Tax Deed Process



Most Common Timeline

2020Dec 21

Step 1:

Tax Bills

Calculated, printed, and mailed by municipality

3rd Monday of December

2021Sept 1

Step 2:

Tax Certificates

Statutory "Sale Book" of delinquent current year taxes

2023Sept 1

Step 3:

Title Work & Notice

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

90-days to redeem

2024 Jan - Feb

Step 4:

Board Resolution

Passage & time to...

Research parcels
Visit parcels
Share resolution

2024 Apr - May

Step 5:

Tax Deed

County becomes property owner

Can redeem until the tax deed auction

rev. 08.22.2024 Adam Gallagher, Dane County Treasurer

Tax Deed Process



Most Common Timeline cont.

2024 *July - Aug*

Step 6:

Tax Deed

Approves appraisal as the minimum bid

Authorizes sale at-or above minimum bid

2024Sept

Step 7:

Auction Notice

6-weeks to auction

Website
Newspaper (x1)
Neighbors (300ft)
Municipality

2024 Oct

Step 8:

Public Auction

Tuesday: bids due Wednesday: opening

-OR-Redemption by former owner **2024** +10 days

Step 9:
Quit Claim Deed

Balance of bid due if not redeemed

Deed recorded

2025 Apr - May

Step 10:
Net Proceeds

After all tax deed expenses paid...

Net proceeds sent to former owner

https://treasurer.danecounty.gov/taxdeedauction

Tax Deed Process



Alternatives (after public auction)

County can keep property

- Board resolution to...
 - Pay county the amount due (including tax deed expenses)
 - Pay former owner any difference from Fair Market Value
 - Keep property as county land
- Example: parcel 0610-133-8670-1 & 2016 RES-262 (Parks)



Municipality can purchase

- Municipal resolution to...
 - Pay greater of (a) amount due, (b) Fair Market Value, (c) \$100
 - Transfer ownership to municipality
- Example: parcel 0809-054-9200-2 & Waunakee Library

