Tax Deed Process



Most Common Timeline

2018Dec 17

Step 1:

Tax Bills

Calculated, printed, and mailed by municipality

3rd Monday of December

2019Sept 1

Step 2:

Tax Certificates

Statutory "Sale Book" of delinquent current year taxes

2021Sept 1

Step 3:

Title Work & Notice

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

90-days to redeem

2022 Jan - Feb

Step 4:
Board Resolution

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Passage & time to...

Research parcels
Visit parcels
Share resolution

2022 Apr - May

Step 5:

Tax Deed

County becomes property owner

60-days to redeem

rev. 8/26/2022 Adam Gallagher, Dane County Treasurer

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

Approves appraisal as the minimum bid

Subcommittee...

Authorizes sale at-orabove minimum bid

2022Sept

Step 8:

Auction Notice

Newspaper (x3) Neighbors (300ft) Municipality Website

6-weeks to auction

2022 Oct

Step 9:

Public Auction

Tuesday: sealed bids due by 1:30pm

Wednesday: bids opened at 10:30am

2022 +10 days

Step 10: Quit Claim Deed

Balance of bid due

Deed recorded to new owner

https://treasurer.countyofdane.com/taxdeedauction

Tax Deed Process



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

