

PROPERTY TRANSFERS

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June 11, 2007 — June 15, 2007

6. Two houses on .24 of an acre at 4 Trotter's Lane sold to Three Trotter's Lane, LLC, a Mass limited liability company, of Nantucket, Mass. from Lawson H. Billings, Jr. Trustee and Marjorie L. Cole Billings, Trustee, of Lakeville, Mass. for \$670,000. The property is assessed at \$797,700. The land bank fee is \$13,400.

7. A house at 4B Goldfinch Drive sold to 4B Goldfinch Drive, LLC c/o Rudolf Rottmeier/Manager, of Ponce Inlet, Fla. from Alisa Leib and Kevin J. Allegrini of Nantucket, Mass. for \$630,000. The property is assessed at \$578,800. The land bank fee is \$12,600.

8. A house on .09 of an acre at 8 Derrymore Road sold to Dennis P. Sullivan and Mary Ellen Sullivan of Springfield, Va. from Mary Ellen Sullivan f/k/a Mary Ellen Yost of Springfield, Mass. for \$1. The property is assessed at \$1,075,000. The land bank exemption is C.

9. A house on .23 of an acre at 8 Gold Star Drive sold to John F. Meilbye, Jr. Trustee of the John F. Meilbye, Jr. Trust of Merritt Island, Fla. from John F. Meilbye, Jr. of Merritt Island, Fla. for \$0. The property is assessed at \$678,000. The land bank exemption is D.

10. A house on 8.9 acres at 8 Skyline Drive sold to Charlene B. Englehard of Concord, Mass. from Edward Beimfohr, Trustee of Eight Skyline Drive Nominee Trust of Florham Park, N.J. for \$0. The property is assessed at \$3,613,000. The land bank exemption is D.

11. A house on .29 of an acre on Esther Island sold to Bruce W. Manternach, Jr. of Nantucket, Mass. transferred to Bruce W. Manternach of Avon, Conn. as a gift. The property is assessed at \$7,300. The land bank fee exemption is C.

12. A house on .46 of an acre at 1 Little Isle Lane sold to 1 Little Isle Lane Cooperative, Inc. of Nantucket, Mass. from Durvan C. Lewis and Maria Henry-Lewis of Nantucket, Mass. for \$0. The property is assessed at \$838,700. The land bank exemption is D.

13. A house on .46 of an acre at 1 Little Isle Lane sold to Durvan C. Lewis and Maria Henry-Lewis of Nantucket, Mass. from 1 Little Isle Lane Cooperative, Inc. of Nantucket, Mass. for \$0. The property is assessed at \$838,700. The land bank exemptions do not apply to this transfer.

14. A house on .82 of an acre at 89 Hinsdale Road sold to John R. Walsh, Jr. and Wendy McRae of Nantucket, Mass. from John R. Walsh, Jr. of Nantucket, Mass. for \$0. The property is assessed at \$794,100. The land bank exemption is C.

15. A house at 110A Orange St. sold to Michael T. Gunson and Thomas F. Kennelly of Nantucket, Mass. from Paul S. Jensen, Trustee of Cattail Realty Trust of Nantucket, Mass. for \$0. The

property's assessed value is unavailable. The land bank exemption is D.

The Nantucket Islands Land Bank gained \$167,780 in transfer tax fees for the week ending June 21. For 2007, the Land Bank gained an estimated total of \$6,016,819.70 in transfer fees. Land bank income is derived mostly from the collection of a two-percent transfer tax on real estate transactions, subject to certain exemptions. The land bank acquires, holds, and manages land for open space and recreation on Nantucket. Other revenue sources include investments, private contributions, leasing of the Lily Pond Cottage at 15 North Liberty St., and properties at 2 Massasoit Bridge Road, 159 Hummock Pond Road, and 22 Broad St.

NOTES ON EXEMPTIONS

Many of the property transfers recorded with the Land Bank are exempt from the 2-percent transfer fee using one of 13 exemptions allowed by the Land Bank Act as follows: A: transfer to government entity. B: transfer which, without additional consideration, confirms, corrects, modifies, or supplements a previously made transfer. C: transfer made as a gift without consideration. D: certain transfers to and from a trust. E: transfer via death or bankruptcy. F: transfer made in partition of land and improvements. G: transfer to charitable organizations. H: transfer to a mortgagee in foreclosure of the mortgage. I: certain transfers made to or within a corporation or partnership. J: certain transfers out of a corporation or partnership. K: transfer due to divorce. L: transfer of property that is partially personal property and partially real property. M: certain first-time property buyers (applies to the first \$400,000).

The above explanations are abbreviated because the language explaining these exemptions is too lengthy to print in this section every week. If you're curious about a certain exemption, go to the Nantucket Islands Land Bank Web site for complete information on the exemptions and the land bank's governing bylaws: <http://www.nantucket-landbank.org>. Or visit the office at 22 Broad St.

ADDITIONS

Ronald Bamber, 6 West Miacomet Road

SHEDS

D & M Holdgate, 23 Madaket Road
Bartlett's Farm, 39 Bartlett Farm Road
John Van Hovern, 48 Hooper Farm Road

FENCES

Wisnewski/Collatos, 6 Saccacha Ave.

MISCELLANEOUS AMENITIES*

Frances Galloway, 20 East Lincoln Ave.
(handicap ramp)
Marianne Luffredo, 126 Surfside Road
(gutter/downspouts)
Thomas Healy, 251 Hummock Pond Road
(deck and stairs)
David Weis, 10 Bayberry Lane
(deck/fence/patio/gate)
John Trudel, 12 Nobadeer Farm Road (vent)
Bartlett's Farm, 39 Bartlett Farm Road
(wind turbine)

HDC | this week

REVISIONS

Peter Wareing, 5 Cathcart Road
Three Trotters, LLC, 3 Trotters Lane
Michael and Elisa Allen, 55 Millbrook Road
John Falcetta, 3 Tom Nevers Road
First Sun, LLC, 86 West Chester St.
Marie Marshall, 32 West Chester St.
Susan Handy, 5-7 West Dover St.
Peter Meerbergen, 20 Rugged Road
Hannes and Kristen Frey, 37 York St.
Don and Rita Mignosa, 44 Monomoy Road
Nathaniel Reeder, 56 Miacomet Ave.
Barry and Kelly Lyden, 4 West Miacomet Road
Peter Halle, 24 Pilgrim Road
Ellen Mitchell, 13 Towaddy Lane
Mary Williams, 7 Broadway

SIGNS

Levin/Morin, 4 Bartlett Road

BUILDINGS MOVED

Herb Mittenthal, 118 Main St.
John Corby, 6 Corby Way
Schwartz, 17 Nonantum Ave.
Schwartz, 17 Nonantum Ave.

DEMOLITIONS

Battle Road Co., 56 Prospect St.

DENIALS

Bill and Susan Carlson, 12 Western Ave.

*Pools, pool houses, patios, hot tubs, spas, beach stairs, board walks, dormers, roof walks, cupolas, pergolas, tennis courts, temporary structures, porches, decks, lighting, exhaust fans, boardwalks, handicap access, retaining walls, stone walls, foundations, outdoor showers, flag poles, skylights, gates, chimneys, awnings, fireplaces, fire pits, doors, hard-scaping, paving, renewals of certificates of appropriateness, historical renovations.

Nantucket's Real Estate Resource

"Very Crisp paper, clean photos and use of color make this section inviting to the reader. For people looking for a new home, these ads would entice them to take action."

— American Press Institute, New England Press Association Better Newspaper Contest, Saturday, Feb. 11, 2006



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