

NANTUCKET REAL ESTATE GUIDE

A publication of The Nantucket Independent

PROPERTY TRANSFERS

1. A house on .13 of an acre and .02 of an acre at 2 Lily St. and 4 Lily St, respectively, sold to 2-4 Lily Street, LLC, of Longmeadow, Mass. from Carolyn Coffin Marlowe and Marilyn Coffin Brown, Trustees of 2 Lily Street Realty Trust, of Guilford, Conn. for \$1,778,000. The properties are assessed at \$2,347,100 and \$419,600, respectively. The Land Bank fee is \$35,560.

2. A house on .41 of an acre at 20 Golfview Drive sold to Fran H. Oh of Carlisle, Mass. from McLauchlan Family Nominee Trust c/o Debra K. Smietanski, Trustee, of Tampa, Fla. for \$750,000. The property is assessed at \$1,328,900. The Land Bank fee is \$15,000.

3. A vacant lot on .11 of an acre at 13C Mary Ann Drive sold to Roger Caruso of Nantucket, Mass. from Kathryn L. Glidden of Nantucket, Mass. for \$350,000. The property is assessed at \$408,000. The Land Bank fee is \$7,000.

4. A timeshare period, Interval 4.22 in Unit E at the Mariner House Condominium at 30C Centre St. sold to Margaret A. Tallman of San Francisco, Calif. from James R. Tallman and Carl Eisenmann, Trustees of Mariner House Condominium Association Realty Trust, of Nantucket, Mass. for \$4,000. The property's assessed value is unavailable. The Land Bank fee is \$80.

5. A house on 1.9 acres and 1.8 acres at 51 Eel Point Road and 53 Eel Point Road, respectively, sold to Beachside Property, LLC, of Nantucket, Mass. from S. Craig Lindner and Frances R. Lindner of Cincinnati, Ohio for \$1. The properties are assessed at \$15,146,800 and \$5,930,800, respectively. The Land Bank exemption is I.

6. A dwelling unit at 5B Pine Tree Road sold to Lisa Toney of Nantucket, Mass. from Lisa Toney and Burton C. Toney of Nantucket, Mass. for \$0. The property is assessed at \$518,500. The Land Bank exemption is C.

7. A house on .11 of an acre at 19 Fair St. sold to Loveaffair, LLC, of Nantucket, Mass. from Edwin B. Mahoney and Elizabeth M. Mahoney of Nantucket, Mass. for \$0. The property is assessed at \$2,387,300. The Land Bank exemption is I.

8. A house on .53 of an acre at 32 Hummock Pond Road sold to Bovard Cherry Grove Farm, LLC, of Dallas, Texas from Allison Bovard and Christopher Bovard of Dallas, Texas for \$0. The property is assessed at \$1,677,200. The Land Bank exemption is D.

9. A house on .21 of an acre at 4 Butterfly Lane sold to James R. Poole and Kathleen S. Poole, Trustees of Four Butterfly Lane Trust, of Vero Beach, Fla. from James R. Poole of Vero Beach, Fla. for \$0. The property is assessed at \$3,018,900. The Land Bank exemptions are C and D.

10. A house on 2.7 acres at 104 Wauwinet Road sold to John P. Horgan, Trustee of Wauwinet Road Realty Trust, of New Canaan, Conn. from John P. Horgan of New Canaan, Conn. for \$0. The property is assessed at \$4,807,700. The Land Bank exemption is D.

The Nantucket Islands Land Bank gained \$57,640 in transfer tax fees for the week ending June 27. To date in the year 2009, the Land Bank gained an estimated total of \$2,068,605.84 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 are interested in 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. ■

HISTORIC DISTRICT COMMISSION APPROVALS

New Dwellings

Catherine Kinsella, 21A Hummock Pond Road

Additions

Mark Phillip, 25B Essex Road
Ken Knutti, 4 Grove Lane
Adriana Davidson, 25 Clifton St.

Sheds

Eleanor Antonietti, 1 Somerset Road

Fences

Robert Carter, 9 Warren St.
Fran Oh, 20 Golfview Drive
Clifford Williams, 4 Manchester Circle

Miscellaneous Amenities*

Barbara Vigneaux, 15 Meadow Lane (windows)
Daniel Kelly, 9 Meetinghouse Lane (second floor deck)
Martin McKerrow, 24 Crooked Lane (chimney cap)
Richard Irwin, 115 Cliff Road (dormers)
Adequate Holdings, LLC, 35 Eel Point Road (shutters)
Hither Creek, LLC, 20 Washington Ave. (window)

As-builts

Robert Geddes, 28 Hummock Pond Road
Charles Stott, 42 Long Pond Drive
Pamela Pindell, 53 Polpis Road

Revisions

Dan Balling, 110 Pleasant St.
Nantucket Human Services, 1 Miacomet Road
Shelley Brooks, 11A Mary Ann Lane
Susan Green, 1 Twin St.
David Brooks, 70 Goldfinch Drive

Color Changes

3 Magnolia, LLC, 3 Magnolia Ave.

Signs

Lightship Basket Museum, 49 Union St.

Buildings Moved

Heather Grillo, 169 Polpis Road

Renewals

Barbara DeZalduando, 13 Cliff Road

Denials

Louise Turner, 6 Martin's Lane

*Pools, pool houses, patios, hot tubs, spas, beach stairs, boardwalks, dormers, roof walks, cupolas, pergolas, arbors, tennis courts, temporary structures, porches, decks, railings lighting, exhaust fans, air conditioning units, condenser units, solar panels, wind energy conversion systems, boardwalks, handicap access, retaining walls, stone walls, foundations, chimneys, basement windows, outdoor showers, flag poles, skylights, gates, chimneys, awnings, fireplaces, fire pits, windows, doors, storage tents, hardscaping, paving. ■