

MIDDLESEX NORTH REGISTRY OF DEEDS

RICHARD P HOWE JR, REGISTER OF DEEDS

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

ANNUAL REPORT FOR 2012

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 2012

Five new Registers of Deeds were elected in November, all to take office on January 3, 2013. They are Mary Olberding in Hampshire, Scott Cote in Franklin, Paul Iannuccillo in Essex North, Maria Curtatone in Middlesex South and Patricia Harris in Berkshire Middle.

The percentage of documents being recorded electronically continues to grow, approaching 40% of our monthly totals.

Hurricane Sandy caused the closure of the courthouse and the registry on October 29, 2012 and a delayed opening on October 30, 2012. Storm damage and power outages were limited in Greater Lowell.

There were 68 sales of more than \$1 million recorded during 2012 with the largest being \$35 million paid by Lowell General Hospital for Saints Medical Center.

The city of Lowell held a tax title auction in April and again in August. This was the first time in recent memory that Lowell disposed of tax title property in this manner.

The personal computers and document scanners at the Registry of Deeds were replaced with updated models running the Windows 7 operating system.

The Supreme Judicial Court issued its decision in Eaton v. FNMA, its third decision in recent years on assignments.

More and more customers are using smart phones and tablets to conduct business. Watching a lawyer loitering near the recording counter while using a smart phone to confirm funding prior to going on record has become commonplace.

National events drove much of the non-real estate conversation at the Registry of Deeds this year: The New York Giants defeated the Patriots in Super Bowl XLVI, 21 to 17. The US Supreme Court upheld the Constitutionality of the Affordable Care Act. President Obama was re-elected and Elizabeth Warren defeated Scott Brown in the November election. Everyone was stunned in mid-December with the school shooting in Newtown, Connecticut.

MIDDLESEX NORTH BY THE NUMBERS: 1990-2012

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
2012	70558	9158	16002	342	24210	34%	\$13.5

REVENUE COLLECTED: 2008 - 2012

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 2012.

Overall Revenue: 2008-2012

<i>Year</i>	<i>Rec Fees</i>	<i>Exc Tax</i>	<i>CPA</i>	<i>Tech</i>	<i>Other</i>	<i>Total</i>
2012	5,323,121	6,017,127	1,345,800	378,435	18,274	13,475,328
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