

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 2019

Highlights from 2019:

- Recording fees increase on December 31, 2019, to help fund Community Preservation Act
- Boom in refinancings triggered by summer reduction in mortgage interest rates
- Documents acknowledged by out-of-state remote video notaries presented for recording
- Lowell Judicial Center nears completion

MIDDLESEX NORTH BY THE NUMBERS: 1990-2019

<i>Docs Recorded 1991 to 2018</i>	<i>% change Prior year</i>	<i>Deeds</i>	<i>Mortgages</i>	<i>Foreclosure Deeds</i>	<i>E-Filed Docs</i>	<i>E-File %</i>	<i>Revenue (millions)</i>	
1991	52019	0%	5868	8823	466			
1992	76282	+47%	7321	14487	762			
1993	83337	+9%	7463	17097	701			
1994	71427	-14%	5721	10936	624			
1995	60681	-15%	7223	10137	401			
1996	67286	+11%	8057	12017	399			
1997	70128	+4%	7984	13664	322			
1998	93633	+34%	8771	21823	185			
1999	89506	-4%	8557	17816	101			
2000	71558	-20%	8254	14456	74			
2001	97180	+36%	8355	24969	44			
2002	115890	+19%	8756	31221	45			
2003	146956	+27%	8977	41800	42		\$26.1	
2004	96204	-35%	9165	28079	69		\$21.7	
2005	87866	-9%	8930	25402	47	1057	1%	\$22.0
2006	72830	-17%	7236	20503	166	1871	3%	\$17.5
2007	66192	-9%	6767	15999	271	3491	5%	\$16.3
2008	56011	-15%	5568	11451	602	3956	7%	\$12.2
2009	65838	+18%	5557	14743	400	8168	12%	\$12.1
2010	63247	-4%	5535	13837	584	9013	14%	\$11.8
2011	59173	-6%	5332	12007	429	14736	30%	\$11.0
2012	70558	+19%	9158	16002	342	24210	34%	\$13.5
2013	67001	-5%	6718	13272	150	25251	38%	\$14.4
2014	53584	-20%	6561	9190	155	20306	38%	\$13.7
2015	60516	+13%	6913	11148	209	26955	45%	\$15.1
2016	65521	+8%	7776	12639	270	33620	52%	\$16.5
2017	59064	-10%	7268	10647	194	32463	55%	\$16.3
2018	57380	-3%	7319	9745	213	31173	54%	\$17.3
2019	60104	5%	7459	11631	91	35700	59%	\$18.60

MEDIAN DEED PRICES BY COMMUNITY: 2000 TO 2018

For deeds with consideration greater than \$60,000 and less than \$1.2mil

<i>Showing year-to-year percentage change</i>										
<i>Year</i>	<i>Lowell</i>		<i>Billerica</i>		<i>Carlisle</i>		<i>Chelmsford</i>		<i>Dracut</i>	
2001	\$162,000	16%	\$247,500	15%	\$492,500	9%	\$235,900	14%	\$175,257	5%
2002	\$187,375	16%	\$284,700	15%	\$518,750	5%	\$272,997	16%	\$204,900	17%
2003	\$217,000	16%	\$306,450	8%	\$535,000	3%	\$295,000	8%	\$230,000	12%
2004	\$238,600	10%	\$342,750	12%	\$575,000	7%	\$314,900	7%	\$245,000	7%
2005	\$254,900	7%	\$359,900	5%	\$540,000	-6%	\$325,000	3%	\$269,900	10%
2006	\$247,000	-3%	\$324,000	-10%	\$560,000	4%	\$317,500	-2%	\$260,000	-4%
2007	\$225,000	-9%	\$329,000	2%	\$597,500	7%	\$304,000	-4%	\$241,000	-7%
2008	\$184,900	-18%	\$299,950	-9%	\$570,000	-5%	\$280,000	-8%	\$275,450	14%
2009	\$178,500	-3%	\$291,700	-3%	\$525,000	-8%	\$289,000	3%	\$230,000	-17%
2010	\$180,000	1%	\$300,000	3%	\$555,000	6%	\$290,000	0%	\$237,000	3%
2011	\$170,000	-6%	\$285,500	-5%	\$545,000	-2%	\$275,250	-5%	\$214,800	-9%
2012	\$175,000	3%	\$295,500	4%	\$450,000	-17%	\$278,950	1%	\$226,032	5%
2013	\$195,000	11%	\$312,000	6%	\$458,000	2%	\$290,000	4%	\$239,950	6%
2014	\$208,167	7%	\$332,500	7%	\$533,750	17%	\$310,000	7%	\$245,000	2%
2015	\$221,000	6%	\$350,000	5%	\$560,000	5%	\$323,000	4%	\$259,900	6%
2016	\$229,700	4%	\$370,000	6%	\$569,900	2%	\$330,000	2%	\$270,500	4%
2017	\$250,000	9%	\$400,000	8%	\$730,000	8%	\$361,500	10%	\$290,000	7%
2018	\$255,000	2%	\$405,000	1%	\$769,500	5%	\$370,000	2%	\$319,000	10%
2019	\$295,000	16%	\$446,500	10%	\$800,000	4%	\$400,000	8%	\$334,900	5%
	<i>Dunstable</i>		<i>Tewksbury</i>		<i>Tyngsboro</i>		<i>Westford</i>		<i>Wilmington</i>	
2001	\$353,500	10%	\$230,000	10%	\$244,000	10%	\$350,000	11%	\$281,250	13%
2002	\$389,950	10%	\$269,900	17%	\$285,000	17%	\$404,000	15%	\$320,000	14%
2003	\$412,000	6%	\$289,900	7%	\$286,000	0%	\$383,500	-5%	\$350,000	9%
2004	\$379,500	-8%	\$329,900	14%	\$315,000	10%	\$415,500	8%	\$360,000	3%
2005	\$460,000	21%	\$345,000	5%	\$293,000	-7%	\$420,000	1%	\$383,598	7%
2006	\$395,500	-14%	\$325,350	-6%	\$350,000	19%	\$397,000	-5%	\$384,450	0%
2007	\$399,900	1%	\$305,000	-6%	\$295,000	-16%	\$369,900	-7%	\$360,000	-6%
2008	\$426,500	7%	\$310,000	2%	\$261,500	-11%	\$329,900	-11%	\$335,000	-7%
2009	\$330,000	-23%	\$290,000	-6%	\$249,450	-5%	\$349,900	6%	\$334,575	0%
2010	\$338,000	2%	\$289,000	0%	\$271,000	9%	\$338,250	-3%	\$346,500	4%
2011	\$362,500	7%	\$280,000	-3%	\$262,000	-3%	\$360,000	6%	\$317,000	-9%
2012	\$422,969	17%	\$275,000	-2%	\$237,500	-9%	\$369,900	3%	\$354,250	12%
2013	\$370,000	-13%	\$283,850	3%	\$299,000	26%	\$385,250	4%	\$360,000	2%
2014	\$405,000	9%	\$320,000	13%	\$326,000	9%	\$366,500	-5%	\$373,950	4%
2015	\$430,400	6%	\$329,450	3%	\$288,500	-12%	\$380,000	4%	\$400,000	7%
2016	\$430,000	0%	\$354,950	8%	\$315,000	9%	\$403,000	6%	\$403,500	1%
2017	\$489,000	14%	\$369,950	4%	\$339,900	8%	\$460,000	14%	\$460,000	14%
2018	\$620,000	27%	\$385,500	4%	\$327,000	-4%	\$519,000	13%	\$484,000	5%
2019	\$572,500	-8%	\$410,000	6%	\$322,575	-1%	\$490,000	-6%	\$525,250	9%

MIDDLESEX NORTH REVENUE BREAKDOWN: 2001-2019

The registry of deeds collects revenue from five different sources:

- Recording Fees – standard fee set by legislature to record a document
- Excise Tax – tax on the sale of real estate based on sales price. Rate is \$2.28 per \$500
- CPA – surcharge on documents recorded to fund Community Preservation Act
- RoD Tech – surcharge of \$5 per document to fund technology for registries of deeds
- Copies - \$1 per page for document copies printed by registry. Fee set by legislature

Year	Rec Fees	Excise Tax	CPA	RoD Tech	Copies	Total Rev	Inc Prior Yr
2001	1,683,968	6,824,138	1,845,554	0	171,156	10,638,504	
2002	2,053,313	7,448,014	2,220,120	0	218,016	12,025,947	+13%
2003	9,939,032	10,711,657	2,838,190	525,110	340,542	25,769,725	+114%
2004	8,683,821	10,340,685	1,895,030	519,715	272,028	21,711,280	-16%
2005	7,845,005	11,807,727	1,703,090	470,540	179,386	22,004,809	+1%
2006	7,795,665	11,700,791	1,696,230	471,520	175,633	21,836,700	-1%
2007	5,544,661	9,099,832	1,276,270	352,410	59,984	16,333,427	-25%
2008	4,480,655	6,310,086	1,068,900	296,955	35,288	12,191,884	-25%
2009	5,322,095	5,139,387	1,251,800	347,565	25,679	12,086,526	-1%
2010	5,085,580	5,109,201	1,203,360	332,160	22,086	11,752,387	-3%
2011	4,622,670	4,631,891	1,106,980	310,785	18,898	10,691,224	-9%
2012	5,765,332	5,689,329	1,345,800	378,435	18,274	13,197,170	+23%
2013	5,513,380	7,232,687	1,255,050	352,600	14,593	14,368,310	+9%
2014	4,094,340	8,274,438	982,810	280,860	14,032	13,646,480	-5%
2015	4,691,101	9,419,659	1,114,200	317,115	15,686	15,557,761	+14%
2016	5,131,600	9,779,672	1,212,470	346,300	15,785	16,485,827	+6%
2017	4,583,300	10,239,988	1,096,820	313,681	15,229	16,249,066	-1%
2018	4,397,757	11,485,820	1,054,110	303,905	14,898	17,256,580	+6%
2019	4,728,270	12,411,925	1,113,445	318,685	9,594	18,576,921	+8%

RECORD BOOK PRODUCTION: 1855 - 2018

Type	Start Year	End Year	# of Years	Start Book	End Book	# of Books	# of Pages
Handwritten	1855	1924	69	1	702	702	421,000
Typewritten	1924	1949	25	703	1127	425	255,000
Microfilm print	1949	1995	46	1128	7510	6,383	2,790,500
Scanned print	1995	2001	6	7511	12442	4,932	1,479,600
Digital only	2001	2019	19	12443	33717	21,275	6,382,500
Totals			165			33,717	11,328,800

RECORDING FEES

To provide more revenue for the state's Community Preservation (CPA) Trust Fund, the legislature in 2019 increased the amount of the CPA surcharge imposed on most documents recorded at the registry of deeds. This increase went into effect on December 31, 2019. The following table shows the total recording fee for most document types over time:

<i>Document Type</i>	<i>Pre-2000</i>	<i>12/13/2000</i>	<i>3/15/2003</i>	<i>12/31/2019</i>
Declaration of Homestead	\$10	\$10	\$35	\$35
Declaration of Trust	\$10	\$30	\$225	\$255
Deed	\$25	\$45	\$125	\$155
Mortgage	\$20	\$40	\$175	\$205
Mortgage Foreclosure Deed & Affidavit	\$25	\$55	\$125	\$155
Municipal Lien Certificate	\$4	\$14	\$65	\$80
UCC Documents	\$20	\$40	\$45	\$75
Plans (per sheet)	\$25	\$45	\$75	\$105
All other documents	\$10	\$30	\$75	\$105

Pre-2000 – Fees for Registered Land documents were higher: Registered Land deeds were \$60, mortgages \$50, most other documents \$50. Also, for both Recorded Land and Registered Land, the base recording fee covered the first four pages of a document. The fifth and subsequent pages incurred an additional fee of \$1 per page beyond the fourth.

Dec 13, 2000 – This increase was the original imposition of the Community Preservation Act surcharge. There was no surcharge on the Declaration of Homestead; a Municipal Lien Certificate had a surcharge of \$10; all other documents had a surcharge of \$20.

Mar 15, 2003 – This increase raised the recording fee of all documents by varying amounts and also imposed a surcharge of \$5 per document to fund a Registry of Deeds Technology Fund. The Community Preservation Act surcharge was not changed. Also, the imposition of the increased fee on mortgage discharges was delayed until July 14, 2003, due to the enormous backlog of discharges caused by the refinancing boom.

Dec 31, 2019 – The Community Preservation Act surcharge was raised from \$20 to \$50 and from \$10 to \$25. Documents post marked prior to Dec 31, 2019, incurred the old recording fee regardless of when received by the registry of deeds.

HISTORY OF DEEDS EXCISE TAX

Federal Stamps. Federal tax was \$1.10 per \$1000 of consideration, or \$0.55 per \$500. The tax was in effect during three time periods: 1862 to June 30, 1912; Dec 2, 1914 to Sept 7, 1916; Nov 30, 1917 to Dec 31, 1967.

Massachusetts Stamps: The Massachusetts Deeds Excise Tax was as follows:

- Jun 1, 1952 to Dec 31, 1967 - \$1 for first \$500 of consideration; plus \$0.55 per \$500 after
- Jan 1, 1968 to Jul 31, 1969 - \$2 per \$1000 of consideration
- Aug 1, 1969 to Jun 30, 1989 - \$2.28 per \$1000 of consideration
- Jul 1, 1989 to Jun 30, 1992 - \$4.56 per \$1000 of consideration
- Jul 1, 1992 to Jan 4, 1993 - \$2.28 per \$1000 of consideration
- Jan 5, 1993 to present - \$4.56 per \$1000 of consideration
- As of Oct 1, 1969, the full consideration must be stated on the deed.