

Norfolk County Registry of Deeds
2012 Annual Report to the Town of Wellesley
William P. O'Donnell, Register
649 High St., Dedham, MA 02026

The Registry of Deeds is the principle office for real property records in Norfolk County. The Registry receives and records hundreds of thousands of documents each year, and is a basic resource for title examiners, mortgage lenders, municipalities, homeowners, and others with a need for land record information.

The Registry operates under the supervision of the elected Register, William P. O'Donnell. In over two hundred years of continuous operation, the Registry's objectives have remained the same; to maintain the accuracy, reliability and accessibility of our communities land records for the residents and businesses of Norfolk County.

Ongoing technology improvements, the security and management of records and increased levels of customer service remain areas of focus for the Norfolk County Registry of Deeds. Some of our recent and ongoing initiatives in 2012 include:

- Register O'Donnell and his staff continue to visit town halls, senior centers and civic groups across Norfolk County. Register O'Donnell visited Wellesley Town Hall on March 1, 2012 and the Wellesley Council on Aging on February 9, 2012.
- The full service telephone and walk-in Customer Service and Copy Center continues to provide residents and businesses of Norfolk County with quality customer assistance in all areas of Registry operations.
- Multiple technological improvements were implemented in 2012 including an upgrade of the Registry's server and the introduction of an improved Registry of Deeds website. The Registry's new website www.norfolkdeeds.org is regularly updated and enhanced to include recent news, resources for homeowners, real estate statistics and answers to frequently asked questions.
- Our ongoing community programs; Suits for Success, the Annual Holiday Food Drive, Cradles to Crayons and Toys for Tots Collection were once again successful thanks to the generosity of Registry employees as well as many residents and businesses across Norfolk County.
- Improvements to the physical and structural appearance of the historic Registry Building continued in 2012 with the installation of new energy efficient windows throughout the facility.
- Electronic recording which allows for documents to be sent for recording via the internet has attracted interest from the real estate business community.

- The internet library of images accessible to the public through the Registry of Deeds online research system at www.norfolkdeeds.org continues to expand. All documents back to the first documents recorded in Norfolk County in 1793 are available for viewing online.

Real estate activity in Wellesley during 2012 showed increases across most measurement categories with the exception of average sale price, foreclosure deeds and notice to foreclose mortgage filings.

There was a 22% increase in documents recorded for Wellesley during 2012 at 9,508 which was 1,724 more documents than the 2011 total of 7,784.

The total volume of real estate sales in Wellesley during 2012 was \$587,257,118.00 which showed a 28% increase over 2011. The average sale price of deeds over \$1,000 (both residential and commercial properties) was down slightly for Wellesley by 1% in 2012 at \$1,181,603.86 which showed a \$17,631.06 decrease from the 2011 average.

The number of mortgages recorded on Wellesley properties in 2012 was up 27% from 2011 at 2,519, while total mortgage indebtedness increased by 30% to \$1,416,715,323.00.

The number of foreclosure deeds filed in Wellesley during 2012 decreased by 1 at 5 filings compared to the 2011 total of 6, while the number of notice to foreclose mortgage filings decreased by 5 with 9 filings during 2012 compared to 14 filings in 2011.

Finally, homestead activity was on the rise in Wellesley during 2012 with 720 homesteads filed representing a 17% increase over the 2011 total of 616.

The modernization and business improvements that have enhanced our ability to provide first rate customer service to residents and businesses of Norfolk County will continue. I have been and always will be committed to an efficient customer service oriented operation here at the Registry. It is a privilege to serve as your Register of Deeds.

Respectfully submitted by,



William P. O'Donnell
Norfolk County Register of Deeds

