

## **NORFOLK COUNTY REGISTRY OF DEEDS**

2013 Annual Report to the Town of Wellesley

William P. O'Donnell, Register

649 High St., Dedham, MA 02026

The Registry of Deeds is the principle office for real property records in Norfolk County. The Registry receives and records hundreds of thousands of documents each year, and is a basic resource for title examiners, mortgage lenders, municipalities, homeowners, and others with a need for land record information.

The Registry operates under the supervision of the elected Register, William P. O'Donnell. In over two hundred years of continuous operation, the Registry's objectives have remained the same; to maintain the accuracy, reliability and accessibility of our communities land records for the residents and businesses of Norfolk County.

### **2013 Registry Achievements**

- Register William P. O'Donnell and his staff continue to visit town halls, senior centers and civic groups across Norfolk County. The Register and staff visited Wellesley Town Hall on October 3<sup>rd</sup> and the Wellesley Council on Aging on December 10<sup>th</sup>.
- The Registry of Deeds full service telephone and walk-in Customer Service and Copy Center continues to provide the residents and businesses of Norfolk County with quality real time customer assistance in all area of Registry operations.
- Electronic recording continues to expand with 31,639 documents recorded electronically and 7.26million in recording fees collected in 2013.
- The internet library of images accessible to the public through the Registry of Deeds online research system at [www.norfolkdeeds.org](http://www.norfolkdeeds.org) continues to expand as all documents back to the first documents recorded in Norfolk County in 1793 are available for viewing.
- Multiple technological improvements were implemented in FY13 including ongoing upgrades to the registry server and the introduction of an improved Registry of Deed's website. The Registry's website [www.norfolkdeeds.org](http://www.norfolkdeeds.org) is regularly updated and enhanced to include recent news, resources for homeowners, real estate statistics, media information and answers to frequently asked questions.
- Improvements to the physical and structural appearance of the historic Registry Building continued with the installation of new central air conditioning throughout the facility and additional shelving units which will serve to meet the demands of future record book storage.
- Register O'Donnell hosted several free computer seminars at the Registry to provide hands on training to members of the public and trade groups on land record research using the Registry's new website technology.

**Wellesley, MA Real Estate Activity Report**  
**July 1, 2013 – June 30, 2014**

Real estate activity in Wellesley, MA during FY 2014 saw increases in total sales and total sales volume along with slight reductions in foreclosure activity.

There was a 38% decrease in documents recorded at the Norfolk County Registry of Deeds from Wellesley during FY 2014 at 5,826 which was 3,500 fewer documents than the FY 2013 total of 9,326.

The total volume of real estate sales in the Town of Wellesley during FY 2014 was \$1,096,002,118.00 which showed a 64% increase from FY 2013 while the average sale price of deeds over \$1,000 (both residential and commercial properties) was up in Wellesley by 71% in FY 2014 at \$2,408,795.86.

The number of mortgages recorded on Wellesley properties in FY 2014 was down by 48% while total mortgage indebtedness also decreased by 43% to \$802,623,975.00.

There was 1 foreclosure deed filed in Wellesley during FY 2014, while the number of notice to foreclose mortgage filings decreased to 4 notices in FY 2014 compared to 9 in FY 2013.

Finally, homestead activity decreased in Wellesley during FY 2014 with 491 homesteads filed representing a 28% decrease from last fiscal year's total of 683.

The modernization and business improvements that have enhanced our ability to provide first rate customer service to residents and businesses of Norfolk County will continue. I have been and always will be committed to an efficient customer service oriented operation here at the Registry. It is a privilege to serve as your Register of Deeds.

Respectfully submitted by,



William P. O'Donnell  
Norfolk County Register of Deeds