

MIDDLESEX NORTH REGISTRY OF DEEDS

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BILLERICA – CARLISLE – CHELMSFORD – DRACUT – DUNSTABLE – LOWELL – TEWKSBURY
TYNGSBOROUGH – WESTFORD – WILMINGTON

ANNUAL REPORT FOR 2011

The registry did not produce Annual Reports for 2011, 2012, and 2013. There are contemporaneous reports for each year after 2013, along with reports for 2009 and 2010. To fill that three year gap, I have used other registry records to help compose abbreviated reports for the missing years.

Top Registry Events of 2011

After years of discussion, study and testing, the "new" version of MassLandRecords.com becomes the default search application for registry of deeds records on the internet.

In two far-reaching decisions on mortgage foreclosures, Ibanez v. US Bank in January and Bevilacqua v Rodriguez in October, the Massachusetts Supreme Judicial Court held that a foreclosure commenced prior to the the entity conducting the foreclosure being assigned the mortgage is void, even as against a subsequent purchaser of the property.

Adverse weather repeatedly had a negative impact on registry operations. Snow forced the closure or curtailment of operations on six days in January and February; Hurricane Irene interrupted electricity and partially flooded the basement in August; and the Halloween snowstorm knocked out power and closed the office for two days in early November.

The new MassLandRecords put all grantor and grantee indexes from 1629 to the present on the registry website.

A major revision to Massachusetts Homestead Law went into effect on March 16.

Attorney General Martha Coakley sued five national lenders for, among other things, failing to modify mortgages in good faith, failing to record required assignments of mortgages and foreclosing on properties when not legally entitled to do so.

The new elevator in the Superior Court was completed and went into operation.

The Lowell-based movie "The Fighter" which had scenes filmed in the Superior Courthouse, won Academy Awards and Golden Globes for Best Supporting Actor (Christian Bale) and actress (Melissa Leo).

MIDDLESEX NORTH BY THE NUMBERS: 1990-2011

The following table shows the number of deeds, mortgages, foreclosure deeds and total documents recorded during the years indicated, with more recent figures for electronic recordings and revenue collected.

<i>Docs Recorded 1990 to 2013</i>		<i>Deeds</i>	<i>Mortgages</i>	<i>Foreclosure Deeds</i>	<i>E-Filed Docs</i>	<i>E-File %</i>	<i>Revenue (millions)</i>
1990	51820	5740	8655	304			
1991	52019	5868	8823	466			
1992	76282	7321	14487	762			
1993	83337	7463	17097	701			
1994	71427	5721	10936	624			
1995	60681	7223	10137	401			
1996	67286	8057	12017	399			
1997	70128	7984	13664	322			
1998	93633	8771	21823	185			
1999	89506	8557	17816	101			
2000	71558	8254	14456	74			
2001	97180	8355	24969	44			
2002	115890	8756	31221	45			\$12.9
2003	146956	8977	41800	42			\$26.1
2004	96204	9165	28079	69			\$21.7
2005	87866	8930	25402	47	1057	1%	\$22.0
2006	72830	7236	20503	166	1871	3%	\$17.5
2007	66192	6767	15999	271	3491	5%	\$16.3
2008	56011	5568	11451	602	3956	7%	\$12.2
2009	65838	5557	14743	400	8168	12%	\$12.1
2010	63247	5535	13837	584	9013	14%	\$11.8
2011	59173	5332	12007	429	14736	30%	\$11.0

REVENUE COLLECTED: 2008 - 2011

Revenue comes into the registry from a number of sources including fees, taxes and surcharges. The table below shows the breakdown of total revenue among the various sources in the years 2008 through 2011.

Overall Revenue: 2008-2011

<i>Year</i>	<i>Rec Fees</i>	<i>Exc Tax</i>	<i>CPA</i>	<i>Tech</i>	<i>Other</i>	<i>Total</i>
2011	4,009,430	4,927,490	1,106,980	310,825	18,898	10,986,864
2010	5,085,580	5,109,201	1,953,360	332,160	22,086	11,752,388
2009	5,322,095	5,139,387	1,251,800	347,565	25,679	12,086,526
2008	4,480,655	6,310,086	1,068,900	296,955	35,288	12,191,884