



Tax Deed Process

Most Common Timeline



2000
Dec 21

Step 1:
Tax Bills

*Calculated, printed,
and mailed by
municipality*

*3rd Monday of
December*



2001
Sept 1

Step 2:
Tax Certificates

*Statutory "Sale Book"
of delinquent current
year taxes*

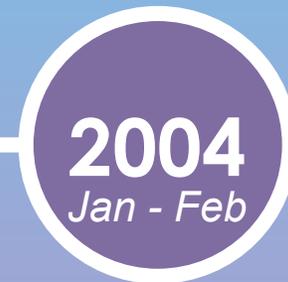


2003
Sept 1

Step 3:
Title Work & Notice

*Owner/s
Occupant/s
Mortgage holders
IRS & US-DOJ
DOR & WI-DOJ
Lien holders*

90-days to redeem



2004
Jan - Feb

Step 4:
Board Resolution

Passage & time to...

*Research parcels
Visit parcels
Share resolution*



2004
Apr - May

Step 5:
Tax Deed

*County becomes
property owner*

60-days to redeem



Tax Deed Process

Most Common Timeline cont.



Step 6:
Appraisal

*Tax Deed Task Force
for small remnants*

*Formal appraisal for
higher valued parcels*



Step 7:
P&F Subcommittee

*Tax Deed
Subcommittee...*

*Approves appraisal
as the minimum bid*

*Authorizes sale at-or-
above minimum bid*



Step 8:
Auction Notice

*Newspaper (x3)
Neighbors (300ft)
Municipality
Website*

6-weeks to auction



Step 9:
Public Auction

*Tuesday: sealed bids
due by 1:30pm*

*Wednesday: bids
opened at 10:30am*



Step 10:
Quit Claim Deed

Balance of bid due

*Deed recorded to
new owner*



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Alternatives

County can keep property

- *County Supervisor of the district can request no auction*
- *Board resolution to...*
 - *Pay delinquent taxes, sans interest and penalty*
 - *Keep property as county land*
- *Example: parcel 0610-133-8670-1 & 2016 RES-262 (Parks)*



Municipality can purchase

- *County Supervisor of the district can request no auction*
- *Municipal resolution to...*
 - *Pay delinquent amount due + 1% assessed value*
 - *Transfer ownership to municipality*
- *Example: parcel 0809-054-9200-2 & Waunakee Library*

