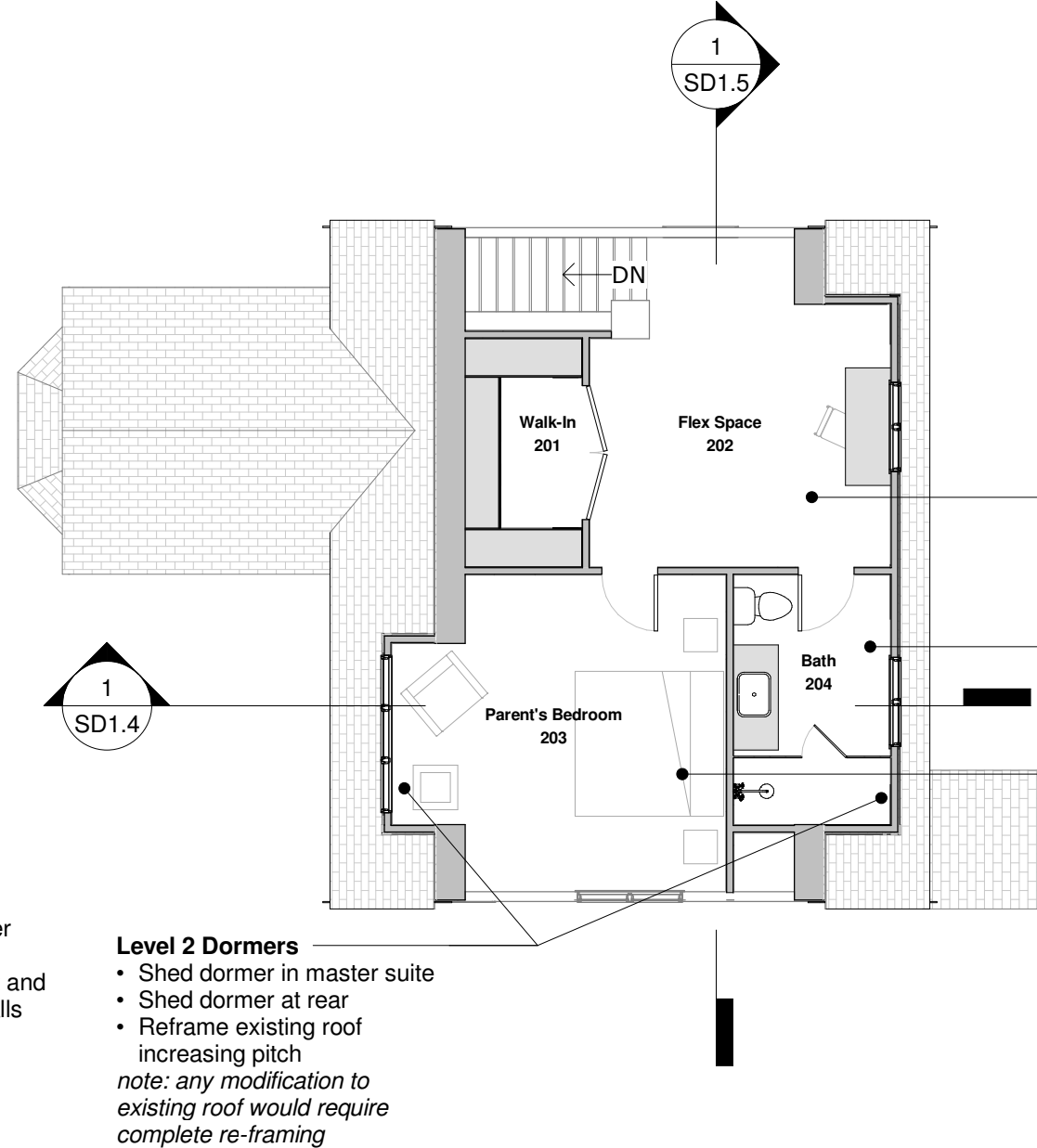


Key - Wall Types

-  Existing
-  Demolished
-  New



① **Floor 1**
1/8" = 1'-0"



② **Floor 2**
1/8" = 1'-0"

Level 3

Nantucket Land Bank
30 Mizenmast Ext
Nantucket MA 02554 66 / 433

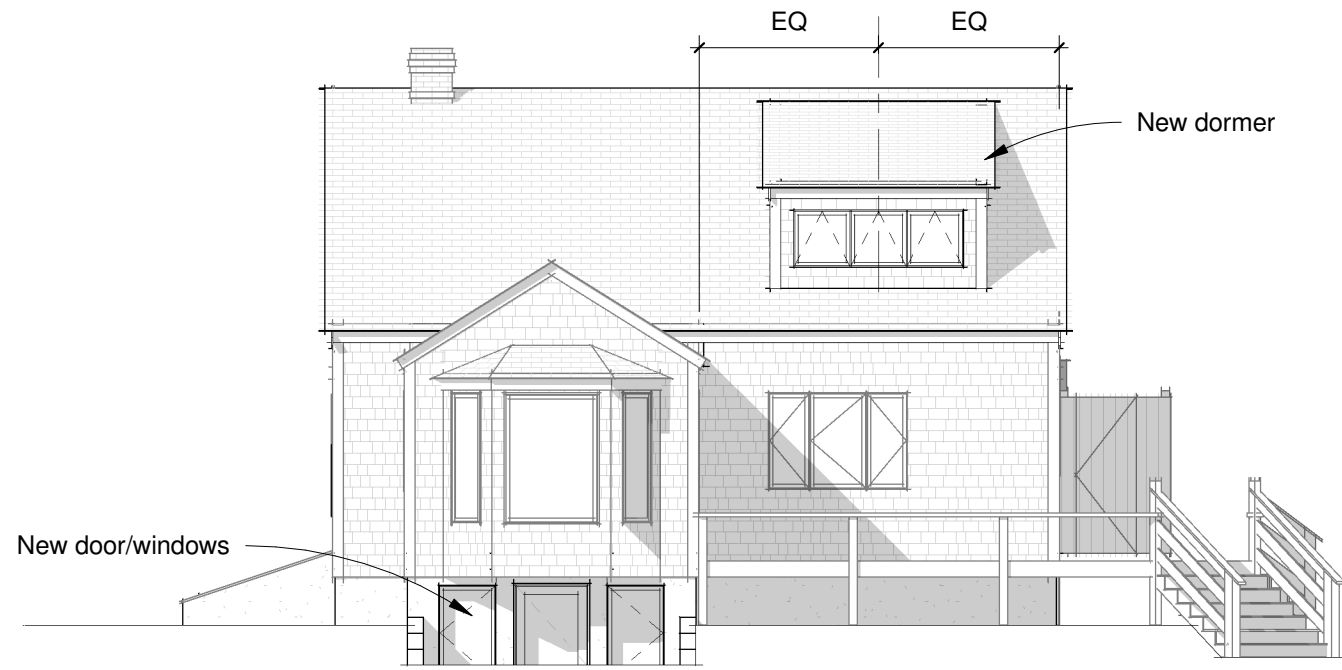
SD1.2

No.	Description	Date
1	PD1	2022.04.20
2	SD1	2022.05.13

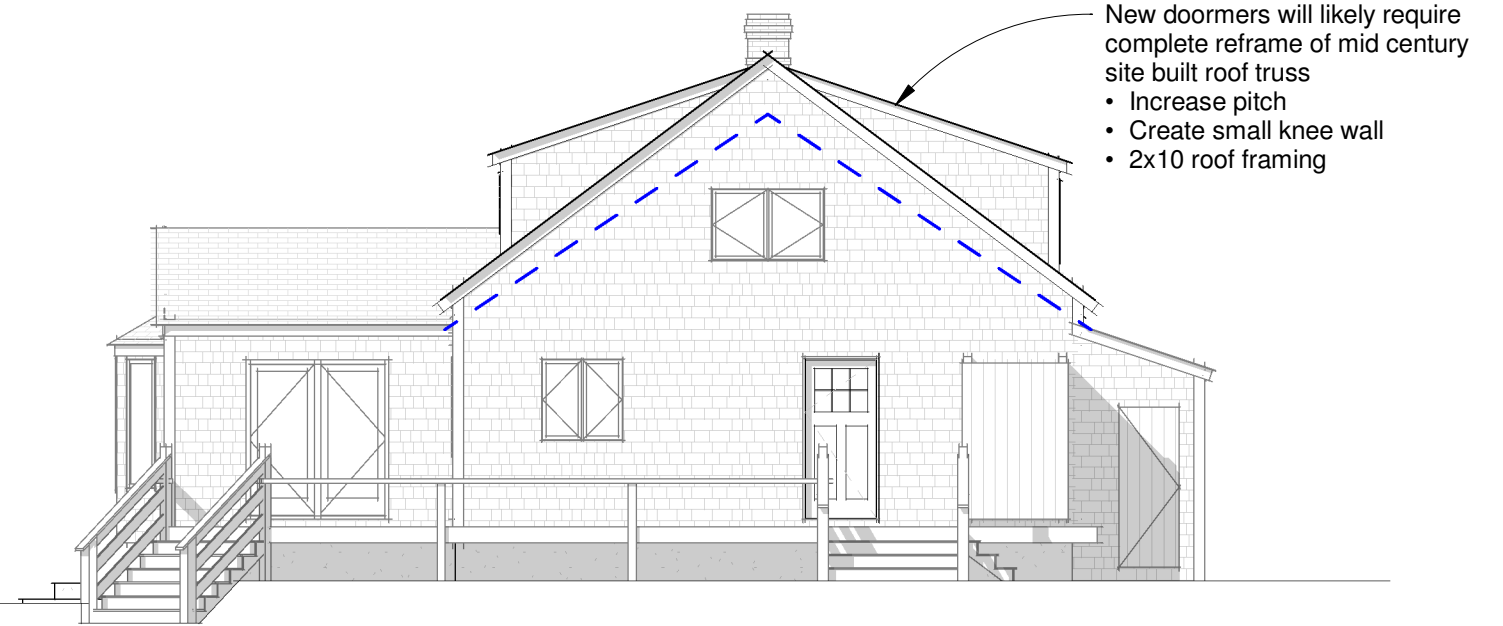
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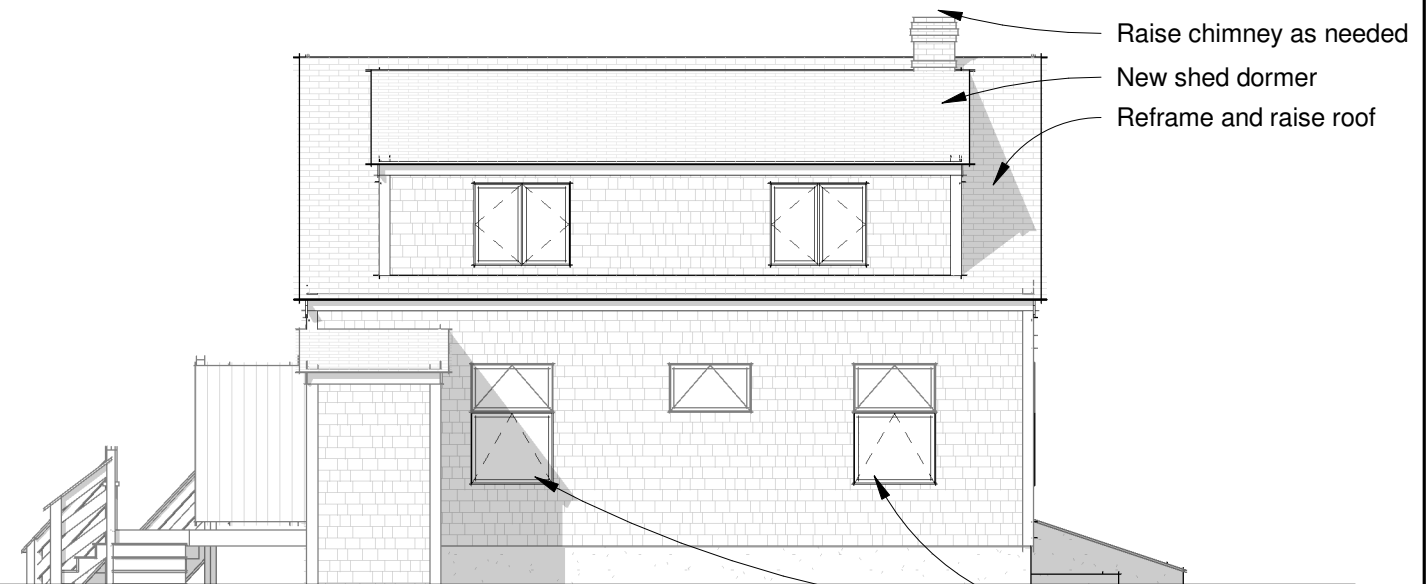
① **North East - Front - Proposed**
1/8" = 1'-0"



② **North West - Proposed**
1/8" = 1'-0"



③ **South East - Proposed**
1/8" = 1'-0"



④ **South West - Proposed**
1/8" = 1'-0"

Nantucket Land Bank
30 Mizenmast Ext
Nantucket MA 66 / 433

No.	Description	Date
1	PD1	2022.04.20
2	SD1	2022.05.13

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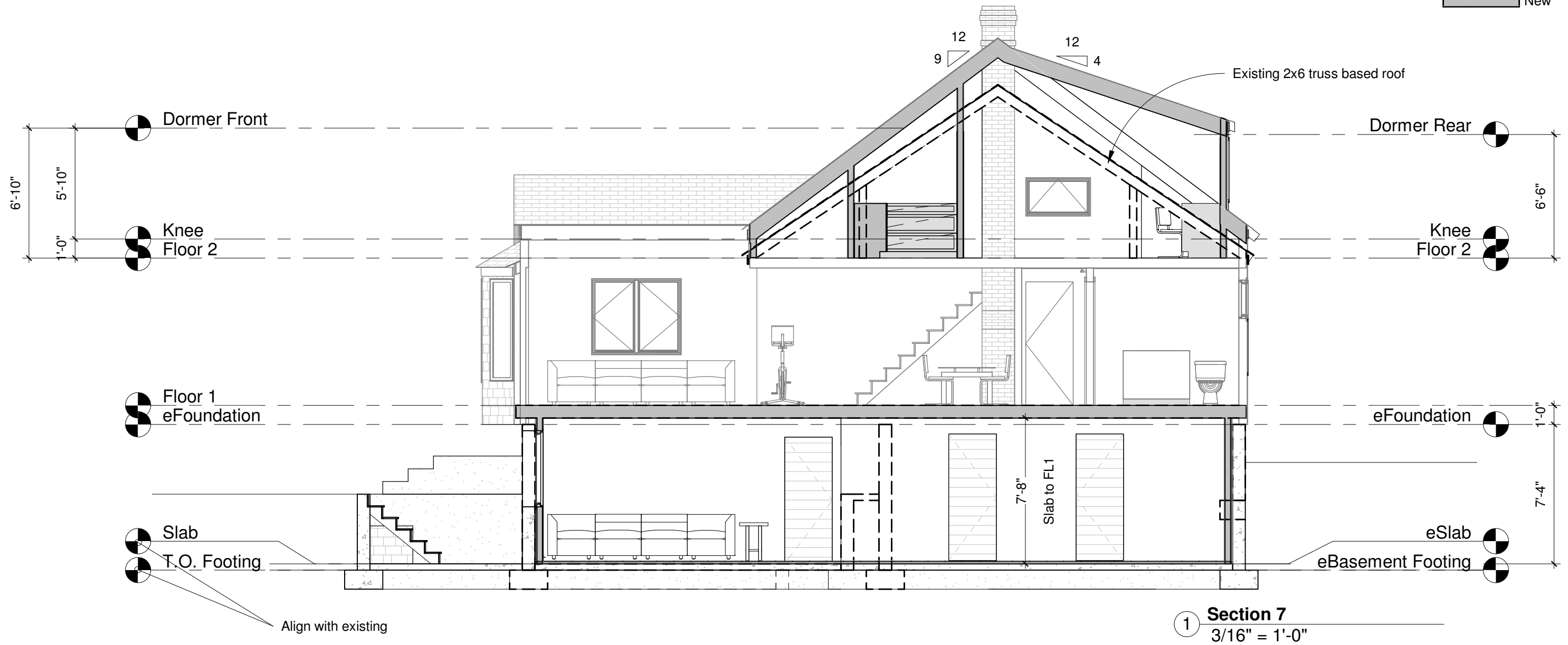


Level 3

SD1.3

Key - Wall Types

- Existing
- Demolished
- New



1 Section 7
3/16" = 1'-0"

Nantucket Land Bank
30 Mizzenmast Ext
Nantucket MA 66 / 433

SD1.4

Level 3

No.	Description	Date
1	PD1	2022.04.20
2	SD1	2022.05.13

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Key - Wall Types

- Existing
- Demolished
- New



① **Section 8**
3/16" = 1'-0"

Nantucket Land Bank
30 Mizzenmast Ext
Nantucket MA 66 / 433
SD1.5

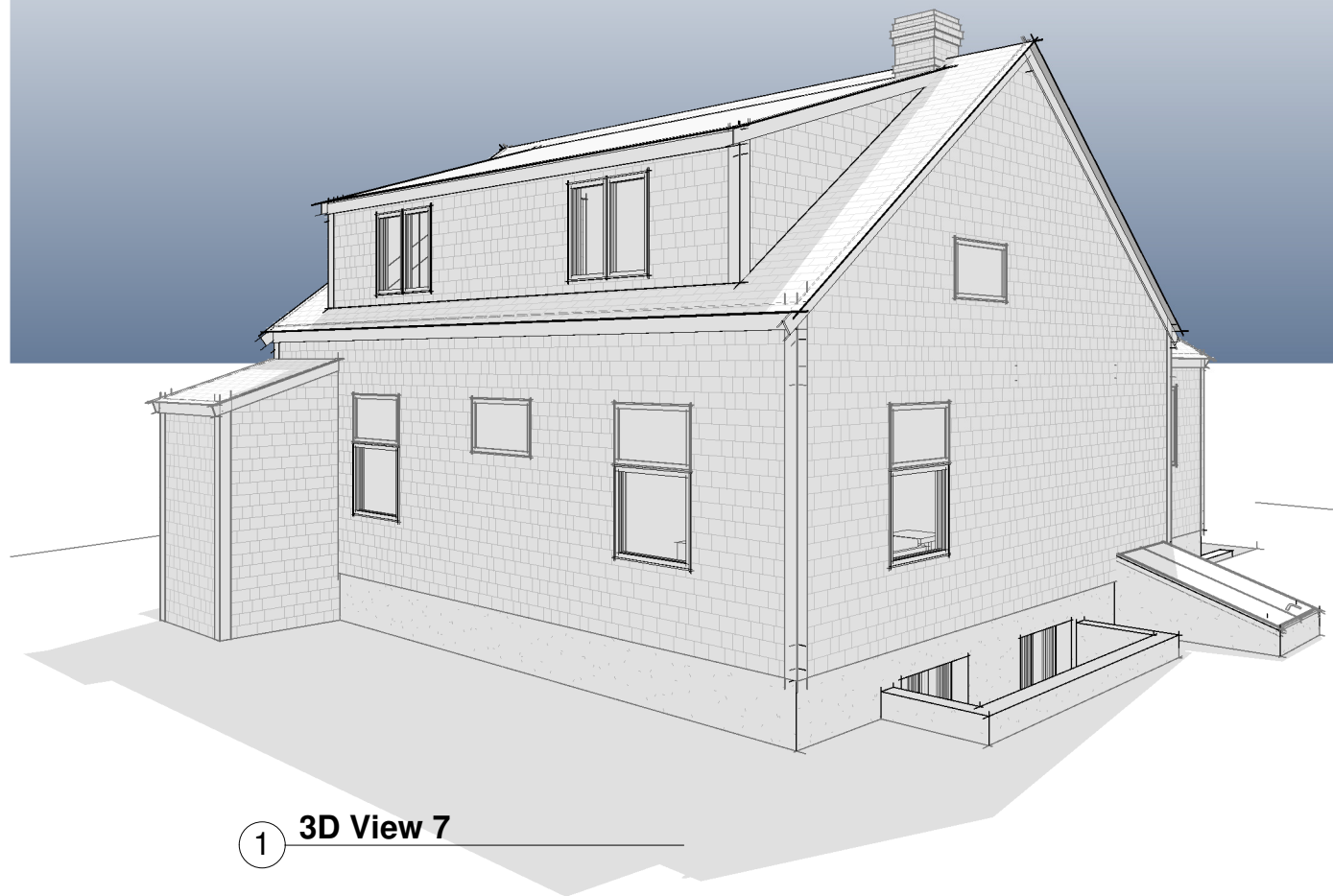
Level 3

No.	Description	Date
1	PD1	2022.04.20
2	SD1	2022.05.13

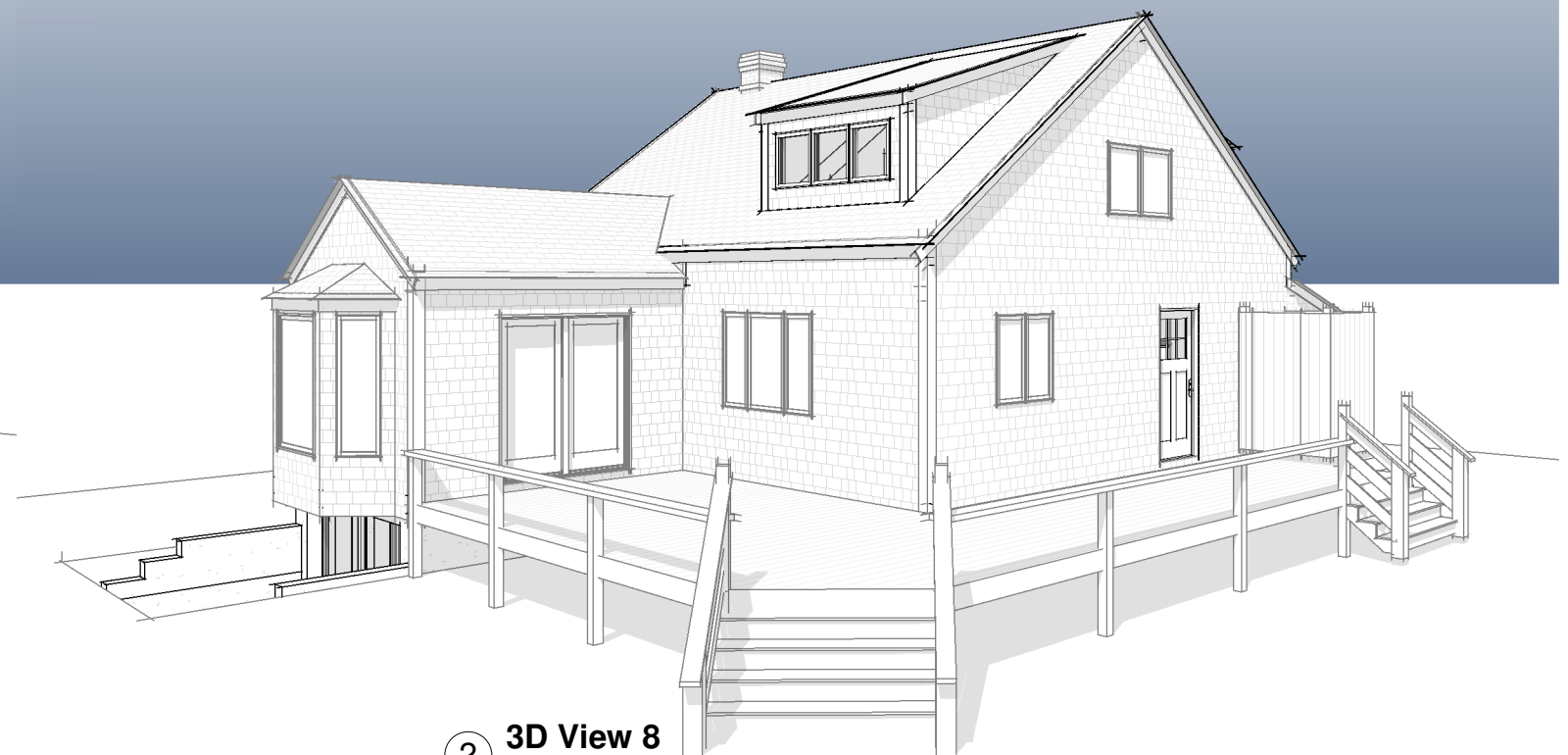
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1 3D View 7



2 3D View 8

Nantucket Land Bank
 30 Mizzenmast Ext
 Nantucket MA 66 / 433
SD1.6

Level 3

No.	Description	Date
1	PD1	2022.04.20
2	SD1	2022.05.13

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

1. September 2022 Transfers – Record Nos. 44896 through 44891

a. Current “M” Exemptions and Liens:

No. 44930 Jacqueline Echeverria, Luis D. German-Hiraldo and Hamlet D.
Alvarado-Hiraldo
No. 44941 Daniel Day and Anna Day

b. Current “O” Exemption and Lien:

No. 44928 Daniela Grozdanova and Boyko Grozdanov

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44896	9/1/2022	0030	184-	LINCOLN AV, 10, LOT2	CAPAUM LOT TRUST	1010WINS LLC	0	0	-1	0	0.14	\$0.00	\$0.00	D
44897	9/2/2022	0053	044	UPPER TAWPAWSHAW, 9	KERMAN/LEIZMAN	BRINCH	-1	0	0	0	0.36	\$4,000,000.00	\$80,000.00	
44898	9/2/2022	0030	289+	HIGHLAND AV, 2, 4, 6	HAROLD BROTHERS REAL	TWO HIGH LLC	0	0	-1	0	0.57	\$12,375,000.00	\$247,500.00	
44899	9/6/2022	0041	559	WOODBURY LN, 24	HALTENHOF FAMILY TRU	TWENTY-FOUR WOODBUR	-1	0	0	0	0.15	\$0.00	\$0.00	D
44900	9/6/2022	0038	103	CREEK LN, 22	KELLER IRREVOCABLE T	KELLER, JR/KELLER	-1	0	0	0	0.50	\$0.00	\$0.00	D
44901	9/6/2022	5514	032	UNION ST, 54A	54A UNION LLC	NANTUCKET VARIAN REV	0	0	-1	0	0.06	\$200,000.00	\$4,000.00	
44902	9/6/2022	0055	5178	AUTOPSCOT CI, 15	BLOCK	RIZZO	-1	0	0	0	0.15	\$2,050,000.00	\$41,000.00	
44903	9/6/2022	0067	375	GREEN MEADOWS, 11	HUNTER-BARRETT/BARRE	HUNTER	-1	0	0	0	0.17	\$0.00	\$0.00	C
44904	9/7/2022	0041	164	LOWELL PL, 14	NORRIS	NORRIS BUILDING CO I	-1	0	0	0	0.10	\$0.00	\$0.00	J
44905	9/7/2022	0060	103	MADAKET RD, 328	ACK ATLAS LLC	HERNANDEZ	-1	0	0	0	0.36	\$0.00	\$0.00	I
44906	9/7/2022	0041	094	PILGRIM RD, 24	24 PILGRIM ROAD TRUS	HALLE/LAMM	-1	0	0	0	0.80	\$0.00	\$0.00	D
44907	9/8/2022	0081	056	SMOOTH HUMMOCKS	NANTUCKET ISLANDS LA	NANTUCKET CONSERVATI	0	0	-1	0	20.10	\$3,000,000.00	\$0.00	A
44908	9/8/2022	5544	034	MT VERNON ST, 14	PEACEFUL NEIGHBORS L	PEACEFUL NEIGHBORS L	-1	0	0	0	0.17	\$0.00	\$0.00	C
44909	9/8/2022	5544	034	MT VERNON ST, 14	PEACEFUL NEIGHBORS L	PEACEFUL NEIGHBORS L	-1	0	0	0	0.17	\$0.00	\$0.00	D
44910	9/8/2022	0056	071	HUMMOCK POND RD, 65	BORDEN/MCGRATH	ILLER	-1	0	0	0	0.85	\$0.00	\$0.00	B
44911	9/9/2022	0593	099	MIDLAND AV, 5	ROONEY ACK TRUST	CROSS-ROONEY LIVING	0	0	0	-1	0.00	\$0.00	\$0.00	C
44912	9/9/2022	0040	055	CLIFF RD, 216	216 CLIFF ROAD LLC	NICHOLL	-1	0	0	0	0.34	\$4,550,000.00	\$91,000.00	
44913	9/9/2022	0068	358	BEACH GRASS RD, 43	BEACH GRASS 43 ACK L	43 BEACH GRASS LLC	-1	0	0	0	0.10	\$1,850,000.00	\$37,000.00	
44914	9/9/2022	0041	551	WOODBURY LN, 9	NEDA MOVAGHAR REVOCA	VITA	-1	0	0	0	0.20	\$2,875,000.00	\$57,500.00	
44915	9/9/2022	0030	249	LINCOLN AV, 2	CROSSWAYS LLC	2 LINCOLN AVENUE NOM	-1	0	0	0	0.24	\$14,250,000.00	\$285,000.00	
44916	9/9/2022	0041	164	LOWELL PL, 14	NORRIS	NORRIS BUILDING CO	-1	0	0	0	0.10	\$0.00	\$0.00	J
44917	9/12/2022	0041	4481	MEADOW LN, 11A	2 MA CHICKADEE LLC	11A MEADOW LANE REAL	-1	0	0	0	0.46	\$8,250,000.00	\$165,000.00	
44918	9/12/2022	0030	613	CHASE LINKS CI, 7	WORTH THE WAIT NOMIN	BYRNE	-1	0	0	0	2.10	\$0.00	\$0.00	D
44919	9/12/2022	0054	198	MONOMOY RD, 13	CIEL LLC	FIREFLY NOMINEE TRUS	-1	0	0	0	0.83	\$0.00	\$0.00	D
44920	9/12/2022	0054	203	MONOMOY RD, 17	SEVENTEEN MONOMOY RO	17 MONOMOY ROAD LLC	-1	0	0	0	0.77	\$12,900,000.00	\$258,000.00	
44921	9/12/2022	4241	765	SWAIN ST 15, C5	FRANKEN	RIDDLEMOSER	0	0	0	-1	0.00	\$1,356.00	\$27.12	
44922	9/12/2022	5514	108	SPRING ST, 11, #3	KELLY A BURKE FAMILY	BURKE	0	0	0	-1	0.00	\$0.00	\$0.00	D
44923	9/13/2022	0080	311	S SHORE RD, 53A	DAVIS	DAVIS, JR	-1	0	0	0	1.84	\$0.00	\$0.00	C
44924	9/14/2022	7331	051	MAIN ST, 16	JUNDA/HERNDON	SIXTEEN MAIN STREET	-1	0	0	0	0.74	\$0.00	\$0.00	J

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44925	9/14/2022	4241	009	E LINCOLN AV, 5	5 EAST LINCOLN AV LL	MASTAIN, JR	-1	0	0	0	0.14	\$3,495,000.00	\$69,900.00	
44926	9/15/2022	0083	016	OSPREY WY, 19	KAPLAN	POSNER	-1	0	0	0	0.42	\$5,995,000.00	\$119,900.00	
44927	9/15/2022	4932	155	TOWADDY LN, 8	TARA C KENNEY FAMILY	WHY WORRY II LLC	-1	0	0	0	0.20	\$0.00	\$0.00	J
44928	9/15/2022	0068	346	SANDPLAIN DR, 3	GROZDANOVA/GROZDANNO	RICHMOND GREAT POINT	-1	0	0	0	0.10	\$775,000.00	\$0.00	O
44929	9/15/2022	0076	028	LYONS LN, 7	SNYDER	ELOY L NAVA REVOCABL	-1	0	0	0	0.78	\$3,100,000.00	\$62,000.00	
44930	9/15/2022	0067	1941	SURFSIDE DR, 14	ECHEVERRIA/HIRALDO	HENRY	-1	0	0	0	0.25	\$1,700,000.00	\$17,000.00	M
44931	9/15/2022	0041	616+	PILGRIM RD, 23, 25	23&25 PILGRIM ROAD L	NANTUCKET 23 AND 25	-1	0	0	0	0.49	\$14,500,000.00	\$290,000.00	
44932	9/15/2022	0041	213	SOPHIES WY, 4	4 SOPHIES WAY LLC	NANTUCKET SOPHIES WA	0	0	-1	0	0.29	\$4,000,000.00	\$80,000.00	
44933	9/15/2022	0041	2132	PILGRIM RD, 21	21 PILGRIM NOMINEE T	NANTUCKET 21 PILGRIM	0	0	-1	0	0.17	\$2,500,000.00	\$50,000.00	
44934	9/16/2022	0068	445	MARY ANN DR, 16	POYDRAS LLC	MARKS-HENNING/MARKS	-1	0	0	0	0.28	\$749,272.03	\$14,985.44	
44935	9/16/2022	7132	275	IPSWICH ST, 8	HALEY	WATSON	-1	0	0	0	0.18	\$1,995,000.00	\$39,900.00	
44936	9/16/2022	4232	108	FARMER ST, 7	VOULGARIS	ROBIN M KREITLER TRU	-1	0	0	0	0.09	\$3,400,000.00	\$68,000.00	
44937	9/16/2022	0067	807	WOOD LILY RD, 9	BRIAN P LENANE REVOC	LENANE	-1	0	0	0	0.13	\$0.00	\$0.00	D
44938	9/16/2022	0021	1185	HORN BEAM RD, 2	SILVER FOX PARTNERS	DRAKE REAL ESTATE LL	-1	0	0	0	7.39	\$7,750,000.00	\$155,000.00	
44939	9/19/2022	0088	011	NOBADEER AV, 62	BACK EAST LOT #62 LL	TRAUBER	-1	0	0	0	0.69	\$3,800,000.00	\$76,000.00	
44940	9/19/2022	4233	087-	MILK ST, 21, LOT 1	GREEN LANE TRUST	TWENTY-ONE MILK STRE	0	0	-1	0	0.12	\$0.00	\$0.00	D
44941	9/19/2022	0067	061-	BAYBERRY LN, 7, L33	DAY	RICHARD S LEONE REVO	0	0	-1	0	0.47	\$800,000.00	\$0.00	M
44942	9/20/2022	0040	099	MAXEY POND, 8	HA ACQUISITION LLC	SCHEUER	-1	0	0	0	2.82	\$8,820,000.00	\$176,400.00	
44943	9/20/2022	0066	294	TODD CI, 6	6 TODD CIRCLE LLC	WOODRUFF/MANGANO	-1	0	0	0	0.44	\$2,100,000.00	\$42,000.00	
44944	9/20/2022	0055	7081+	BAYBERRY CT, 8A, 8B	ANNAPURNA II HOLDING	SOTEEZA LLC	0	0	0	-1	0.00	\$1,600,000.00	\$32,000.00	
44945	9/22/2022	0594	672	STARBUCK RD, 69	GULLICKSEN	CHAN	0	0	0	-1	0.00	\$0.00	\$0.00	D
44946	9/22/2022	0594	762	STARBUCK RD, 69	CHAN	GULLICKSEN	0	0	0	-1	0.00	\$0.00	\$0.00	D
44947	9/22/2022	0055	5858	WASHAMAN AV, 35	CATHY VIZZARI REVOCA	VIZZARI	-1	0	0	0	0.11	\$0.00	\$0.00	D
44948	9/22/2022	0067	303-	MAPLE LN, LOT 4	RSMDWM LLC	MAPLE LANE DEVELOPME	0	0	-1	0	0.46	\$1,550,000.00	\$31,000.00	
44949	9/23/2022	0056	460	MILK ST, 39B	39B MILK ST LLC	IVES	-1	0	0	0	0.12	\$0.00	\$0.00	I
44950	9/23/2022	0056	104-	SOMERSET RD, 14, L 4	TOWN OF NANTUCKET AF	SOMERSET NOMINEE TRU	-1	0	0	0	0.72	\$1,795,000.00	\$0.00	A
44951	9/23/2022	0055	464	TASHAMA LN, 23	RIOS	FITZGERALD	-1	0	0	0	0.19	\$2,100,000.00	\$42,000.00	
44952	9/23/2022	0055	225	HOOPER FARM RD, 11	SYLVIA, JR/BRUNDAGE	SYLVIA	-1	0	0	0	0.65	\$0.00	\$0.00	C
44953	9/23/2022	0055	389	ORANGE ST, 121	SALTY3 MASSACHUSETTS	CHARDER	-1	0	0	0	0.30	\$0.00	\$0.00	D
44954	9/26/2022	0073	026	CANNONBURY LN, 36	READY REAL ESTATE LL	THIRTY-TWO CANNONBUR	0	0	-1	0	0.46	\$1,650,000.00	\$33,000.00	
44955	9/26/2022	0594	013	LONG POND DR, 33	IOVIENO	TUCKED AWAY IN ACK L	-1	0	0	0	0.95	\$2,650,000.00	\$53,000.00	
44956	9/26/2022	0067	303	RUGGED RD, 10, LOT8	8 MAPLE LLC	MAPLE LANE DEVELOPME	0	0	-1	0	0.63	\$1,780,000.00	\$35,600.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44957	9/27/2022	0080	130	PEQUOT ST, 31	STOP THIS TRAIN LLC	DUPONT	-1	0	0	0	1.25	\$0.00	\$0.00	I
44958	9/27/2022	0056	363	NEW HUMMOCK CI, 8	GEMMA	JAMES R IDSARDI AND	-1	0	0	0	0.92	\$3,500,000.00	\$70,000.00	
44959	9/27/2022	4232	073	UNION ST, 16	ACK ISLAND LLC	EBERT	-1	0	0	0	0.10	\$0.00	\$0.00	I
44960	9/27/2022	0055	351	BACK ST, 14	JAMES SULZER TRUST	SULZER/ELDER	-1	0	0	0	0.12	\$0.00	\$0.00	D
44961	9/27/2022	0055	352	BACK ST, 12	JAME R SULZER TRUST	SULZER/ELDER	-1	0	0	0	0.17	\$0.00	\$0.00	D
44962	9/27/2022	0067	1391	RUSTYS WY, 3	RUSTYS WAY LLC	MCGARVEY, EST, KEVIN	-1	0	0	0	0.24	\$1,995,500.00	\$39,910.00	
44963	9/27/2022	0091	092	COFFIN RD, 5	LEISS	STONE	-1	0	0	0	0.92	\$1,366,000.00	\$27,320.00	
44964	9/27/2022	0066	167	GOLFVIEW DR, 7	SEVEN GOLFVIEW LLC	CRAIG	-1	0	0	0	0.43	\$4,640,000.00	\$92,800.00	
44965	9/27/2022	0080	130	PEQUOT ST, 31	31 PEQUOT STREET REA	STOP THIS TRAIN LLC	-1	0	0	0	1.25	\$9,000,000.00	\$180,000.00	
44966	9/28/2022	4232	010	ORANGE ST, 21	ROBIN D ROBERTS LIVI	PANARIELLO	-1	0	0	0	0.05	\$3,770,000.00	\$75,400.00	
44967	9/28/2022	4231	1621	CENTER ST, 30B	HELTON/MCCUE	MARINER HOUSE CONDO	0	0	0	-1	0.00	\$1,500.00	\$30.00	
44968	9/28/2022	0087	049	NONANTUM AV, 33	GLENBEIGH LLC	FIELD/SCHULDER	-1	0	0	0	0.97	\$13,350,000.00	\$267,000.00	
44969	9/28/2022	5544	044	NEW MILL ST, 7	SHIMMO INVESTMENTS L	RIESENBACH	-1	0	0	0	0.11	\$3,550,000.00	\$71,000.00	
44970	9/29/2022	0041	2003	MADAKET RD, 66	TWO STROKE HOLDINGS	HARRIES	-1	0	0	0	0.46	\$2,525,000.00	\$50,500.00	
44971	9/29/2022	0079	125-	HAWTHORNE ST, PAR 5	FIFTY-NINE POCHICK A	TOWN OF NANTUCKET	0	0	-1	0	0.23	\$30,000.00	\$600.00	
44972	9/29/2022	0056	198	MILK ST, 39A	POODLIN AROUND LLC	RONALD J BOCAGE REVO	-1	0	0	0	0.15	\$3,500,000.00	\$70,000.00	
44973	9/30/2022	5544	050	N MILL ST, 3	LITTLE HOUSE NOMINEE	LITTLE HOUSE NOMINEE	-1	0	0	0	0.26	\$0.00	\$0.00	D
44974	9/30/2022	5544	050	N MILL ST, 3	LITTLE HOUSE NOMINEE	LITTLE HOUSE NOMINEE	-1	0	0	0	0.26	\$2,131,930.15	\$42,638.61	
44975	9/30/2022	5544	050	N MILL ST, 3	SAZIE HOUSE LLC	LITTLE HOUSE NOMINEE	-1	0	0	0	0.26	\$0.00	\$0.00	I
44976	9/30/2022	0056	153	POND RD, 7	MASCARELLI	THE GRAYLAN GROUP LL	-1	0	0	0	0.49	\$0.00	\$0.00	J
44977	9/30/2022	5541	134	WEYMOUTH ST, 11	11 WEYMOUTH STREET L	SILVER	-1	0	0	0	0.08	\$2,837,500.00	\$56,750.00	
44978	9/30/2022	0055	653	BACK ST, 7-	KOORENNY	MILLER	-1	0	0	0	0.12	\$2,645,000.00	\$52,900.00	
44979	9/30/2022	0087	057	WOODBINE ST, 4	TUCKET LLC	NANTUCKET REAL PROPE	-1	0	0	0	3.26	\$0.00	\$0.00	I
44980	9/30/2022	0029	109	WALSH ST, 32	GEISER HOLDINGS LLC	GEISER	-1	0	0	0	0.26	\$0.00	\$0.00	C
44981	9/30/2022	4243	511+	W CHESTER ST, 32A, B	32 WEST CHESTER LLC	32 WEST CHESTER STRE	-1	0	0	0	0.27	\$0.00	\$0.00	I
GRAND TOTALS							-67	-12				\$199,748,058.18		
							0	-7			65.042	\$3,850,561.17		

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 SEP 21	1008	462	538	\$1,498,535,309	\$1,450,377,979	\$29,043,560
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						
Nov-22						
Dec-22						
THRU SEP 22	742	422	320	\$1,147,347,772	\$1,065,398,086	\$21,350,380
Average	82	47	36	\$127,483,086	\$118,377,565	\$2,372,264
Low	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
High	98	58	52	\$208,684,710	\$203,890,995	\$4,085,810

CALENDAR YEAR TRANSFER REVENUE COMPARE 2018 - 2022

