

INSTRUCTIONS FOR PURCHASING TAX DEEDED PROPERTY IN SAUK COUNTY

Sauk County offers for sale, parcels of land which have been acquired by Tax Deed. A Tax Deed is recorded when transfers of delinquent property are made to the County. Sauk County pays all delinquent taxes on these parcels. The property is appraised by the Property & Insurance Committee and offered for sale by sealed bids. If the property is not sold through the bidding process, it is added to the list of property available from sales of previous years.

An Offer to Purchase must meet or exceed the appraised value. The appraised value is not market value. The appraised value reflects expenses the County absorbed by payment of all delinquent taxes, title and search charges, advertising expenses and any other related expenses incurred with the property.

The Sauk County Property & Insurance Committee meets once each month. If your Offer to Purchase is approved, a resolution is presented to the full County Board at their next regular scheduled meeting. Upon full County Board approval, a Quit Claim Deed will be recorded in the Register of Deeds and forwarded to you.

Per Wisconsin State Statute (75.39), the former owner of any property acquired by the County on a tax deed has three years to commence action against the County or person owning such lands by County conveyance. Former owner must prove by action in Circuit Court that they were not properly notified or publications were not commenced within the time limit or other action was not properly executed per Chapter 75 of the Wisconsin State Statutes.

If you are interested in purchasing Sauk County owned tax deeded properties, please complete the attached form and return to:

**Sauk County Treasurer's Office
Room 148
505 Broadway
Baraboo, WI 53913**

**SAUK COUNTY TAX DEEDED PROPERTY
OFFER TO PURCHASE**

NOTE: An Offer to Purchase must meet or exceed the appraised value. The appraised value is not market value. The appraised value reflects expenses the County absorbed by payment of all delinquent taxes, title and search charges, advertising expenses and any other related expenses incurred with the property. **PLEASE PRINT CLEARLY**

NAME: _____
(Print the information as you want it to appear on the Quit Claim Deed)

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER(S): _____

E-MAIL: _____

PARCEL NUMBER: _____ - _____ - _____

APPRAISED VALUE: \$ _____

LEGAL DESCRIPTION (AS SHOWN ON NOTICE OF SALE):

OFFER AMOUNT: \$ _____

DEPOSIT AMOUNT ENCLOSED: \$ _____
Amount must be for the full offer and accompany this Offer to Purchase. Make checks payable to the "Sauk County Treasurer". Only bank money orders or certified checks will be accepted. DO NOT SUBMIT CASH.

RECORDING FEE AMOUNT ENCLOSED: \$ 30.00
Enclose a separate \$30.00 payment for recording fees made payable to the "Register of Deeds".

TOTAL AMOUNT ENCLOSED: \$ _____

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