

Property Transfers

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2. A house on .10 of an acre at 4 Shell St. sold to John Roger Bolton and Lynne Bolton of New Canaan, Conn. from Edward A. Romanoff of Washington, D.C. for \$2,200,000. The property is assessed at \$1,667,200. The Land Bank fee is \$44,000.



3. A vacant lot on .92 of an acre at 107 Squam Road sold to DeFelice Cowboy Cabins, LLC, of New Canaan, Conn. from Squam Road Trust of Lakeville, Conn. for \$1,900,000. The property is assessed at \$1,037,900. The Land Bank fee is \$38,000.



4. A house on 1.8 acres at 12 Greenleaf Road sold to Arthur I. Reade, Jr., Trustee of Rock Nominee Trust, of Nantucket, Mass. from Barbara A. Mansfield, Trustee of Mansfield Family Nominee Trust, of Nantucket, Mass. for \$1,900,000. The property is assessed at \$1,554,100. The Land Bank fee is \$38,000.

5. A timeshare period, Interval sold to James R. Tallman and Carl Eisenmann, Trustees of Mariner House Condominium Association Realty Trust, of Nantucket, Mass. from Linda Diane LaChance of Millbury, Mass. for \$12,600. The property's assessed value is unavailable. The Land Bank fee is \$252.

6. A timeshare period, Interval sold to James R. Tallman and Carl Eisenmann, Trustees of Mariner House Condominium Association Realty Trust, of Nantucket, Mass. from Elizabeth Cleboski of Dallas, Texas for \$6,100. The property's assessed value is unavailable. The Land Bank fee is \$122.

7. A house on 8.4 acres at 20 Waquoit Road sold to Harrison-Hudson Irrevocable Trust, of Springfield, Mass. from Oscar H. Plotkin of Longmeadow, Mass. for \$10. The property is assessed at \$4,663,900.

The Land Bank exemption is D.

8. A house on .12 of an acre at 67 Quidnet Road sold to Anthony G. Perry and Teresa G. Perry of Edwards, Colo. from Anthony G. Perry, Trustee of Sweetwater Realty Trust, of Edwards, Colo. for \$10. The property is assessed at \$2,944,900. The Land Bank exemption is D.

9. A business at 7 Centre St. sold to 7 Petticoat Row, LLC, of Nantucket, Mass. from J. Pepper II and Dalton T. Frazier of Nantucket, Mass. for \$1. The property is assessed \$964,800. The Land Bank exemption is I.

10. A business at 9 Centre St. sold to 9 Petticoat Row, LLC, of Nantucket, Mass. from J. Pepper II and Dalton T. Frazier of Nantucket, Mass. for \$1. The property is assessed \$984,800. The Land Bank exemption is I.

11. A business at 13 Center Row, LLC, of Nantucket, Mass. from J. Pepper II and Dalton T. Frazier of Nantucket, Mass. for \$1. The property is assessed \$1,338,300. The Land Bank exemption is I.

12. A house on .12 of an acre at 42 Goldfinch Drive sold to Michelle Connor of Easton, Conn. from James H. Connor and Michelle Connor of Easton, Conn. for \$0. The property is assessed at \$1,327,300. The Land Bank exemption is C.

13. A condominium unit in Building C9 at 37 Old South Road sold to McQuaid Real Estate, LLC, of Nantucket, Mass. from Paula McQuaid of Nantucket, Mass. for \$0. The property is assessed at \$378,200. The Land Bank exemption is I.

14. Houses on 2.8 acres at 36 Pocomo Road sold to Scott L. Martin and Andrea G. Martin, Trustees of Thirty-Six Pocomo Road Nominee Trust, of New Canaan, Conn. from Scott L. Martin and Andrea G. Martin of New Canaan, Conn. for \$0. The property is assessed at \$2,195,400. The Land Bank exemption is D.

15. Houses on 2.8 acres at 36 Pocomo Road sold to Scott L. Martin and Andrea G. Martin of New Canaan, Conn. from Scott L. Martin of New Canaan, Conn. for \$0. The property is assessed at \$2,195,400. The Land Bank exemption is C.

16. Condominium units, Units A, B, C and D, in the Hinsdale Crossing Condominium on .25 of an acre at 98 Hinsdale Road sold to 98H, LLC, of Nantucket, Mass. from Nauticon Properties, LLC, of Nantucket, Mass. for \$0. The properties are assessed at \$690,400, \$836,800, \$796,400 and \$729,900, respectively. The Land Bank exemptions are I, C, and J.

17. A house on .48 of an acre at 3 Plainfield Road sold to Fourth and One, LLC, of Siasconset, Mass. from George T. Welsh and

Alexandra H. Welsh of Siasconset, Mass. for \$0. The property is assessed at \$1,781,300. The Land Bank exemption is I.

18. A house on 1.3 acres at 35 acres at 37 Sheep Pond Road sold to Albert B. Ackerman of New York City, N.Y. from Lynn B. Ackerman of New York City, N.Y. for \$0. The properties are assessed at \$46,600 and \$2,469,700, respectively. The Land Bank exemption is K.

19. A vacant lot on 3.5 acres at 64 Shawkemo Road sold to Holden Heights, LLC, of Springfield, Mass. from John H. Davis, Trustee of the Laurel Brock Farm Realty Trust, of Springfield, Mass. for \$0. The property is assessed at \$3,680,600. The Land Bank exemption is C.

20. A vacant lot on 10.8 acres at 62 Shawkemo Road sold to Meadowland Farm, LLC, of Springfield, Mass. from John H. Davis, Trustee of the Laurel Brock Farm Realty Trust, of Springfield, Mass. for \$0. The property is assessed at \$4,829,500. The Land Bank exemption is C.

21. A vacant lot on 10.7 acres at 58 Shawkemo Road sold to Oceanview Farm, LLC, of Springfield, Mass. from John H. Davis, Trustee of the Laurel Brock Farm Realty Trust, of Springfield, Mass. for \$0. The property is assessed at \$13,418,500. The Land Bank exemption is C.

The Nantucket Islands Land Bank gained

\$166,274 in transfer tax fees for the week ending Sept. 27. For 2008, the Land Bank gained an estimated total of \$8,205,548.90 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 properties at 2 Massasoit Bridge Road, 159 Hummock Pond Road, and 22 Broad St.

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 improvement; 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 and 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: www.nantucketlandbank.org. Or visit the office at 22 Broad St. ■

TOP TEN RESIDENTIAL REAL ESTATE SALES OF 2008 TO DATE

1		\$19.5 million	6		\$8.5 million
	32 Easton Street House • .31 acre			29 Baxter Road House • 1.01 acres	
2		\$11.5 million	7		\$8 million
	93 & 99 Eel Point Road Houses • 6.5 acres			64 Hulbert Avenue House • .45 acre	
3		\$9 million	8		\$7.8125 million
	4 Wingspread Lane House • 3.63 acres			59 Shawkemo Road House • 2.93 acres	
4		\$8.6 million	9		\$6.6 million
	71 Pocomo Road House • 2.1 acres			13 Easton Street House • .19 acre	
5		\$8.5 million	10		\$6.5 million
	82 Pocomo Road House • 3 acres			51 Wanoma Way House • 3.33 acres	