

**Norfolk County Registry of Deeds**  
FY 2015 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 annually. It is a primary and indispensable resource for title examiners, mortgage lenders, municipalities, homeowners, and other individuals with a need for land record information.

The Registry operates under the supervision of the elected Register, William P. O'Donnell. In continuous operation for more than two hundred years, the Registry's mission has remained the same; to maintain and provide for accurate, reliable and accessible land records to all residents and businesses of Norfolk County.

**FY 2015 Registry Achievements**

- Register William P. O'Donnell and his staff continue their direct outreach to town halls, senior centers and civic groups across Norfolk County to provide Registry services. Register O'Donnell held office hours at Wellesley Town Hall on October 2, 2014. The Register was a guest speaker at the Wellesley Council on Aging on December 2, 2014 and appeared on Wellesley Public Media on April 13, 2015.
- The Registry of Deeds newly renovated full service telephone and walk-in Customer Service and Copy Center continues to provide residents and businesses with quality service in all areas of Registry operations.
- Electronic recording continues to expand with 33,701 documents recorded electronically and 3.8 million in recording fees collected in FY 2015.
- The internet library of images, accessible to the public through the Registry of Deeds' online research system at [www.norfolkdeeds.org](http://www.norfolkdeeds.org) continues to expand. Today all documents dating back to the first ones recorded in 1793 - are available for viewing.
- This year numerous technological improvements were implemented including upgrades to the registry server and network infrastructure. The Registry's website [www.norfolkdeeds.org](http://www.norfolkdeeds.org) is routinely updated and enhanced to include the latest resources such as real estate statistics and news, answers to frequently asked questions and the newest consumer programs available to the public.
- Continued improvements to the physical and structural appearance of the historic Registry Building built in 1903, highlighted by the installation of a new phone system throughout the facility, along with additional shelving units to meet future document storage demands.
- Register O'Donnell hosted several free computer seminars at the Registry to provide hands-on-training to the public, including trade groups, on how to access land record information using the Registry's new website technology.

## Wellesley Real Estate Activity Report July 1, 2014 – June 30, 2015

During FY 2015, real estate activity in Wellesley saw decreases in both total sales volume and average sales price.

There was a 3% increase in documents recorded at the Norfolk County Registry of Deeds for Wellesley in FY 2015, resulting in an increase of 201 documents from 5,833 to 6,034.

The total volume of real estate sales in Wellesley during FY 2015 was \$709,851,626, a 35% decrease from FY 2014. The average sale price of homes and commercial property was down 42% in Wellesley during the same time period. The average sale was \$1,402,868. These numbers are skewed due to the one time sale in FY 2014 (December 2013) of Wellesley Office Park for \$237 million.

The number of mortgages recorded (1,404) on Wellesley properties in FY 2015 was up 10% from the previous fiscal year. Total mortgage indebtedness increased by 17% to \$939,707,673 during the same period.

There was 1 foreclosure deed filed in Wellesley during FY 2015, the same figure as the previous fiscal year.

Homestead activity increased by 11% in Wellesley during FY 2015 with 543 homesteads filed compared to 491 during FY 2014.

Finally, our objective at the Registry will always be to maintain, secure, accurate and accessible land records for the residents and businesses of Norfolk County. It is a privilege to serve you.

Respectfully submitted by,



William P. O'Donnell  
Norfolk County Register of Deeds

