



DUKES COUNTY REGISTRY OF DEEDS

Paulo C. DeOliveira
Register

Shannon E. Larsen
Asst. Register

August 12, 2026

To the Citizens of Dukes County,

FY'26 reflected another active year for the Dukes County Registry of Deeds, with an overall increase in revenue compared to the previous fiscal year and continued attention to public access, technology, preservation of historical records, and service to the public. 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 to the Registry, the County, and the Commonwealth.

One of the notable real estate transactions recorded during FY'26 was the July sale of Blue Heron Farm in Chilmark for \$37 million. The property, well known as the former summer rental of President Barack Obama and his family, was among the most significant residential sales on Martha's Vineyard.

This fiscal year also included significant technology improvements at the Registry. We upgraded hardware and joined the Secretary of the Commonwealth's network, strengthening the Registry's technology infrastructure and improving its connection to statewide registry systems.

MassLandRecords.com also received upgrades during FY'26. As the primary public research website for Dukes County land records, MLR continues to be an essential tool for attorneys, title examiners, surveyors, researchers, and members of the public.

Electronic recording remained a significant part of Registry operations in FY'26, with 73% of Recorded Land documents and 53% of Registered Land documents submitted electronically. This continued use of e-recording platforms provides an efficient recording option for attorneys and lending institutions.

This year, the Registry completed a major public access project by making the Plan Index Cards available online. For many years, these index cards, covering the years 1799 to 1969, have been an important resource for anyone researching older land surveys in our office. The new Plan Index Card Search allows users to search the cards remotely and view images of the original index cards from anywhere.

The Registry also continued its work with Certificates of Title by scanning certificates and updating their encumbrance pages. This effort is intended to improve public access to Registered Land records and make it easier for Registry users to review certificate information and related encumbrances.

In March, I was honored to serve as a panelist at the Massachusetts Land Court as part of a visit with a delegation from the Philippines. The discussion included registry operations, technology, digitization, public access, and the role of land records in maintaining reliable property systems.

The Registry also continued its public education efforts. In FY'26, we held a seminar at the Oak Bluffs Public Library to help members of the public better understand how to research real estate records in Dukes County. The seminar was intended to make our records more approachable and to give residents, property owners, researchers, and professionals a better understanding of the tools available through the Registry and MassLandRecords.com.

Our research website address is www.masslandrecords.com and it is free to the public. Currently, Recorded Land documents are available online from 1910 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, many recorded land documents are available in PDF form dating back to the early 1800s in our Book Vault at www.dukescountydeeds.com.

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.gov.

Respectfully submitted,

Paulo C. DeOliveira

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Register of Deeds

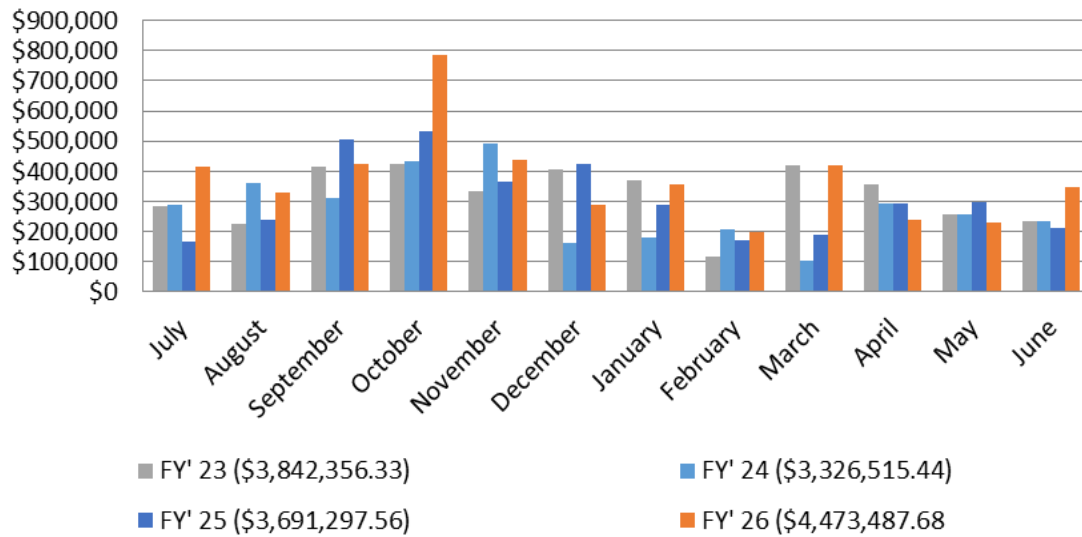


Register of Deeds Paulo C. DeOliveira participated as a panelist in discussions on technology, digitization, fraud prevention, and title integrity hosted by the Massachusetts Land Court

County Revenue Report

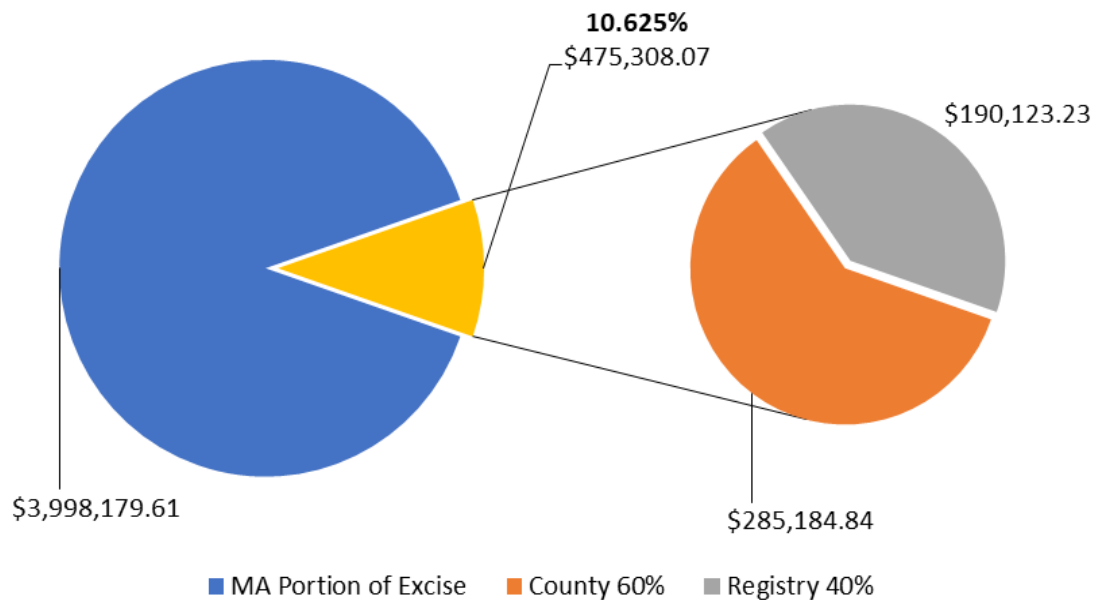
	FY' 23	FY' 24	FY' 25	FY' 26
Copies & Postage	\$8,440	\$5,874	\$5,386	\$2,815
Recorded Land Recording	\$107,840	\$99,938	\$102,840	\$102,767
Land Court Recording	\$39,952	\$34,244	\$44,272	\$43,118
Excise to County	\$244,950	\$244,950	\$235,320	\$285,184
Total	\$401,182	\$385,006	\$387,818	\$433,884

Total Excise by Month

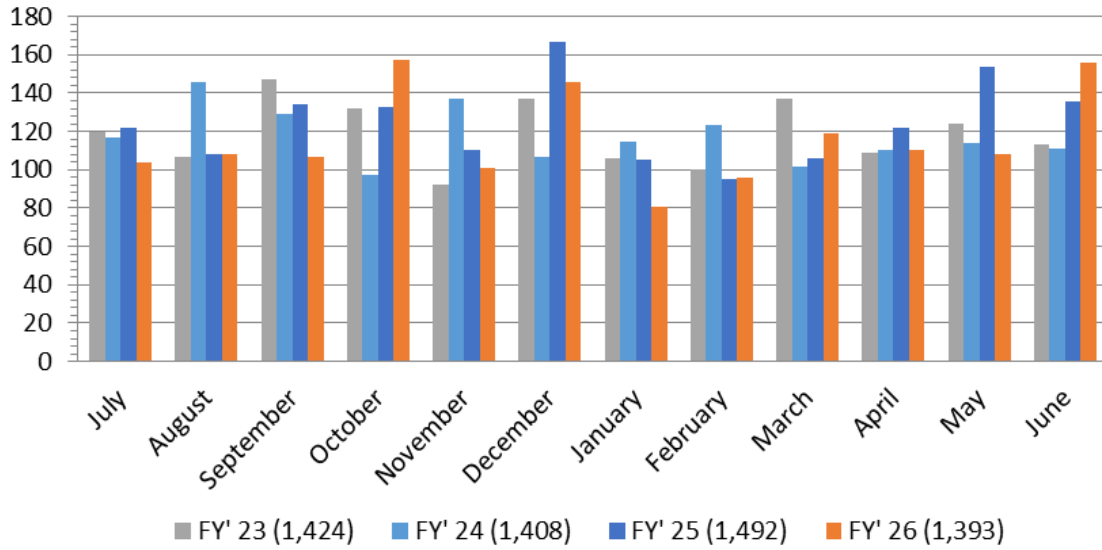


FY' 26 Excise Breakdown

\$4,473,487.68



Deeds Recorded



Total Documents Recorded

