Every deed recorded must state the amount of consideration paid so that the registry of deeds can calculate the amount of deeds excise tax due, but the information has additional uses. For example, the registry can identify the most expensive real estate sales in each community of the district. There were 136 sales of property for more than $1 million dollars in the ten Middlesex North communities during 2015. Here are the top three sales for each community:

* Billerica had 13 million dollar sales. The top three were $43,875,000 for 1100 Technology Park Drive on October 6, 2015; $26,000,000 for 1 & 2 Federal St. on March 3, 2015; and $21,841,400 for 270 Concord Rd. on June 24, 2015.

* Carlisle had 25 million dollar sales. The top three were $2,900,000 for 211 Bellows Hill Rd. on September 14, 2015; $1,675,000 for 67 Johnson Rd. on July 30, 2015; and $1,650,000 for 240 Hutchins Rd. on July 2, 2015.

* Chelmsford had 11 million dollar sales. The top three were $8,400,000 for 12 Elizabeth Dr. on September 30, 2015; $7,090,000 for 199 Chelmsford St. on January 22, 2015; and $6,250,000 for 321 Billerica Rd. on July 2, 2015.

* Dracut had 4 million dollar sales. The top three were $6,200,000 for 88 Mill St. on November 3, 2015; $3,100,000 for 20 Commercial Dr. on November 23, 2015; and $2,685,000 for 1595 Bridge St.

(continued on page 2)
Million Dollar Sales in 2015 continued.

* Dunstable had a single million dollar sale. It was $1,080,000 for Chapman St. on August 5, 2015.

* Lowell had 27 million dollar sales. The top three were $14,620,000 for 59 Lowe’s Way on February 23, 2015; $8,250,000 for 100 Chelmsford St. on June 29, 2015; and $5,850,000 for 203 Hildreth St. on May 28, 2015.

* Tewksbury had 9 million dollar sales. The top three were $16,350,000 for 1775 Andover St. on December 14, 2015; $11,058,960 for 65 Sunnyslope Ave. on September 8, 2015; and $7,452,278 for 1695 Andover St. on May 21, 2015.

* Tyngsborough had 4 million dollar sales. The top three were $1,995,600 for Middlesex Rd. on August 11, 2015; $1,545,000 for 50 Westford Rd. on December 4, 2015; and $1,200,000 for 11 Progress Ave. on October 1, 2015.

* Westford had 14 million dollar sales. The top three were $87,750,000 for 550 King St. on August 6, 2015; $47,816,433 for 1 Robbins Rd. on July 9, 2015; and $25,000,000 for 3 & 5 Carlisle St. on December 18, 2015.

* Wilmington had 18 million dollar sales. The top three were $57,217,032 on 200 Ballardvale St. on October 30, 2015; $22,200,000 for 299 Ballardvale St. on December 8, 2015; and $10,157,421 for 181 Ballardvale St. on October 30, 2015.

The deeds excise tax is assessed at a rate of $2.28 per $500 of consideration. It is the single biggest source of revenue collected for the Commonwealth by the registry of deeds. In 2015, Middlesex North took in $9,419,659 in deeds excise tax out of $15,049,308 collected from all sources.
By Andrew Plante

As the US economy rebounds from a lengthy recession, the number of people buying homes is on the rise. Unfortunately, along with this increase in home ownership there has also been a spike in the foreclosure rate. These statistics are playing out in Massachusetts and specifically in two North Shore communities, Amesbury and Newburyport.

As noted in a recent article published in the Boston Globe, the foreclosure rates in Massachusetts have increased dramatically over the first few months of 2015. Massachusetts’s foreclosure rates were 60% in August, 2015. These unfortunate results can be primarily blamed on lenders focusing on eliminating their backlogs of delinquent loans.

While these statistics are troubling, there is hope that foreclosure statistics will soon return to normal levels. According to Jon Skarin, Vice President of the Massachusetts Bankers Association, the rise in the numbers of foreclosures should start dropping off over the course the next several months (Boston Globe). If this is indeed the case, then the overall number of home buyers entering the market should be viewed as positive for the overall number of the economy.

<table>
<thead>
<tr>
<th>Amesbury</th>
<th>2014</th>
<th>2015</th>
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<tr>
<td>Deeds</td>
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<tr>
<td>Mortgages</td>
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<td>Foreclosure Deeds</td>
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<tr>
<td>Orders of Notice</td>
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<table>
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<tr>
<td>Deeds</td>
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<td>372</td>
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<tr>
<td>Mortgages</td>
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<td>43.88%</td>
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<tr>
<td>Foreclosure Deeds</td>
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<tr>
<td>Orders of Notice</td>
<td>9</td>
<td>23</td>
<td>155.55%</td>
</tr>
</tbody>
</table>

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