

GREENE COUNTY CLERK

January – December 2025 Annual Report

The background of the page features a large, light green seal of Greene County, New York. The seal is circular with a decorative border of fleur-de-lis. Inside the border, the words "GREENE COUNTY" are written in an arc at the top, and "1800 NY" is at the bottom. The center of the seal depicts a landscape with a rising sun over mountains and a body of water.

Marilyn Farrell

County Clerk

**Here to Serve and Protect the
public's trust in their records**

Amy E. Katt, Deputy County Clerk

Lillian Beechert, Deputy DMV

County Clerk

The County Clerk's Office is a state constitutional office that is the main depositor for records created within the county. The County Clerk serves as the Clerk of the Corporation of Greene County. The County Clerk serves as a register of mortgages and deeds and of all records pertaining to real property



within Greene County including judgments and liens. The County Clerk also serves as clerk of the Supreme and County Courts and is commissioned to not only collect all fees of the courts but to also protect, produce upon request and preserve court records. These are available to the public in the record room, and many are available online as well.

The Greene County Clerk's Office collects and distributes monies for various state agencies. The county's share of these collections is submitted to the county treasurer monthly with a report detailing the collections.

Bail monies, levied by the county judges, are paid to court through the County Clerk's office as well as monies held in trust. These are transferred to the County Treasurer's office within 48 hours of receiving

the order to do so from the courts.

Our office is an Acceptance Facility for passport applications. The US Department of State provides us with applications and other forms applicants may need. For every application that we process an execution fee of \$35 is retained by the County Clerk. We also take passport photos to submit with the application. Our office also takes photos for passport renewals, licenses (i.e.: cosmetology), and attorneys for their court ID.

Our online records provide ease of access to those searching. Everything on the computer in the record room is now available online 24/7. These records include:

- Deeds are now available back to 1800, the start of the County Records
- All Grantor and Grantee Corporate Indices (1890-1991)
- All Grantor Indices (1800-1991)
- All Lis Pendens Indices (1800-2004)
- Grantee Indices (1800-1991)
- Mortgagors Indices (1952 – 1991)
- Mortgagors Corporate Indices (1980 – 1991)
- Mortgage Books now imaged back to book 669 (April 1988)

Access is free, but we have been able to generate additional income for copies made online. This additional revenue has enabled us to digitize more documents each year at no additional cost to our

taxpayers. We continue e-filing which provides for electronic filing of Supreme Court records. This process has allowed for the efficient flow of filings without handling large quantities of paper.



Working with four E-Recording vendors we continue to accept electronically recorded documents. This provides a quick turnaround for corrections and recording. With this process postage costs have been reduced.

As we continue to digitize our older records, we will continue to make them available online as well. In 2025 we will also be working on indexing and imaging our filed maps. This process will be done in-house by our staff.

The County Clerk, in accordance with Vehicle and Traffic Law, acts as an agent for the Commissioner of the New York State Motor Vehicle Department. New York State supplies the county motor vehicle office with computer equipment, support, and all necessary forms and literature to run the DMV on behalf of the

state. The county supplies the facility and the manpower to perform DMV transactions. In exchange, the county retains 10.75% of the many transactions performed at the county DMV. In addition, the county is allowed to retain \$1.00 for each of the first 5,000 transactions in which sales tax has been collected for NYS. After the initial 5,000 transactions, the county is allowed to retain \$.75 per transaction.

In 2024, the NYS Association of County Clerks negotiated with the NYS Department of Motor Vehicle Office to receive revenue from internet usage from county residents of 10.75%. This is the same percentage of revenue we receive for in-person transactions. The Greene County DMV office assisted **38,255** people in person and processed **89,206** transactions.

The DMV Office and the County Clerk's Office offer EZ Pass Tags for sale. These are purchased for \$21.00 each and sold for \$25.00 each. In addition to the \$4.00 profit, offering these for sale at our location provides a service to our constituents.

The Greene County Records Management Program was established by the New York State Mandate in 1988. We adopted Retention Schedule CO-2 in 1989 by a resolution of the County Legislature, and our first Records Management Officer (RMO) was appointed in 1989.

The Records Management Program operates the County's Records Center, where archived records are stored and serviced. In addition to storage and retrieval of records, we also perform routine destruction of obsolete files and advise other departments within the County on records issues. Records Center staff consists of a Records Management Director, Records Retention Clerk, five Records Inventory Clerks, and per-diem clerks as needed. The Records Management staff are currently working on the digitization of District Attorney records.

The Greene County Clerk provides a free tool to help property owners protect one of their most valuable assets. With Fraud Alert, you can sign up to receive email alerts whenever a document, such as a deed or mortgage, is recorded under your name. Documents can be viewed online or at the Clerk's Office. This is an easy way for homeowners to have peace of mind.

Services provided by the Office of the County Clerk

Land Records

- > Recording land records, including deeds, mortgages, assignments, and satisfactions.
- > Collection and processing of New York State mortgage and transfer taxes
- > Filing of maps, UCC statements, liens

Legal

- > Fee collection and filing of court records for Supreme and Greene County Courts
- > Administration of Notary Public Commissions
- > Filing of Veterans Military Discharge papers
- > Recording Matrimonial court records
- > Filing of DBA Business Certificates
- > Filing Judgements

DMV

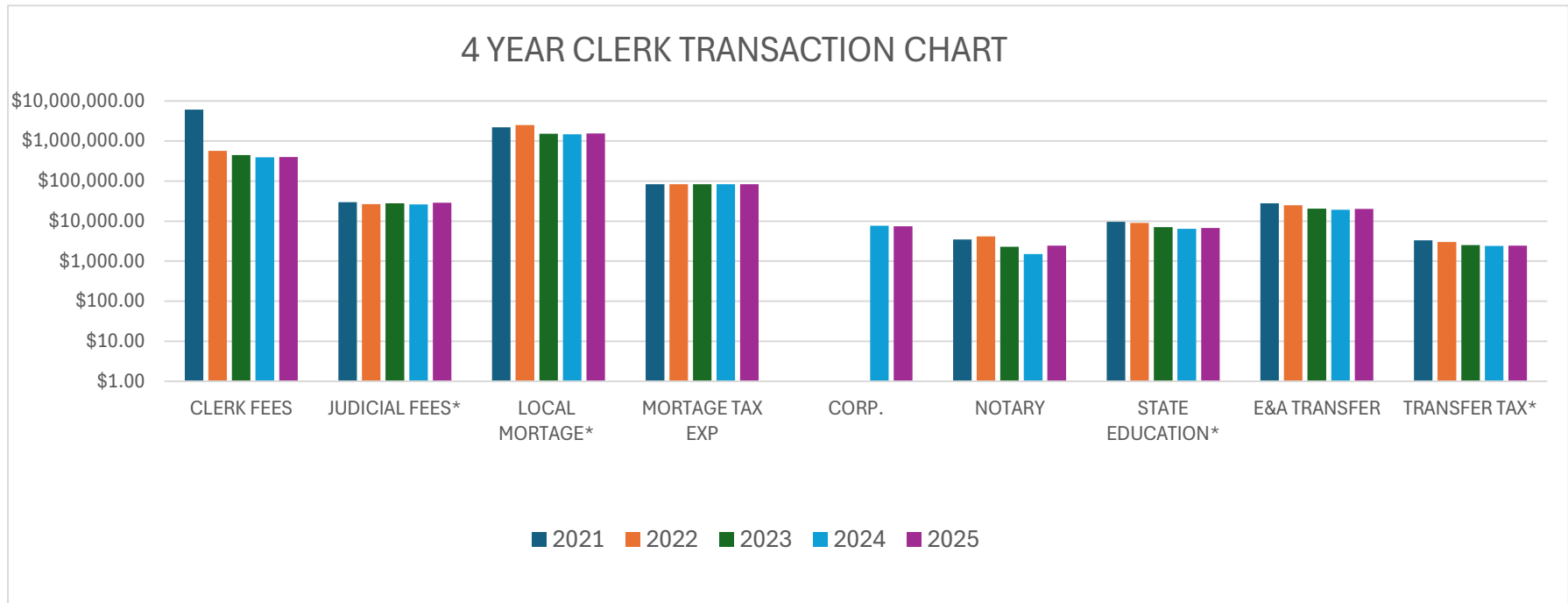
- > Processing Vehicle Registrations
- > Issue Driver's Licenses and ID cards
- > Driver Certification
- > Process CDL Licenses
- > Maintain Driving and Vehicle Records
- > Enhanced, Real ID and NYS Licenses
- > EZ Pass retailer

Administration

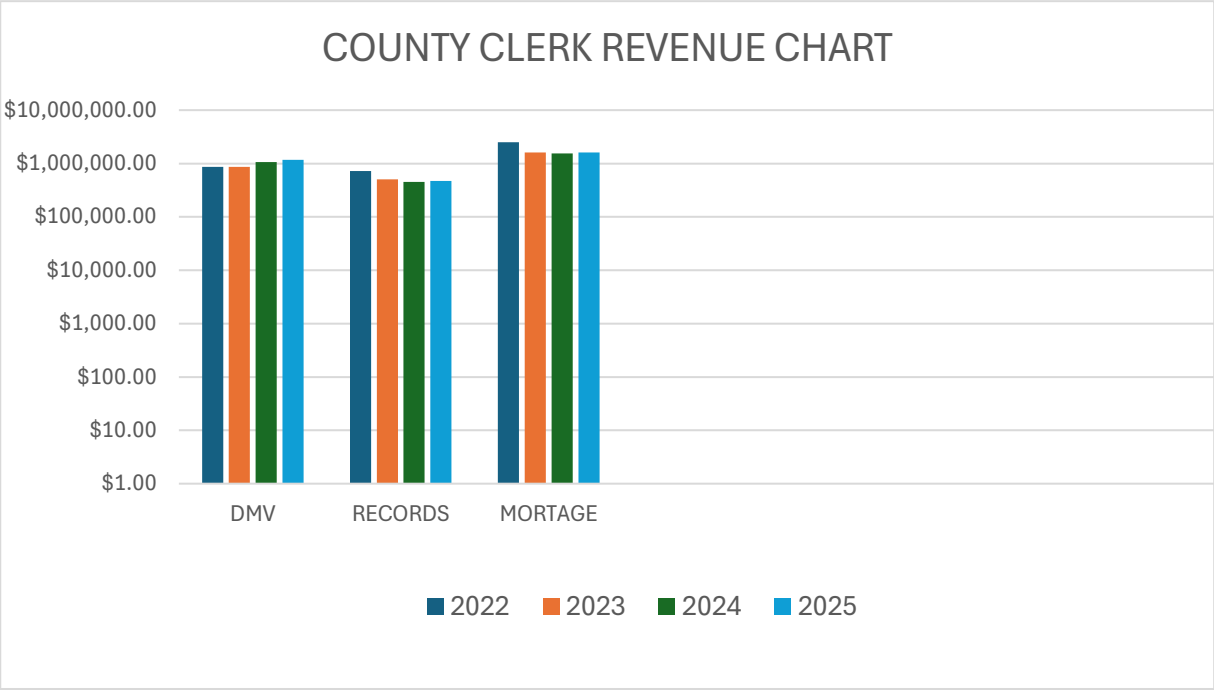
- > Financial reporting to partners in federal, state and county government
- > Administering and filing of Oaths of Office
- > Provision of certified copies of all recordings
- > Processing of United States Passport applications
- > Online search available through IQS
- > Fraud Alert notification available through IQS
- > Responsible for all County Department's archived records

YEAR	CLERK FEES	JUDICIAL FEES*	LOCAL MORTGAGE*	MORTGAGE TAX EXP	CORP.	NOTARY	STATE EDUCATION*	E&A TRANSFER	TRANSFER TAX*
2021	\$6,056,265.67	\$29,595.44	\$2,203,395.61	\$82,977.48		\$3,480.00	\$9,611.13	\$27,900.00	\$3,338.88
2022	\$569,271.13	\$26,699.50	\$2,507,856.14	\$82,977.48		\$4,190.00	\$8,995.90	\$24,867.00	\$3,036.12
2023	\$445,564.96	\$27,802.23	\$1,524,089.78	\$82,977.48		\$2,305.00	\$7,129.67	\$20,610.00	\$2,530.77
2024	\$391,364.16	\$25,972.77	\$1,471,604.69	\$82,977.48	\$7,696.00	\$1,515.00	\$6,457.65	\$19,332.00	\$2,411.66
2025	\$401,206.70	\$28,928.50	\$1,538,400.15	\$82,977.48	\$7,418.00	\$2,445.00	\$6,729.79	\$20,151.00	\$2,452.65

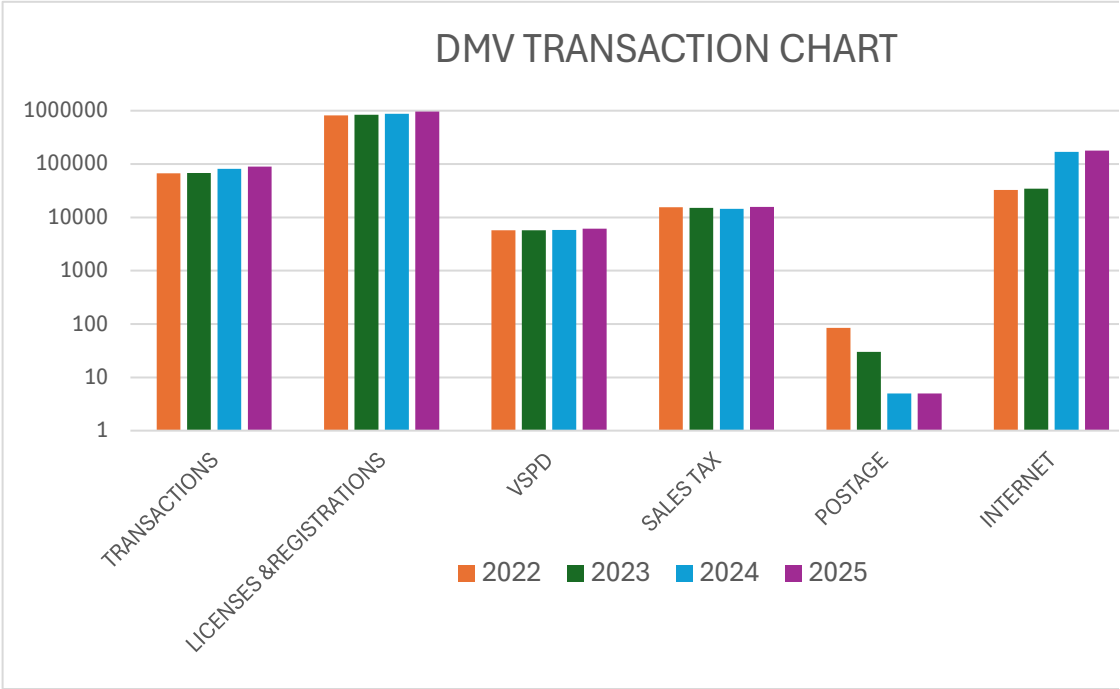
***INCLUDES INTEREST**



YEAR	DMV	RECORDS	MORTGAGE
2022	\$870,631.91	\$720,117.29	\$2,507,856.14
2023	\$870,631.91	\$505,942.63	\$1,607,107.67
2024	\$1,062,569.31	\$452,563.39	\$1,554,582.17
2025	\$1,165,574.21	\$472,411.64	\$1,621,450.10



YEAR	TRANSACTIONS	LICENSES & REGISTRATIONS	VSPD	SALES TAX	POSTAGE
2022	67271	\$816,914.56	\$5,748.00	\$15,462.50	\$85.00
2023	68137	\$839,795.80	\$5,707.00	\$14,980.00	\$30.00
2024	80940	\$873,001.28	\$5,827.00	\$14,467.25	\$5.00
2025	89206	\$963,674.48	\$6,133.00	\$15,619.75	\$5.00



INTERNET	EZ-PASS
\$32,421.85	\$844.00
\$34,709.68	\$908.00
\$169,268.78	\$784.00
\$179,389.98	\$752.00



\$1,165,574.21

2025 ANNUAL DMV REPORT

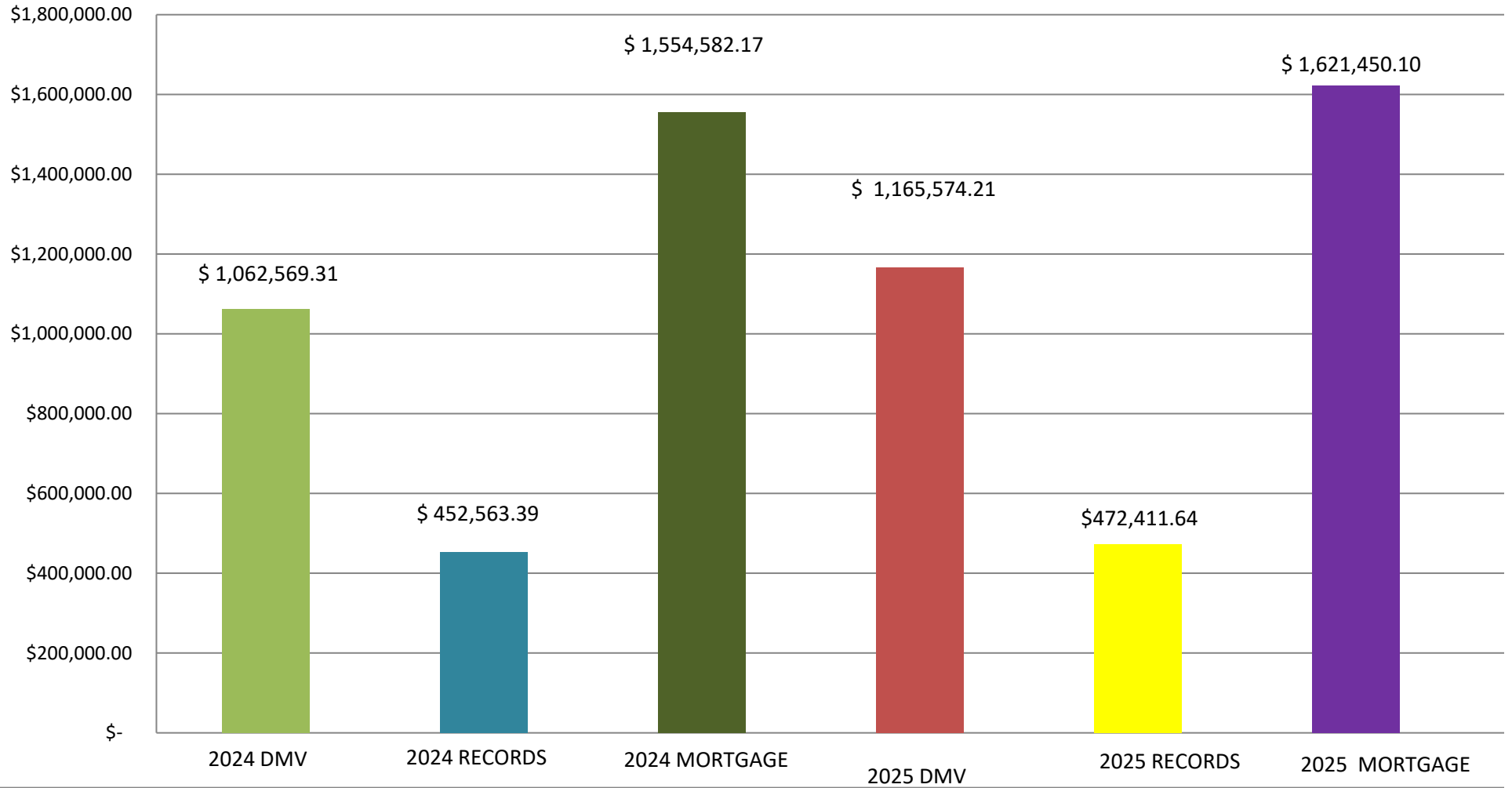
MONTH	TRANSACTIONS PROCESSED	LICENSE & REG. FEES	PLATE SURRENDERS	SALES TAX	POSTAGE	TOTAL
January	6,985	\$75,991.16	\$525.00	\$1,131.25	\$5.00	\$77,652.41
INTERNET 10.75%						\$15,068.11
February	5,918	\$64,443.52	\$423.00	\$1,030.00		\$65,896.52
INTERNET 10.75%						\$13,188.47
March	7,330	\$76,724.50	\$551.00	\$1,236.75		\$78,512.25
INTERNET 10.75%						\$16,884.83
April	8,493	\$89,810.27	\$552.00	\$1,256.50		\$91,618.77
INTERNET 10.75%						\$15,899.89
May	8,216	\$87,669.39	\$511.00	\$1,297.75		\$89,478.14
INTERNET 10.75%						\$15,169.97
June	8,518	\$94,294.12	\$521.00	\$1,324.75		\$96,139.87
INTERNET 10.75%						\$13,421.84
July	8,664	\$95,647.58	\$526.00	\$1,369.00		\$97,542.58
INTERNET 10.75%						\$14,566.64
August	7,892	\$86,951.19	\$558.00	\$1,151.25		\$88,660.44
INTERNET 10.75%						\$13,339.96
September	8,089	\$90,558.78	\$490.00	\$1,536.00		\$92,584.78
INTERNET 10.75%						\$13,821.37
October	6,866	\$72,575.38	\$548.00	\$1,706.50		\$74,829.88
INTERNET 10.75%						\$16,426.89
November	6,092	\$62,020.40	\$467.00	\$1,361.50		\$63,848.90
INTERNET 10.75%						\$15,952.91
December	6,143	\$66,988.19	\$461.00	\$1,218.50		\$68,667.69
INTERNET 10.75%						\$15,649.10
TOTAL OFFICE	89,206	\$963,674.48	\$6,133.00	\$15,619.75	\$5.00	\$985,432.23
TOTAL INTERNET						\$179,389.98
GRAND TOTAL			\$985,432.23			\$1,164,822.21

MONTHLY TRANSFERS

2025

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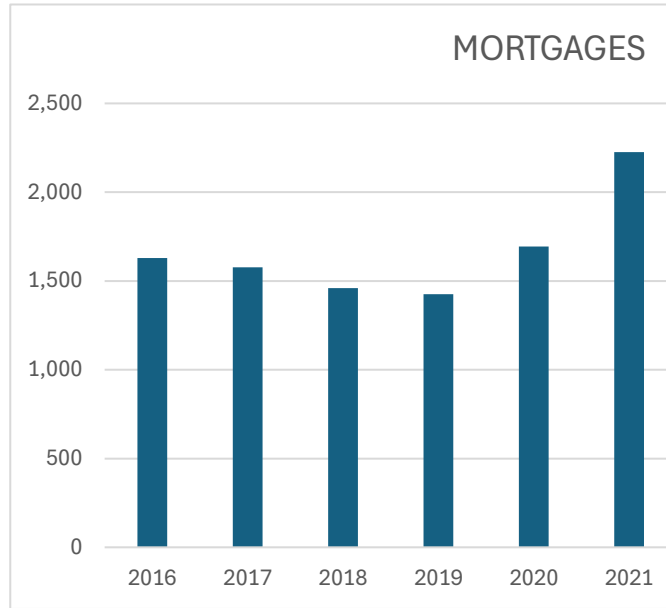
REVENUE COUNTY CLERK 2024 - 2025 COMPARISON



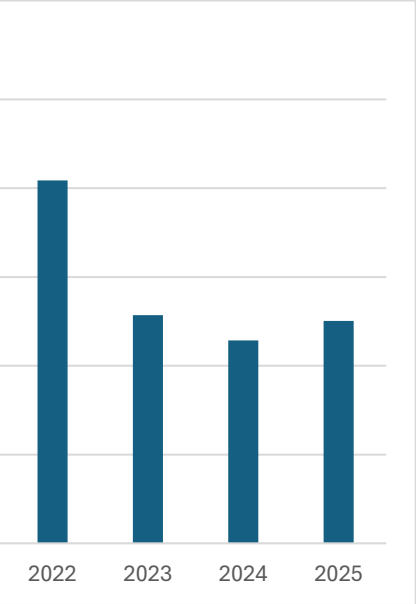
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MORTGAGES

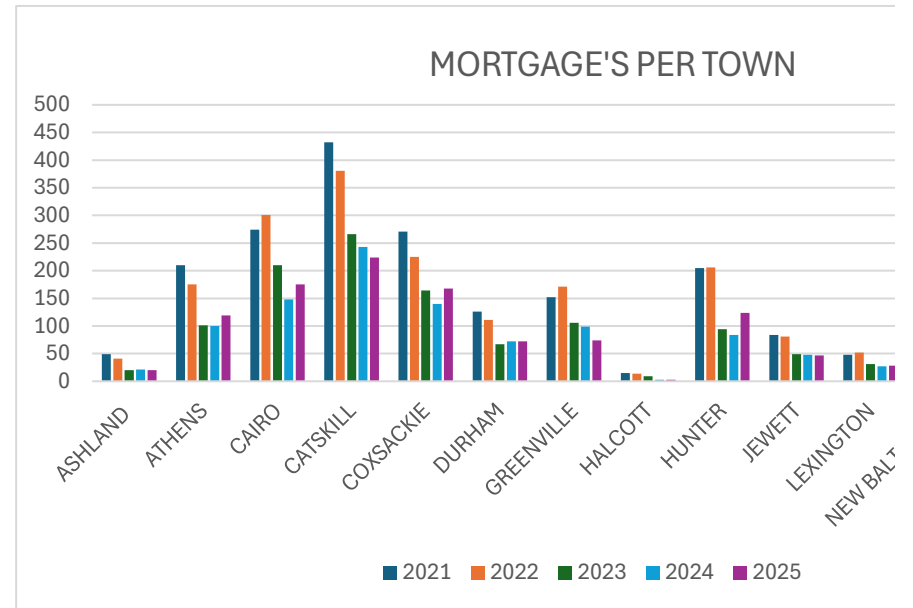
2016	1,630
2017	1,577
2018	1,460
2019	1,425
2020	1,694
2021	2,225
2022	2,043
2023	1,285
2024	1,143
2025	1,252



This is a graph showing the number of mortgages the County Clerks's Office recorded per year since we've started using IQS. This does not include Mortgage Assignments, Mortgage Discharges, Mortgage Releases and Mortgages Agreements



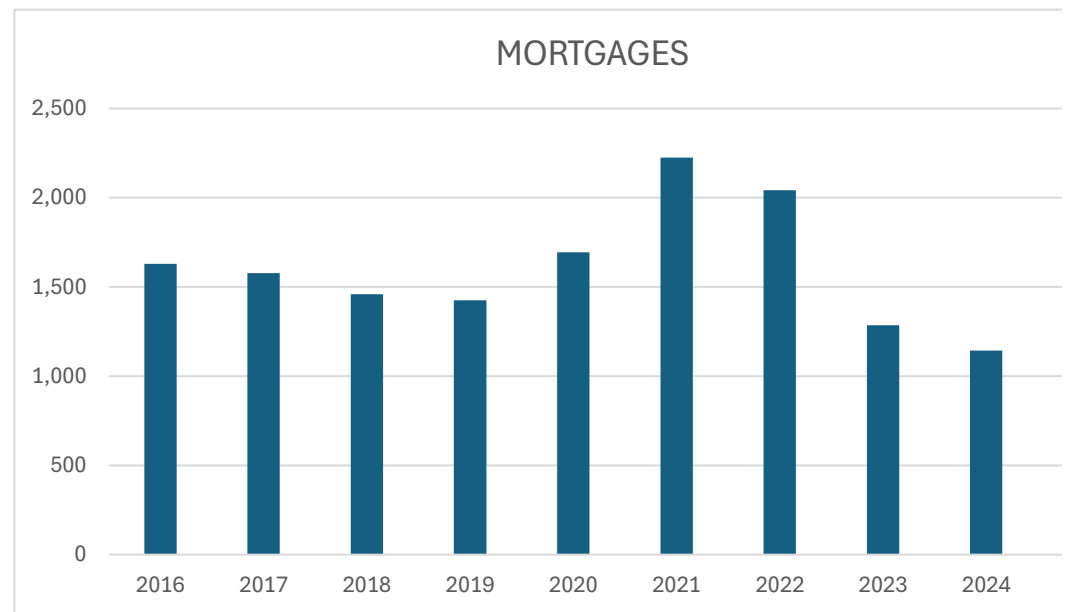
	2021	2022	2023	2024	2025
ASHLAND	49	41	20	21	20
ATHENS	210	175	101	100	119
CAIRO	274	301	210	148	175
CATSKILL	432	381	266	243	224
COXSACKIE	271	225	164	140	168
DURHAM	126	111	67	72	72
GREENVILLE	152	171	106	99	74
HALCOTT	15	14	9	3	3
HUNTER	205	206	94	84	124
JEWETT	84	81	49	48	47
LEXINGTON	48	52	31	27	28
NEW BALTIMORE	137	126	78	85	90
PRATTSVILLE	38	29	19	18	20
WINDHAM	210	162	101	75	104

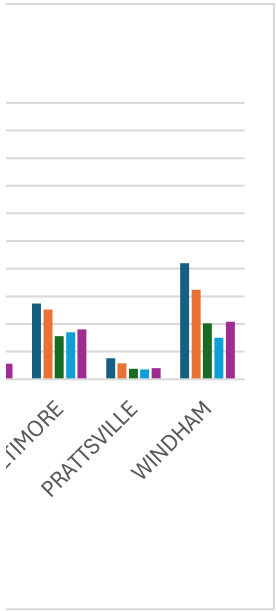


MORTGAGES

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MORTGAGE TAX YEAR END REPORT
1/1/25 THRU 12/31/25

Month	Total	Total	Total	Interest	Shared Services	NYS Special	Amt. Pd. Treas.	Amt. Pd. Treas.	Interest County	Refunds	
	Taxes Collected	Taxes Held	Taxes Disbursed	Bank Accounts	Reimbursement	Addl. Tax (Int. Incl.)	Town Share-Int Incl	Local Share-Int.Incl	Treasurer Retained		
January	\$374,682.50	\$62,500.00	\$312,182.50	\$56.02	\$6,914.79	\$57,348.94	\$123,984.76	\$123,984.77	\$5.26		
February	\$229,808.75	\$500.00	\$229,558.75	\$37.48	\$6,914.79	\$42,799.31	\$89,939.26	\$89,939.27	\$3.60		
March	\$264,380.25	\$625.00	\$278,911.12	\$22.34	\$6,914.79	\$49,448.45	\$111,284.09	\$111,284.10	\$2.03		
April	\$211,638.25	\$17,212.50	\$194,425.75	\$15.52	\$6,914.79	\$33,155.55	\$77,184.77	\$77,184.79	\$1.37		
May	\$320,571.00	\$5,625.00	\$319,139.00	\$14.05	\$6,914.79	\$57,218.13	\$126,008.58	\$129,010.26	\$1.29		
June	\$341,916.00		\$349,753.50	\$22.05	\$6,914.79	\$64,904.21	\$140,511.29	\$137,438.87	\$6.39		
July	\$227,995.50	\$4,667.50	\$239,860.45	\$27.09	\$6,914.79	\$42,246.00	\$95,362.07	\$95,356.69	\$7.99		
August	\$224,748.75		\$224,748.75	\$24.95	\$6,914.79	\$42,317.00	\$87,769.65	\$87,764.81	\$7.45		
September	\$381,858.50		\$383,094.66	\$23.69	\$6,914.79	\$69,833.50	\$153,179.35	\$153,183.69	\$7.02		
October	\$551,676.50	\$15,750.00	\$535,926.50	\$37.11	\$6,914.79	\$100,523.15	\$214,261.02	\$214,253.61	\$11.04		
November	\$377,708.75	\$4,487.50	\$373,221.25	\$37.46	\$6,914.79	\$70,282.22	\$148,028.98	\$148,021.56	\$11.16		
December	\$437,153.00	\$8,163.75	\$430,184.38	\$26.33	\$6,914.79	\$82,257.11	\$170,053.21	\$170,977.73	\$7.87		
TOTALS	\$3,944,137.75	\$119,531.25	\$3,871,006.61	\$344.09	\$82,977.48	\$712,333.57	\$1,537,567.03	\$1,538,400.15	\$72.47		
			\$3,871,350.70		\$3,871,350.70		\$3,871,350.70				

Annual Report 2025

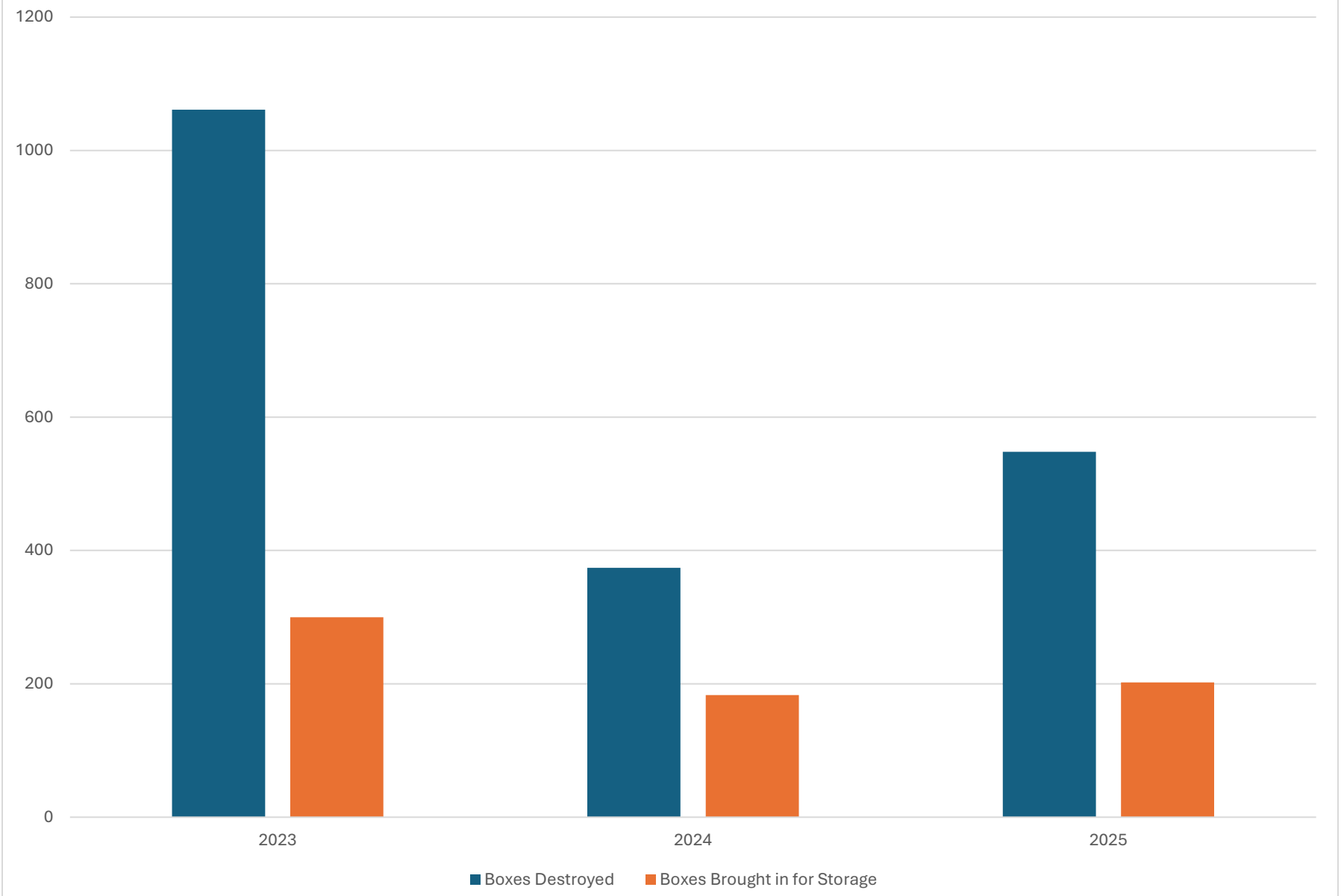
Records Management

The following is a summary of Records Management activity for 2025:

- 199 boxes (cubic feet) of original records were moved from various County Offices into storage at the Records Center and added to the Records Center inventory.
- 494 requests for retrieval of records from storage were processed for County Departments.
- 810 requests for file maintenance were processed (primarily, this involves retrieval of a file to add materials.)
- Approximately 118 boxes of records were scanned, verified, and destroyed by Records Center Staff. Another 44 boxes are in various stages of this process.

Activity	2024	2025	Change
Boxes stored	183	199	+16
Retrieval requests	515	494	-21
Maintenance requests	734	810	+76
Scanning complete	164	118	-46
Scanning in progress	22	44	+22

Boxes Destroyed vs. Boxes Brought in for Storage



STATE OF NEW YORK:

COUNTY OF GREENE:

I, Marilyn Farrell, County Clerk of the County of Greene, do hereby certify
that the foregoing statements for the:

Records Management

Greene County Recording Office

Mortgage Tax receipts

Greene County Department of Motor Vehicles Office

are a true and accurate annual accounting of the money received by the
Greene County Clerk's Office for the year 2025.

Marilyn Farrell

Marilyn Farrell
Greene County Clerk
April 1, 2026