

Tax Deeded Property Auction

Most Frequently Asked Questions

1. How often do you hold Tax Deeded Property Auctions?

Once a year normally during the month of March or April, but only if the properties were deeded to the State on or before November 1 of the previous year. The Board of Supervisors does not hold in-between auctions during the year.

2. What is the date, time and location of your Tax Deeded Property Auction?

Date: First or second Monday in March or April of each year (but only if the properties were deeded to the State on or before November 1 of the previous year)

Time: 9:00 a.m.

Location: Yuma County Board of Supervisor's Auditorium

3. How many years of taxes are delinquent on the parcels?

At least 7 years. Once a property has 7 or more years of delinquent taxes, the Treasurer notifies the Board of Supervisors that the property is available for deeding to the State. Certain title searches and publication requirements are met, and then the Treasurer applies for a deed. The Treasurer's Office then forwards the Treasurer's Deeds to the Board of Supervisors to prepare the tax deeded property auction list.

4. What happens to parcels that have 1 to 2 years of delinquent taxes?

The Treasurer places a lien on the property and it goes to the Treasurer's tax lien sale. The sale is held in February. Parcels NOT sold at the tax lien sale are held on the delinquent list for another 5 years (A.R.S. §42-18261). The lien may be purchased over the counter at the Treasurer's Office during that time.

5. What is the difference between a Tax Lien Sale and a Tax Deeded Property Auction?

The Tax Lien Sale is conducted by the Treasurer's Office on parcels that have 1 to 2 years delinquent taxes owing on them. The bidding is on the interest percentage rate that you would earn on your initial investment starting at 16% per year and bidding down from that rate. For more information on this process, please visit the Yuma County Treasurer's web page at <http://www.yumacountyaz.gov/government/treasurer/tax-lien-information>

The Tax Deeded Property Auction is conducted by the Board of Supervisors Office on parcels that have more than seven years of taxes owing on them. See question no. 14 regarding the tax deeded property auction bidding procedures.

6. When is the Tax Deeded Property Auction List available?

Per Arizona Revised Statute §42-18301, the list is prepared on or before the first Monday in November of each year.

7. **When and where will the Tax Deeded Property Auction list be advertised?**
The list is published in The Sun (Yuma, Arizona's local newspaper) one month prior to the auction for 3 consecutive weeks.
8. **Where can I obtain a copy of the Tax Deeded Property Auction list?**
The auction list and/or any other attachments are available at the Board of Supervisors' Office or you may print a copy from this web page (after November 1st).
9. **Does the Board of Supervisors keep a notification list?**
We no longer keep a notification list and ask that the public purchase the list at our office or submit their request in writing. There will be a \$.25 charge per page.
10. **Are the parcels free and clear of liens?**
THE SALE OF THE PROPERTY IS WITHOUT WARRANTY. A title company or attorney should be consulted to obtain clear title.
11. **Will the Board of Supervisor's Office research parcel information for me?**
No, the bidder must conduct any research surrounding potential purchases. If you're interested in information regarding the physical property characteristics, contact the Assessor's Office. Their telephone number is (928) 373-6040 . **All other questions should be referred to Dunia Federico at the Board of Supervisors Office at (928) 373-1102.**
12. **How and when do I register for the auction?**
You must fill out a bidder registration form the day of the auction.
13. **What are the payment requirements at the sale? Is there a deposit required before the sale?**
The Treasurer's Office acts as our cashier and they accept cash, direct wire, cashier's check, or money orders. No, a deposit is not required prior to the sale.
14. **What is the bidding process?**
The Chairman of the Board (aka: the auctioneer) announces a parcel and requests bids. The highest written bid, if any, will be used as starting bid.
15. **Is there a minimum bid?**
A bid of \$100 is the minimum bid acceptable for consideration.
16. **When do I pay?**
Bid payment must be received by the Treasurer's office in full by 12:00pm the day after the auction.

17. **Will a receipt be issued at the sale?**
After the tax deeded property auction is over you will be given a receipt which shows the amount of parcels purchased and the amount paid.
18. **Are there any other expenses in addition to the cost of the parcel?**
Yes, you will be charged \$10 for the preparation of the deed(s) and \$15 to have your deed(s) recorded and mailed- per parcel. A total of \$25 per parcel.
19. **When will I receive my deed(s)?**
The original recorded Board of Supervisors' Deed for each parcel sold will be mailed by the Yuma County Recorder's Office within 60 days (sooner if the auction list is short).
20. **What happens to the parcels that are not sold at the tax deeded property auction?
Can I purchase them now?**
Parcels that are not sold (the day of the auction) will be placed on the next year's auction list. The Yuma County Board of Supervisors does not hold in-between auctions and does not allow members of the public to purchase parcels other than on auction day.