

Tax Lien Sale Information

The 2017 tax lien sale was held in the Prowers County Courthouse on November 14, 2018. The sale is conducted on site as an open auction to the highest bidder.

The Treasurer's Office wishes to make it very clear that all sales are made with a **"buyer beware"** warning. While we make every effort to remove property with bankruptcies, FDIC or RTC connections, we cannot guarantee a property to be buildable or desirable.

To facilitate the bidding procedure, each tax lien is initially offered in item number sequence, for the amount of taxes, interest, and fees. The tax lien is sold to the bidder who pays the largest amount. No bids of less than \$1.00 increments will be accepted. Premium bids are bids in excess of the taxes, interest and fees. All premium bids made are the Investor's expense and will not earn interest.

The Colorado State Banking Commission sets the rate for the tax sale in September. The interest rate last year was 12%. Interest is accrued monthly and is paid at the time the certificate is redeemed. The certificate holder can apply for a deed three years after the date of sale if the owner has not redeemed the certificate. Deposits for beginning the deed process range from \$200.00 to \$500.00 depending on the valuation of the land.

Any parcel not bid on during the sale will be held open for purchase until the close of business that day, after which date it will be struck off to the County. No telephone, fax or mail bids accepted. County certificates can be assigned to individuals for a \$4.00 assignment fee. The county held certificates are posted on our website, www.prowerscounty.net.

Registration will be open for new buyers the day of sale up until sale time. We are required to have W-9 forms on file for each buyer before the sale starts.

Our office keeps the original Tax Lien Sale Certificates on file in our office. This is a benefit to the investors for several reasons. In the case of redemptions, it expedites getting your money to you. Also, at endorsement time in August, all you have to do is send in your check along with the payment coupon.

The delinquent taxes are advertised in the Lamar Ledger in October, and they are posted on our website, www.prowerscounty.net. If you would like a copy of the publication, please send a written request together with \$5.00 to cover postage and fees.

2017 Tax Sale Results

Total No. of Schedules Offered	170
Total Dollar Amount Offered	\$40,563.59
Total Premiums Paid	\$ 1,002.00
Schedules Struck off to Cty	68
Dollar Amount – Cty Held Certs	\$15,960.50