

Norfolk County Registry of Deeds
2010 Annual Report to the Town of Randolph
William P. O'Donnell, Register
649 High Street, Dedham, Massachusetts

The Registry of Deeds is the principal 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.

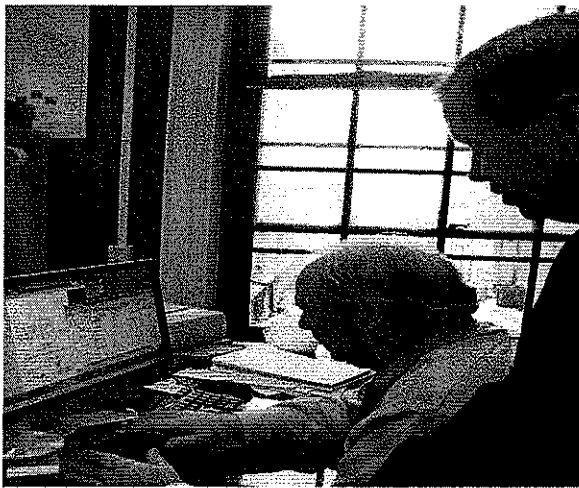
The Registry of Deeds has been a vital component of Norfolk County since 1793, the year Governor John Hancock signed legislation creating Norfolk County, also known as the County of Presidents – the birthplaces of John Adams, John Quincy Adams, John F. Kennedy and George H.W. Bush.

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: accuracy, reliability and accessibility for the residents and communities of Norfolk County.

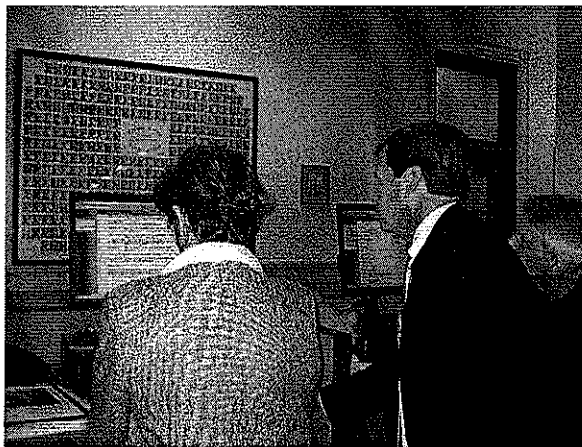
Improved technology, security and management of records and increased levels of customer service remain areas of major focus for the Registry of Deeds. Initiatives for 2010 include:

- The Community Outreach Program continued to bring the Registry to many of the County's Town Halls and Senior Centers during 2010. Register O'Donnell and staff were at Randolph Town Hall on February 3, 2010.
- The Registry's Informational Seminar's offer both the real estate professional and the general public the opportunity to learn how to research the Registry's land records.
- On January 20, 2010 the Registry processed its first electronic recording. Most documents can now be sent electronically to the Registry to be recorded.
- The internet accessible indexing system has been expanded back to include references from as early as 1900. Remote access over the internet for complete printing of Registry documents is steadily expanding among a growing number of account holders.
- The full service telephone and walk-in Customer Service & Copy Center provided thousands of Norfolk County residents with quality assistance in all areas of the Registry operations. The Customer Service & Copy Center can be reached at 781-461-6101.
- The Registry's internet website www.norfolkdeeds.org is regularly updated and enhanced to include recent news, trends, press information, and answers to frequently asked questions.
- Our Community Programs, Suits for Success, and the Annual Holiday Food and Toys for Tots Drives have been successful through the generosity of the Registry employee's and residents of Norfolk County.

Overall real estate activity in 2010 for Randolph decreased from the preceding year. In total 5,523 documents were recorded at the Registry of Deeds related to Randolph real estate, a 5% dip from 2009. Actual land transfers decreased by 11% in 2010 with a total of 562 deeds, both for consideration and for nominal consideration, being recorded. There were 986 new Randolph mortgages recorded, 10% less than 2009. The total dollar value of those mortgages reached above 342 million dollars, an 83% reduction in value from the year before. Randolph real estate prices held their own with the average price of a Randolph real estate sale (greater than \$1,000 - residential and commercial properties combined) climbing to \$318,943 a solid 25% increase from 2009. The total dollar volume of all real estate transactions in Randolph remained close to level with 2009 and settled at \$98.8 million. Randolph homeowners also took advantage of the Massachusetts Homestead law by recording 320 Declarations.



Register O'Donnell and First Assistant Register Kennedy watches the first electronic recording on January 20, 2010



Register O'Donnell assists a participant at an Informational Seminar.