



## DUKES COUNTY REGISTRY OF DEEDS

**Paulo C. DeOliveira**  
Register

**Shannon E. Larsen**  
Asst. Register

August 15, 2025

To the Citizens of Dukes County,

We experienced an overall 1% increase in revenue during FY'25 as compared to the previous fiscal year. 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 allotment to the Registry, the County and the Commonwealth.

FY'25 included a landmark conservation acquisition: the \$13.7 million purchase of Pimpneymouse Farm, a historic 217-acre coastal property on Chappaquiddick. The transaction was completed by the Martha's Vineyard Land Bank and the Sheriff's Meadow Foundation, preserving 171 acres for conservation and public access.

In FY '25, electronic recordings accounted for 68% of all Recorded Land documents and 45% of all Registered Land documents, reflecting the continued strong adoption of the e-recording platforms.

In September, we had the pleasure to have Honorable Judge Robert B. Foster, Chief Title Examiner Christina T. Geaney, and Chief Surveyor Stephen T. LaMonica on the island and hold a Registered Land Seminar for our Dukes County community. The seminar provided a unique opportunity to engage with officials that are experts in legal matters related to registered land and court procedures. The outreach and attendance were far more than we expected.

We are also pleased to welcome Marcy Bettencourt to the Registry of Deeds team as our new part-time clerk. Her support and dedication have already made a positive impact.

Our research website address is [www.masslandrecords.com](http://www.masslandrecords.com) and it is free to the public. Currently, Recorded Land documents are available online from 1915 to the present day. All Registered Land documents, Plan Books and Case Files are also available online, as is a large inventory of miscellaneous documents. Additionally, you can find many recorded land documents available in PDF form dating back to the early 1900s in our Book Vault at [www.dukescountydeeds.org](http://www.dukescountydeeds.org).

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, except on legal holidays. 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

Registered Land Seminar at the Martha's Vineyard Museum

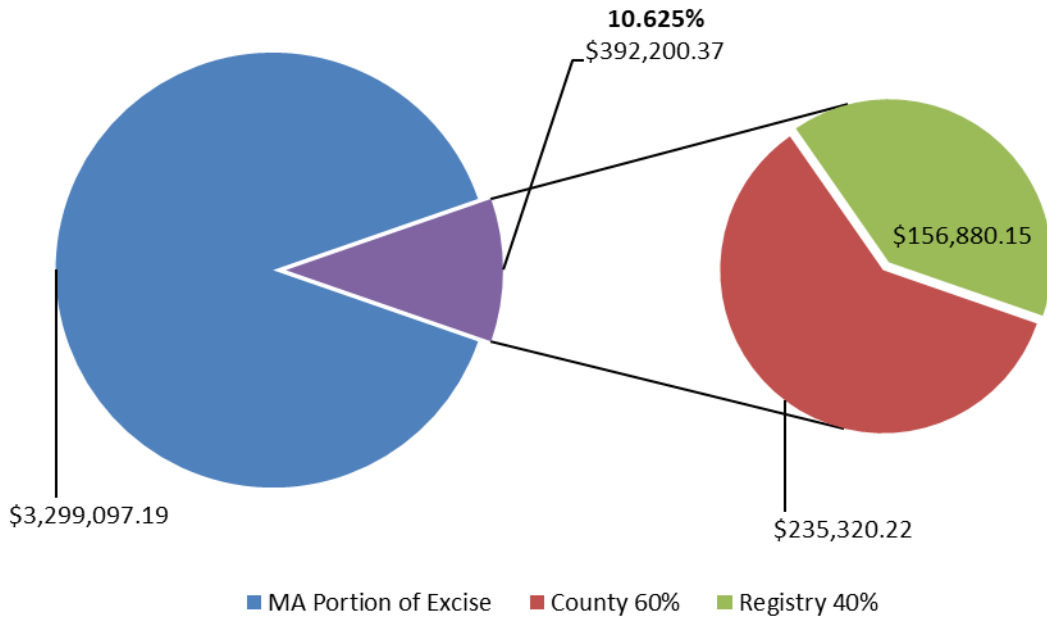


Revenue Report

	<b>FY' 22</b>	<b>FY' 23</b>	<b>FY' 24</b>	<b>FY' 25</b>
Copies & Postage	\$8,875	\$8,440	\$5,874	\$5,386
Recorded Land Recording	\$157,610	\$107,840	\$99,938	\$102,840
Land Court Recording	\$59,528	\$39,952	\$34,244	\$44,272
Excise to County	\$333,683	\$244,950	\$244,950	\$235,320
Registry Interest	\$0	\$0	\$0	\$0
Excise Interest	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$559,696</b>	<b>\$401,182</b>	<b>\$385,006</b>	<b>\$387,818</b>

## FY' 25 Excise Breakdown

\$3,691,297.56



## Total Excise

