



## DUKES COUNTY REGISTRY OF DEEDS

**Paulo C. DeOliveira**  
Register

**Shannon E. Larsen**  
Asst. Register

August 29, 2019

To the Citizens of Dukes County,

We experienced an overall 2.4% decrease in revenue during FY' 19 as compared to the previous fiscal year. The major difference was the drop in the number of documents recorded. Excise continues to be healthy and came in 12% above the original budgeted amount. In the following pages please find visual representations of Registry data including a 4-year comparison of revenues, deeds recorded, total documents recorded, and deeds excise, as well as a breakdown of the deeds excise between the Registry, the Commonwealth and Dukes County.

We continue to see an increase of people using the Consumer Notification Service (CNS); this service offers people the opportunity to submit their names or business names to be monitored for potential fraudulent activity. Once a name is submitted, whenever a document containing that name is recorded, the person or business will receive an e-mail notification from the Registry of Deeds. To subscribe or login visit <https://cns.masslandrecords.com>.

Electronic recording continues to be an integral part of the Registry services. FY'19 marked our fifth year of accepting a variety of documents that are submitted electronically. This year electronic recordings accounted for over 16% of all documents recorded. Currently deeds are not one of the types of documents that we accept for e-recording however, this coming year we look forward to working with the Martha's Vineyard Land Bank Commission and the e-recording vendors to make this feature possible.

We are happy to share that all registered land documents and plans dating back to 1908 are available on [MassLandRecords.com](http://MassLandRecords.com); this was a big task to undertake and we are incredibly proud of this accomplishment. In the coming year we will be focusing on scanning Certificates of Title and having those available online as well.

The online availability of Dukes County records continues to be a widely-used service provided by the Registry. The research website address is [www.MassLandRecords.com](http://www.MassLandRecords.com) and is free to the public. At this time documents are available online back to 1974 for Recorded Land. All Plan Books and Case Files are also now available online, as is a large inventory of miscellaneous documents.

The Registry of Deeds is located on the first floor of the Courthouse in Edgartown. The hours of operation are 8:30AM to 4:30PM, Monday through Friday. We can be reached during those hours at 508-627-4025. The fax number is 508-627-7821 and the email address is [registry@dukescounty.org](mailto:registry@dukescounty.org).

Respectfully submitted,

Paulo C. DeOliveira  
Register of Deeds

### Revenue Report

	FY' 16	FY' 17	FY' 18	FY' 19
Copies & Postage	\$26,217	\$27,187	\$21,192	\$20,472
Recorded Land Recording	\$126,948	\$139,819	\$118,418	\$118,608
Land Court Recording	\$50,234	\$49,663	\$47,070	\$42,825
Excise to County	\$202,411	\$205,154	\$207,643	\$202,551
Registry Interest	\$6	\$6	\$5	\$4
Excise Interest	\$21	\$21	\$18	\$14
<b>Total</b>	<b>\$405,837</b>	<b>\$421,850</b>	<b>\$394,346</b>	<b>\$384,474</b>



