

TAX LIEN SALE INFORMATION

2023 interest rate is 15% and accrues monthly on unpaid balances for each property tax account

October 19, 2023

- 1st day of advertising in the Vail Daily, Eagle Valley Enterprise and Aspen Times Weekly for three consecutive weeks (10/19, 10/26 & 11/02)
- Delinquent lists are published on the Eagle County Treasurer website – eaglecounty.us
- RealAuction site opens for registration, research and deposits – eagle.coloradotaxsale.com

Delinquent Lists:

- eaglecounty.us
- From Departments & Services at the top of the page, select Treasurer & Public Trustee Office
- Scroll to the bottom of the page and click the “Office of the Treasurer” link
- Scroll down and click the “Tax Lien Sale” link
- The Delinquent Tax List is located at the bottom of the page

Research Tax Payment History:

- From the Office of the Treasurer & Public Trustee web page
- Select the “Pay Property Taxes” link
- Click “Property Tax Search/Pay”
- Enter the account number and click Search
- When the property results are returned, click the “View payment history” link
- When the history is displayed, click “View Account Payment History” (link under the Property Information)
- A report will display showing the date taxes were paid and the amount paid for each tax year

Research Assessor Property Information:

- From Departments & Services at the top of the page, select Assessor
- Under Related Pages on the left side of the screen, select “Property Record Search”
- Click the “Assessor Property Record Search” link
- Enter the Account Number in the Account Number box and click Search
- When the Account # and Summary results are returned, click on the Account #
- The Account details will be displayed; sale information, acres, square feet, actual and assessed value, etc.

RealAuction:

- The RealAuction website can be accessed from the Treasurer Tax Sale Proceedings page; click “Online Tax Lien Sale” and select the eagle.coloradotaxsale.com link or by entering eagle.coloradotaxsale.com directly into your web browser
- Select “Start Here” to review the Frequently Asked Questions
- Select “Register” to enter your registration and begin bidding
- Select “Preview Items for Sale” to review the list of accounts available for bidding
- Bidding Rules: from the main page, select “Bidding Rules” on the left of the screen
- Training: from the main page, select “Training General Information” on the left of the screen for webinar training classes

Deposits:

- ✓ A deposit equal to 10% of your total estimated winnings will be required.
- ✓ A bid cannot be placed until a deposit has been submitted.

- ✓ The last day to submit a deposit is **11/08/2023**.
- ✓ Deposits are processed as an ACH online through RealAuction and require your bank routing number and bank account number.
- ✓ Contact the Treasurer's office at 970.328.8860 to make a deposit by check or wire transfer.

Bidding:

- ✓ The minimum starting bid for each tax lien is equal to the amount of unpaid taxes, interest and fees.
- ✓ Premiums are a cost of securing the tax lien and do not earn interest and are never returned.
- ✓ Bid increments are one dollar (\$1.00). If you are the highest bidder, your final bid will be \$1.00 more than the next highest bidder.
- ✓ You do not have ownership rights to the property, simply a property tax lien (Tax Lien Certificate).

Risks:

- ✓ The property owner can redeem, meaning pay the back taxes at any point after the tax lien sale, however, one month of interest is guaranteed in that situation.
- ✓ The process of acquiring property through the Treasurer's Deed process is currently being considered by the Colorado Legislature due to a recent Supreme Court decision. The Eagle County Treasurer's office will continue to follow the statutes until the laws are changed and provide a different process for Treasurers to follow.
- ✓ It is your responsibility to do the research and know the quality of the property on which you are bidding.
- ✓ Investor funds will only be paid back with interest if the property owner redeems the taxes, meaning they pay the back taxes plus interest and fees accrued.
- ✓ Tax liens expire after 15 years if not redeemed.