

FREQUENTLY ASKED QUESTIONS

Tax-Foreclosed Property Sales

Dunn County, Wisconsin

1. What is Tax Foreclosure?

Tax foreclosure is a legal process by which a local government takes title to real property. Chapter 75 of the Wisconsin State Statutes contains the legal basis for tax foreclosure, prescribes the specific procedures to be used, and describes the owner's rights and the Treasurer's responsibilities. Dunn County uses the foreclosure procedures under Section 75.521 of the Wisconsin Statutes, known as "In Rem" Foreclosure.

2. Can I Just Buy The "Tax Lien" Instead Of The Property?

No. In some states, counties sell the "tax lien" and but not the property. Wisconsin is not one of those states. In Wisconsin, counties take full ownership of real property first, and then they can sell it for fair market value. There are no "tax liens" available for sale.

3. Who Is In Charge Of Selling Tax-Foreclosed Properties?

The sale of tax-foreclosed properties is administered by the Dunn County Corporation Counsel Office.

Office of Corporation Counsel
800 Wilson Avenue, Room 206
Menomonie, WI 54751
Phone: (715) 232-3996
Fax: (715) 232-6972

4. Where Can I Get Information About How To Buy Tax-Foreclosed Property?

Information about all of the properties that are available for sale, bid forms, bid instructions, and terms of sale are all available on Dunn County's website, under Corporation Counsel or from the Corporation Counsel Office.

5. How are Tax-foreclosed Properties Sold?

Properties taken in tax foreclosure **are not** sold for the amount of unpaid taxes or the amount of the tax lien. Properties **are not** sold by auction. They are given a fair market value and marketed and sold just like any other property you'd find for sale in the local real estate market.

Newly Listed Properties: These are properties that haven't been offered for sale previously. State law requires that newly available properties be offered in a public sale with minimum bid requirements. A Class 3 Notice of upcoming sales of newly available properties is published in the Dunn County News in advance of the bid deadlines, then there is a time period where sealed bids may be submitted. A deposit is required. Only bids that meet or exceed the minimum bid requirement will be considered.

Ongoing Sale Properties: Any properties aren't sold through the closed bid process become available for sale on an ongoing basis. A Class 1 Notice of these properties is published in the Dunn County News before they can be listed as available for sale. For these properties, bids can be made at any time and will be considered when received. A deposit is required. Properties will continue to have a sale price. The County will consider bids for less than the sale price but is not required to accept them.

When properties are available for sale, either as "Newly Listed" or "Ongoing Sales," they will be listed on Dunn County's website under Corporation Counsel

Properties that are for sale are listed on Dunn County's website. If a property is not listed on Dunn County's website, it is not for sale.

6. When Will Your Next Tax Deed Sale Be Held?

There is no scheduled date for land sales. All properties currently available for sale are listed on Dunn County's website. Properties not listed on Dunn County's website are not available for sale.

7. Where Will The Next Sale Be Held?

There is no "place" where properties are sold. All properties currently available for sale are listed on Dunn County's website. Properties not listed on Dunn County's website are not available for sale.

8. What Time Does The Sale Usually Begin?

There is no set time for property sales. All properties currently available for sale are listed on Dunn County's website. Properties not listed on Dunn County's website are not available for sale.

9. How Do I Register For A Land Sale?

There is no registration required for bidding on properties. Also, read Numbers 4, 5, 6, 7 and 8, above.

10. How Do I Bid?

Information about all of the property currently available for sale, bid forms, bid instructions, and terms of sale are available on Dunn County's website under Corporation Counsel or from the Corporation Counsel Office. Bids must be mailed or delivered in person to the Corporation Counsel Office.

11. Do You Hold Online Auctions?

We do not currently offer property through online auction. Bids must be mailed or delivered in person to the Corporation Counsel Office.

12. Are There Any Other Ways That Dunn County Sells Tax Foreclosed Property?

Occasionally, Dunn County will use the services of a realtor to market and sell property. Any property being sold by a realtor will be identified as such and information about how to contact the realtor will be on the website and available in the Corporation Counsel Office.

13. What Form Of Payment Is Accepted?

Payment must be made by Cashiers Check, Bank Draft or an equivalent. They are the only methods of payment accepted. **Cash and personal checks will NOT be accepted.**

14. Is The Full Amount Of Payment Due On The Day Of Sale?

A deposit is due with a bid, as indicated in the Bid Instruction. If the bid is accepted, full payment must be made within 30 days of acceptance. If full payment is not made within 30 days of acceptance, approval of the sale automatically lapses. Bid forms, bid instructions, and terms of sale are available on Dunn County's website under Corporation Counsel or the Corporation Counsel Office.

15. What Happens If Someone Doesn't Pay The Purchase Price On Time?

If somebody bids on a property but can't pay for it within the 30 days, the bidder's deposit will be returned. The property will become available for sale again as if it had never been bid on.

16. How Can I Get A Current List Of Properties Available For The Upcoming Sale?

A current list of properties available for sale is on Dunn County's website under Corporation Counsel. All of the properties that are available for sale are listed on Dunn County's website. If a property is not listed on Dunn County's website, it is not for sale. You can also get a list from the Dunn County Corporation Counsel Office (see #4, above). Stop by to pick up a list or call to have one mailed to you. At this time there is no charge for having a copy of the list mailed to you.

17. What Can I Do If I'm Interested In A Property That Is Not Listed For Sale?

Properties that are for sale are listed on Dunn County's website. If a property is not listed on Dunn County's website, it's not for sale. Feel free to check back for updates on occasion. Keep an eye on the newspaper, since legal Notice must be published before properties are sold through both "Newly Listed" properties (closed bid) and "Ongoing Sales" properties (open bid).

18. What Do You Do With Properties That Are Not Purchased At The Sale?

Properties will remain available for sale until they are sold. Dunn County has the right to act in its best interest at all times and may remove properties from the sale listing at any time.

19. How Long Does It Take To Get A Deed After The Auction?

All property is sold "AS IS" and all conveyances are by Quit Claim deed. Once the payment has been deposited and verified as clearing the bank, the Corporation Counsel Office will prepare the deed. The buyer will then need to provide payment for having the deed recorded, which is currently \$30.00 (Thirty and 00/100 dollars). After the deed is recorded it will be mailed to you.