

AGENDA
Nantucket Land Bank Commission
Regular Meeting of September 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. Nantucket Preservation Trust – Landscape and Gardens Award

2. PROPERTY MANAGEMENT

- a. 32 Western Avenue – Permitting Update
- b. 174 Orange Street/Creeks Preserve – Wedding Ceremony Request (9/17/22)
- c. 29 N. Cambridge Street/Settler’s Landing – Nantucket Shellfish Association Request (10/1/22)
- d. 181 Hummock Pond Rd/Gardner – Nantucket High School Cross Country Meets
- e. Various Properties – Request to Place Cameras on Properties for Climate Change Study
- f. Employee Housing Inventory – Review and Discussion

3. TRANSFER BUSINESS

- a. Current “M” Exemption
- b. Current “O” Exemption

4. APPROVAL OF MINUTES

- a. Regular Meeting of August 23, 2022

5. FINANCIAL BUSINESS

- a. Monthly Transfer Statistics
- b. Warrant Authorization – Cash Disbursement
- c. Fiscal Year 2023 Draft Budget – Discussion

6. 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

From: Mary Bergman <mbergman@nantucketpreservation.org>
Date: September 9, 2022 at 9:24:35 AM EDT
To: Jesse Bell <jbell@nantucketlandbank.org>
Cc: Ben Normand <ben@normandresidential.com>
Subject: NPT Award

Dear Jesse,

I'm writing to let you know that the Nantucket Preservation Trust has decided that this year's Landscape and Gardens award will go to the Land Bank and Lucile Hays for the new Creeks Preserve Park. In particular, the Landscape and Garden committee appreciates the preservation of the Orange Street streetscape, the views of historic downtown and the waterfront from the park, increased accessibility, reuse of the guest house for year-round housing, the retention of the 'tea house' on the site, and the community benefit of having the park open and accessible to the public.

We will be sending out an invitation later today to our awards ceremony, 9/22 from 4-6 PM at 34 West Chester Street for a ceremony catered by Lemon Press and hope you and your staff and commissioners might be able to join us. Could you send me the emails of anybody who should be invited?

I'm copying Ben as his phasing of the property's history was useful in our discussions, and he knew we were considering this project.

With sincere thanks,
Mary

Mary Bergman
Executive Director

NANTUCKET PRESERVATION TRUST

11 Centre Street
PO Box 158
Nantucket, MA 02554
508.228.1387

mbergman@nantucketpreservation.org

Become a [MEMBER](#) and support our work!





REQUESTS FOR TEMPORARY PRIVATE EVENT USE
ON NANTUCKET LAND BANK PROPERTIES

The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Depending upon the size and scope, your request will either be reviewed internally by Staff or at a Land Bank Commission meeting after which you will be notified regarding approval status. All commercial events require payment of a \$100 fee.

PLEASE NOTE THAT THE LAND BANK'S APPROVAL IS CONTINGENT UPON ALL OTHER APPLICABLE TOWN PERMITS HAVING BEEN OBTAINED.¹

APPLICANT NAME: Desislava Kehayova
MAILING ADDRESS: 13B Pine Tree Rd, Nantucket, MA 02554
TELEPHONE: (508)-221-4575 E-MAIL: desislava_kehaiova@yahoo.com

Proposed Location of EVENT: The Creeks Preserve

DATE of EVENT: 9.17.2022 TIME of EVENT: 4:30-5pm

Description / Anticipated # of attendees - friends & family, around 35-40 people

PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...):
Approx.. 1 hour, flower arch installation, no food or drinks. We have our reception scheduled for right after the ceremony and we only want to use the location to get married. No drinks or food will be included. Someone will drop off the arch prior the ceremony (in the allowed time). The reception will be held at 5:30pm so everyone will be there for approx.. 1 hour. Thank you so much for considering us!

Approved/Denied: _____ Date: _____
Executive Director Approval date

Staff Comments: _____

¹ Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations. Contact Town of Nantucket Events Coordinator, Marina Dzvonic at 508-325-4166 or by email to mdzvonic@police.nantucket-ma.gov

A. Site selection criteria (10 timelapse camera sites + 10 ground observation sites)

The criteria are used to determine sites for setting up timelapse cameras and ground observations for plant phenology.

General criteria:

1. The sites should be **representative** of the local plant community habitat and environment conditions. Multiple sites better **stretch to cover the variations** of habitat types (e.g., shrub land, grass land, forest edge, disturbed area, etc.) and environments.
2. To minimize the observation time and labor, better to find sites with **multiple invasive and native species (Table 1)** occurring in the same type of habitat.
3. The sites should be **accessible** to persons who observe phenology and maintain camera operations, but need to be **away from unnatural disturbances** from irrelevant people or management activities by the land property managers.

Preferred sites (ideal scenario):

- Camera and ground observations occur in the same site.
- At each site, ground observations focus on at least 2 invasive species and at least 2 native species with 3-5 individuals for each species – observe at least 12-18 individuals total in each site. Same species occur in at least 3 sites which allows more variations of data within species.
- Timelapse cameras will capture a larger view than the area of observed individuals. Since most plant species are shrub and forb, the cameras should be able to have a top-down view over the plants. Cameras should be close enough (<10m distance) to identify the observed individuals from images, but also can see more plant individuals to monitor the seasonal changes at population or community level.

The reality maybe (in case):

- We can reduce the number of species in ground observations if time or labor does not allow.
- Ground observation sites can be different from camera sites to increase coverage of species and individuals, but still be better to capture at least 1 invasive and 1 analog native species in the same site, which will allow phenology comparisons.
- Maybe we can set a few core sites and a few gradient sites. Core sites should be observed with priority, and gradients sites may have less frequent observation in case or gradient sites can be at camera sites.

Table S1. List of native and invasive plant species in the proposed project.

	Scientific Name	Common Name	Growth Form
Native Species	<i>Gaylussacia baccata</i>	Black Huckleberry	shrub
	<i>Corylus americana</i>	American Hazelnut	shrub
	<i>Prunus maritima</i>	Beach Plum	shrub
	<i>Prunus serotina</i>	Black Cherry	shrub
	<i>Viburnum dentatum</i>	Arrowwood	shrub
	<i>Morella caroliniensis</i>	Northern Bayberry	shrub
	<i>Vaccinium angustifolium</i>	Low Bush Blueberry	shrub
	<i>Quercus ilicifolia</i>	Scrub Oak	shrub
Invasive species	<i>Lonicera morrowii</i>	Shrub honeysuckle	shrub
	<i>Rosa rugosa</i>	Beach rose	shrub
	<i>Leucanthemum vulgare</i>	Oxeye daisy	forb
	<i>Cytisus scoparius</i>	Scotch broom	shrub
	<i>Celastrus orbiculatus</i>	Bittersweet	vine
	<i>Centaurea stoebe</i>	Spotted knapweed	forb
	<i>Cynanchum louiseae</i>	Black swallowwort	herbaceous vine

B. Timelapse camera setting and maintenance proctol

General procedures:

1. Check all required materials
2. Insert batteries and SD card
3. Set camera parameters
4. Mount cameras in the field
5. Start monitoring
6. Maintenance (every 3 months): Exchange SD card, change batteries if necessary

Required materials:

- Timelapse cameras and accessories
- 2 standard SD cards per camera (write site name on the cards)
- 8 AA batteries per camera (Energizer ultimate lithium batteries can last more than 6 months with the below setting)

Camera parameter setting (set them after inserting batteries and before mounting cameras):

- Set present date and time
- Photo or video: photo
- Time lapse interval: 1 hour
- Multi-program: 1
- Wake up and sleep time: 7am – 6pm (12 photos/day)
- Resolution: high (4224 x 2376)
- Temperature unit: Celsius
- AC connected: No
- Wi-Fi SD card: No
- Set site name as the camera name (e.g. Site-1, Site-2, etc.)
- Imprint Info: Yes
- Managed memory: Do Not Overwrite

Camera set up:

- Cameras can be mounted on tree trunks or a metal pole in the field as below, depending on the monitoring targets and local condition. Prior experience suggests that using mounting straps on tree trunks might be more stable than using mounting arms on the pole, which need to be set very tight to hold the camera stable in a long time.



The role of phenology in shaping plant invasion under climate change at Nantucket island – Yingying Xie

- Timelapse camera sites should allow the camera to capture multiple individuals of both invasive and native plants in the same site. Depending on the target plant size, adjust the distance between camera and plants to make the size of camera view clear enough to identify species and individual cover.
- Set focus distance to maximum
- Camera facing direction should NOT be south. North is the best avoiding the direct sunlight, east and west are ok.

Start the camera:

- Open camera cover, slide the power switch to **SETUP** position, press **OK**, the display should show what the camera is capturing. Check the preview in the display and adjust the camera if necessary to aim the target in the desired position and angle.
- Then slide the power switch to **ON**. A red light should be flashing after the camera is on. The display should show the status of camera in working.



Maintenance:

- Open camera cover, see if the red light is flashing (if yes, it means camera is working)
- Press **OK**, check the battery status (e.g., 99%), number of photos taken, etc.
- Slide to power switch to **PLAYBACK** to check the photos in SD card
- Slide the power switch to **OFF**, and exchange the SD card.
- Change batteries if necessary (usually ≥ 6 months)
- Slide the power switch to **ON**, and close the camera cover

Important:

- Make sure that the camera is in the OFF position before removing SD card
- Keep the camera's position stable during maintenance
- If mounted on tree trunks, need to loosen the mounting strap a bit every year to minimize the impact on the tree growth

The role of phenology in shaping plant invasion under climate change at Nantucket island – Yingying Xie

Examples of camera setting and view used in Chicago Botanical Garden:



The role of phenology in shaping plant invasion under climate change at Nantucket island – Yingying Xie

Example of images:



	Candidate sites	owners
1	LLNF	LLNF
1	Dionis	NLB
1	Gardner Farm	NLB
1	Smooth Hummocks/Miacomet	NLB
1	Labrynth	NLB
1	Holly Farm	NLB
1	Ruddick Commons	Sconset Trust
1	Mill Hill	Town? NLB
2	Miacomet Sewer beds	NLB
2	Lily Pond	NLB
2	Sanford Meadows	NLB

	Field Station	NCF
	Squam Farm	NCF
	Tupancy	NCF
	Mizzenmast	NLB
	Reyes	NLB
	MSPCA	NLB
	Settler's Landing	NLB

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

1. August 2022 Transfers – Record Nos. 44814 through 44895

a. Current “M” Exemption and Lien:

No. 44827 Jose E. Rivera Umana, Irma Aguilar Umana and
Guadalupe Jasmin Vasquez Tejada and Oscar Alexander Vasquez Merlos

b. Current “O” Exemption and Lien:

No. 44869 Josiah C. Newman

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44814	8/1/2022	0066	002	SOMERSET LN, 14	MARYANNE R WORTH TRU	WORTH	-1	0	0	0	0.93	\$0.00	\$0.00	D
44815	8/1/2022	4243	072	W CHESTER ST, 19	RUDI250W NOMINEE TRU	BULA PROPERTIES LLC	0	0	0	-1	0.00	\$3,000,000.00	\$60,000.00	
44816	8/1/2022	0049	034	BAXTER RD, 83	TOUCHETTE	TOUCHETTE/DOSTALER	-1	0	0	0	0.35	\$0.00	\$0.00	C
44817	8/1/2022	0049	034	BAXTER RD, 83	83 BAXTER ROAD REALT	TOUCHETTE	-1	0	0	0	0.35	\$1,250,000.00	\$25,000.00	
44818	8/2/2022	0068	525	CURLEW CT, 4	PRICHARD	SCHULTE	-1	0	0	0	0.12	\$1,800,000.00	\$36,000.00	
44819	8/2/2022	0041	850	GINGY LN, 13	LADYBIRD REALTY LLC	AMBRECHT	-1	0	0	0	0.25	\$0.00	\$0.00	I
44820	8/2/2022	1847	143	WESTERWICK DR, 2	2WWK LLC	CANNONBURY HOLDINGS	-1	0	0	0	0.58	\$5,390,727.00	\$107,814.54	
44821	8/3/2022	7331	048	MAIN ST, 26	7 LILY STREET LLC	VEGHTE NOMINEE TRUST	0	0	-1	0	0.01	\$65,000.00	\$1,300.00	
44822	8/3/2022	0593	024	GOOSE COVE AV, 3	EDMUNDSON	WELLS HILL CORPORATI	-1	0	0	0	0.64	\$0.00	\$0.00	J
44823	8/3/2022	0053	050	MIDDLE TAWPAWSHAW, 4	FRANKENHOFF DESCENDA	FRANKENHOFF	-1	0	0	0	0.40	\$0.00	\$0.00	D
44824	8/3/2022	0068	4722	WITHERSPOON DR, 8	WACKED LLC	WITHERSPOON DRIVE LL	0	0	0	-1	0.00	\$1,137,500.00	\$22,750.00	
44825	8/3/2022	0082	066	WESTERWYCK WY, 8	8 WESTERWYCK TRUST	MALONEY	-1	0	0	0	0.71	\$0.00	\$0.00	C
44826	8/5/2022	0068	534	GOLDFINCH DR, 29	DARCY VOLPE REVOCABL	VOLPE	-1	0	0	0	0.12	\$0.00	\$0.00	D
44827	8/8/2022	0067	423	PINE GROVE RD, 15	VASQUEZ TEJADA/VASQU	SMITH	-1	0	0	0	0.23	\$1,580,000.00	\$15,800.00	M
44828	8/8/2022	0055	3961	ORANGE ST, 102	RONALD W HOFFMAN AND	GAMPETRO/HOFFMAN	-1	0	0	0	0.12	\$0.00	\$0.00	D
44829	8/8/2022	0055	396	ORANGE ST, 100	RONALD W HOFFMAN AND	GAMPETRO/HOFFMAN	0	0	-1	0	0.12	\$0.00	\$0.00	D
44830	8/8/2022	0055	397	UNION ST, 85	RONALD W HOFFMAN AND	HOFFMAN/GAMPETRO	0	0	-1	0	0.21	\$0.00	\$0.00	D
44831	8/8/2022	0056	344	FRIENDSHIP LN, 17	FRIENDSHIP UNDERWATE	BOYNTON	-1	0	0	0	0.48	\$0.00	\$0.00	I
44832	8/8/2022	0067	303	ADJ TO # 44679	2 MAPLE LANE PARTNER		0	0	0	0	0.00	\$0.00	\$16,828.04	
44833	8/8/2022	0056	1121	MEADOWVIEW DR, 51	49A MEADOW VIEW DRIV	RANDOLPH G SHARP JR	0	0	-1	0	0.78	\$3,425,000.00	\$68,500.00	
44834	8/8/2022	0593	048	STARBUCK RD, 41	HOLLAND	HOLLAND	0	0	0	-1	0.00	\$0.00	\$0.00	C
44835	8/9/2022	0073	031	NEW ST, 65	BOEHM	ELAINE M BOEHM REVOC	-1	0	0	0	0.84	\$0.00	\$0.00	D
44836	8/9/2022	0073	003	NEW ST, 63	BOEHM	BOEHM	-1	0	0	0	1.44	\$0.00	\$0.00	C
44837	8/9/2022	0029	019	HULBERT AV, 39	THIRTY-NINE HULBERT	THIRTY-NINE HULBERT	-1	0	0	0	0.33	\$17,500,000.00	\$350,000.00	
44838	8/9/2022	0068	392	HONEY SUCKLE DR, 23	23 HONEYSUCKLE LLC	RICHMOND GREAT POINT	0	0	-1	0	0.09	\$395,000.00	\$7,900.00	
44839	8/11/2022	7331	031	EVERETT LN, 5	MARGARET C A CLARK R	CLARK EST, MARGARET	-1	0	0	0	0.21	\$0.00	\$0.00	E
44840	8/11/2022	4234	151	INDIA ST, 34	THIRTY-FOUR INDIA ST	THIRTY-FOUR INDIA ST	-1	0	0	0	0.20	\$0.00	\$0.00	D
44841	8/11/2022	4234	151	INDIA ST, 34	THIRTY-FOUR INDIA ST	THIRTY-FOUR INDIA ST	-1	0	0	0	0.20	\$0.00	\$0.00	D
44842	8/11/2022	0059	043	MADAKET RD, 219	OMAN/KOCH-OMAN	OMAN	-1	0	0	0	0.68	\$0.00	\$0.00	C

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44843	8/11/2022	0077	081	RUSSELLS WY, 30	MOOR THAN ENOUGH LLC	NELSON	-1	0	0	0	1.16	\$0.00	\$0.00	I
44844	8/11/2022	0088	012-	WEWEEDER AV, 51, L 5	SCHOETTLE	ACK T.O.W. LLC	0	0	-1	0	0.76	\$1,661,670.00	\$33,233.40	
44845	8/12/2022	0055	041	PLEASANT ST, 60	60 PLEASANT REALTY T	MURPHY	-1	0	0	0	0.17	\$0.00	\$0.00	D
44846	8/12/2022	0068	972+	BUCK HOLLOW RD,2,3	TIC T'ACK TOE LLC	BUCK HOLLOW LLC	0	0	-1	0	1.84	\$9,200,000.00	\$184,000.00	
44847	8/15/2022	0066	312	KEEL LN, 3	DEBRA RENNER REVOCAB	RENNER	-1	0	0	0	0.42	\$0.00	\$0.00	D
44848	8/15/2022	4234	130	HUSSEY ST, 20	20 HUSSEY STREET LLC	20 HUSSEY LLC	-1	0	0	0	0.11	\$0.00	\$0.00	I
44849	8/15/2022	0063	015	RED BARN RD, 49	CAPITAL PROPERTY INV	QS LENDING TRUST	-1	0	0	0	3.80	\$1,601,000.00	\$32,020.00	
44850	8/15/2022	4232	049	PLEASANT ST, 24	CHASIN	JENNIFER W MCCORMICK	-1	0	0	0	0.09	\$4,295,000.00	\$85,900.00	
44851	8/15/2022	4241	041	E LINCOLN AV, 24	SALTZMAN	SALTZMAN	-1	0	0	0	0.13	\$0.00	\$0.00	C
44852	8/16/2022	0041	119+	DERRYMORE RD, 25	CRANSTON FAMILY NOMI	MALCOLM JAMES CRANST	-1	0	0	0	0.78	\$0.00	\$0.00	D
44853	8/16/2022	0041	839	PAUL JONES RD, 8	CRANSTON FAMILY NOMI	O'KEEFE	0	0	-1	0	0.13	\$0.00	\$0.00	D
44854	8/16/2022	4241	821	SWAIN ST, 8	BPN REALTY TRUST	AWALKAWAY REALTY TR	-1	0	0	0	0.14	\$3,195,000.00	\$63,900.00	
44855	8/16/2022	4241	022	EASTON ST, 46	FORTY-FOUR EASTON ST	AUBURN COTTAGE LLC	-1	0	0	0	0.41	\$0.00	\$0.00	D
44856	8/16/2022	0020	501	SALTI WY, 2	TWO SALTI WAY NOMINE	TWO SALTI WAY NOMINE	0	0	-1	0	2.97	\$583,333.00	\$11,666.66	
44857	8/16/2022	0020	501	SALTI WY, 2	TWO SALTI WAY NOMINE	TWO SALTI WAY NOMINE	0	0	-1	0	2.97	\$583,333.00	\$11,666.66	
44858	8/17/2022	5544	803-	N MILL ST, 22, LT 38	JENNIFER W MCCORMICK	LOT 27 NORTH MILL LL	0	0	-1	0	0.23	\$2,700,000.00	\$54,000.00	
44859	8/17/2022	0066	281-	RACEWAY DR, 3	WDW HOLDINGS LLC	WROE	0	0	-1	0	0.14	\$0.00	\$0.00	I
44860	8/17/2022	4241	762	SWAIN ST, 15	DTKREESE FAMILY TRUS	AYLWARD	0	0	0	-1	0.00	\$500.00	\$10.00	
44861	8/18/2022	0593	100	MIDLAND AV, 3	MASSA	WENDERFER	0	0	0	-1	0.00	\$0.00	\$0.00	C
44862	8/18/2022	6021	069	MADAKET RD, 304	STRAIGHT	HARPER	0	0	0	-1	0.00	\$0.00	\$0.00	C
44863	8/18/2022	0065	076-	BARTLETT FARM RD, 20	BUNGALOW DEUX'S LLC	OCEAN'S DOJO LLC	0	0	-1	0	0.01	\$0.00	\$0.00	I
44864	8/18/2022	0065	761-	BARTLETT FARM RD, 22	BUNGALOW DEUX'S LLC	TACO 1 LLC	0	0	-1	0	0.00	\$0.00	\$0.00	I
44865	8/18/2022	0065	761-	BARTLETT FARM RD, 22	TACO 1 LLC	BUNGALOW DEUX'S LLC	0	0	-1	0	0.00	\$0.00	\$0.00	I
44866	8/18/2022	4223	035	WASHINGTON ST, 53	WHALEN/BEN	GLOWACKI EST,WALTER	-1	0	0	0	0.07	\$2,600,000.00	\$52,000.00	
44867	8/18/2022	4231	257	OLD NORTH WF, 24	HOS MBS NANTUCKET LL	KIMBALL-SHERBURNE LL	-1	0	0	0	0.03	\$0.00	\$0.00	I
44868	8/18/2022	4231	258	OLD NORTH WF, 26	HOS MBS NANTUCKET LL	KIMBALL-SHERBURNE LL	-1	0	0	0	0.01	\$0.00	\$0.00	I
44869	8/19/2022	0056	357-	FRIENDSHIP LN, 16-	NEWMAN	16 FRIENDSHIP LANE L	-1	0	0	0	0.26	\$750,000.00	\$0.00	O
44870	8/19/2022	0088	012	WAVERLY ST, PARCEL V	SCHOETTLE	TOWN OF NANTUCKET	0	0	-1	0	0.17	\$369,260.00	\$7,385.20	
44871	8/22/2022	0041	098	PILGRIM RD, 25	NANTUCKET 23 AND 25	LEVINE	-1	0	0	0	0.49	\$0.00	\$0.00	I
44872	8/22/2022	0594	218	ARKANSAS AV, 9	DOSTALER-TOUCHETTE/B	DOWDY	0	0	0	-1	0.00	\$20,000.00	\$400.00	
44873	8/23/2022	0049	092	BAYBERRY LN, 6	GABLES REALTY TRUST	GABLES REALTY TRUST	-1	0	0	0	0.48	\$0.00	\$0.00	D
44874	8/23/2022	7331	109	LILY ST, 6	SIX LILY STREET LLC	SIX LILY STREET LLC	-1	0	0	0	0.07	\$0.00	\$0.00	I

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44875	8/23/2022	7331	090	EVELYN ST, 5	FIVE EVELYN LLC	FIVE EVELYN LLC	-1	0	0	0	0.21	\$0.00	\$0.00	I
44876	8/23/2022	7331	110	LILY ST, 8	SCONSET PARTNERS LLC	SCONSET PARTNERS LLC	-1	0	0	0	0.04	\$0.00	\$0.00	I
44877	8/23/2022	0067	057	BAYBERRY LN, 1	J & M REALTY HOLDING	JOHN D MANERA LIVING	0	0	-1	0	0.46	\$800,000.00	\$16,000.00	
44878	8/24/2022	4244	070	CLIFF RD, 17	JACOB	WRAITH IV/JACOB	-1	0	0	0	0.15	\$0.00	\$0.00	K
44879	8/24/2022	0067	649	ESSEX RD, 50	JACOB	WRAITH IV/JACOB	-1	0	0	0	0.12	\$0.00	\$0.00	K
44880	8/24/2022	0068	992	OLD SOUTH RD, 98A	MEYERS	OCTOBER NOMINEE TRUS	0	0	-1	0	0.15	\$0.00	\$0.00	D
44881	8/24/2022	0055	1134	SURFSIDE RD, 29	JOANNE W ABELLA LIVI	ABELLA	-1	0	0	0	0.17	\$0.00	\$0.00	D
44882	8/25/2022	0068	384	BEACH GRASS RD, 16	CATANAS LLC	CHACON	0	0	-1	0	0.14	\$0.00	\$0.00	I
44883	8/26/2022	0057	024	MILLBROOK RD, 76	NANTUCKET ISLANDS LA	BEAL, EST, MYRON FLI	-1	0	0	0	3.15	\$5,450,000.00	\$0.00	A
44884	8/29/2022	0067	469	WHEREWHERE LN, 5	WHEREWHERE LLC	WHEREWHERE LLC	-1	0	0	0	1.90	\$0.00	\$0.00	G
44885	8/29/2022	6031	313+	MASSACHUSETTS AV,16	THAR SHE BLOWS LLC	DAVIS/FITZGERALD/KOS	-1	0	0	0	0.29	\$0.00	\$0.00	I
44886	8/29/2022	0056	028	ROBERTS LN, 10	SIEBOLD	GAW	-1	0	0	0	0.52	\$2,275,000.00	\$45,500.00	
44887	8/29/2022	0054	049	MONOMOY RD, 8	DORYME LLC	ELEANOR B CONDIE REV	-1	0	0	0	2.05	\$0.00	\$0.00	D
44888	8/29/2022	0015	057	WEETAMO RD, 1	JP MORGAN CHASE BANK	JP MORGAN CHASE BANK	-1	0	0	0	1.17	\$7,428,068.88	\$0.00	H
44889	8/29/2022	0040	107	MAXEY POND RD, 1	1 MAXEY POND REALTY	LILYMOOR LLC	-1	0	0	0	1.93	\$5,400,000.00	\$108,000.00	
44890	8/30/2022	0083	003	MOTHBALL WY EXT, 1	273 HUMMOCK POND LLC	273 HUMMOCK POND NOM	-1	0	0	0	3.04	\$0.00	\$0.00	I
44891	8/30/2022	0083	041	MOTHBALL WY, EXT, 3	281 HUMMOCK POND LLC	281 HUMMOCK POND NOM	-1	0	0	0	2.49	\$0.00	\$0.00	I
44892	8/30/2022	5541	155	PLEASANT ST, 37	JERRY HOLTON JONES R	JONES	-1	0	0	0	0.19	\$0.00	\$0.00	D
44893	8/30/2022	4241	058	EASTON ST, 45	HAROLD	HAROLD BROTHERS REAL	-1	0	0	0	0.11	\$0.00	\$0.00	J
44894	8/30/2022	0080	141	MASAQUET AV, 15	15 MASAQUET AV NOMIN	KRALL	-1	0	0	0	1.32	\$0.00	\$0.00	D
44895	8/30/2022	0080	141	MASAQUET AV, 15	15 MASAQUET AVENUE N	15 MASAQUET AVENUE N	-1	0	0	0	1.32	\$0.00	\$0.00	C
GRAND TOTALS							-55	-19				\$84,455,391.88		
							0	-7			49.15	\$1,417,574.50		

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 AUG 21	888	421	459	\$1,219,307,846	\$1,173,260,516	\$23,501,210
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						
Oct-22						
Nov-22						
Dec-22						
THRU AUG 22	657	381	276	\$947,599,714	\$872,870,028	\$17,499,819
Average	82	48	35	\$118,449,964	\$109,108,753	\$2,187,477
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

