



**DO NOT ALLOW
DELINQUENT PROPERTY
TAXES TO FORCE RACINE
COUNTY TO FORECLOSE
ON YOUR PROPERTY.**

If the current year taxes are not paid in full before September 1, a Tax Certificate will be issued against the property per Wisconsin State Statute 74.57. This means if you fail to pay the outstanding delinquent real property taxes, special assessments, special charges, special taxes, plus interest and penalty, ownership of the property will eventually transfer to the County. This transfer can occur two years after issuance of the tax certificate.

The foreclosure process involves fees for title report, certified notices and newspaper publication. These charges are added to your debt and need to be paid, in addition to the delinquent tax balance, if the property is to be redeemed.

PAYMENT OPTIONS

1. **Mail** (checks only) OR
Pay in Person (checks or cash only):
Racine County Treasurer's Office
Racine County Courthouse
730 Wisconsin Ave, Racine WI 53403-1274
*- Office is open 8:00 a.m. - 5:00 p.m.-
Monday - Friday (excluding holidays)*
2. **Remote Drop-off Site**
Burlington City Hall, 300 N Pine St, Burlington
3. **Drop Box**
Beige colored box is located outside the Courthouse building, east side, next to the US Postal box.

**Make Checks Payable to:
RACINE COUNTY TREASURER**
If you would like a receipt for drop box OR mailed payments, please enclose a self-addressed stamped envelope with your payment.

4. **Credit Card / Electronic Check**
Call 1-800-272-9829 or use the internet link on the Racine County's website:
racinecounty.com/government/county-treasurer/property-taxes or directly at www.officialpayments.com. The jurisdiction code for Racine County is 5835. Third party vendor does charge an additional fee.
(Contact Official Payments Customer Service at 1-800-487-4567 if you need assistance using their service)
5. **Automatic Withdrawal**
Call the Racine County Treasurer's office at (262) 636-3239 to sign up for monthly auto withdrawal from your checking or savings account.



F A Q

**FREQUENTLY ASKED QUESTIONS ABOUT
PROPERTY TAX FORECLOSURE**

Tax Foreclosure

*We want to help you
keep your home*



Jane F. Nikolai
COUNTY TREASURER

Racine County Courthouse
730 Wisconsin Avenue
Racine, Wisconsin 53403-1274

Telephone: (262) 636-3239
Fax: (262) 636-3279

Email: RCTreasurer@racinecounty.com

Website: racinecounty.com/government/county-treasurer



Q. What is Foreclosure?

A. Foreclosure is the loss of your property. Property owners with property taxes that are three years delinquent are at risk for In-Rem Tax Foreclosure Action. For example, those who fail to pay their 2013 property taxes are eligible for Tax Foreclosure in the Fall of 2016.

Q. Will I really lose my home/property if I don't pay my taxes?

A. Yes. If your taxes are delinquent for three years, your property is at risk of foreclosure.

Q. Will I receive notification before my property is foreclosed?

A. Yes. Several times a year, delinquent statements are mailed. Before the court hearing, your name will be published in the newspaper 3 times and certified notices will be mailed to you, occupants (tenants) and lien holders.

Q. What if I don't have all the money right now?

A. Don't wait! If you can't pay all at once, you may set up a payment arrangement if approved by the Treasurer. This does not, however, stop the interest and penalties from accumulating. Once on a payment arrangement, payments must be kept up. If a payment is missed, arrangement will no longer be valid and the property would be eligible again for foreclosure.

Q. What happens after my property is foreclosed?



A. Sheriff Deputies will serve you and/or your tenant with an eviction notice giving 5 days to vacate the premises.

Q. Are there any additional fees for being in Tax Foreclosure?

A. Yes. Any fees due to the tax foreclosure process will be charged to the property owner including Title Report fees, Newspaper Publication Fees and Certified Mail Fees. You will receive an invoice for the fees.

Q. When is the last day before Court to redeem my property?

A. 30 days prior to court date unless approved by Treasurer.

Q. Who should I turn to for assistance?

A. Contact your mortgage company about refinancing to pay off your delinquent property taxes. If you do not have a mortgage, consider obtaining a mortgage, home equity loan, or other bank financing. You may save a lot of money in financing costs by obtaining bank financing! Per Wisconsin Statute 74.47, Racine County charges 1 ½% interest and penalty per month which is 18% per year. Most banks charge a much lower interest rate.

If you qualify for the Homestead Income Tax Credit, but have not been claiming it, you may be able to go back 4 years for a refund which you then can apply to your property taxes. Contact the Department of Revenue to see if you qualify at (608) 266-8641 or e-mail homestd@revenue.wi.gov

Contact GreenPath Financial Wellness for free financial counseling by calling 1-800-550-1961 or visit www.greenpath.com. They will provide financial education and assist you with setting up a budget and a payment arrangement for your taxes.

Q. What if I have no money to pay the taxes?



A. Now may be the time to consider downsizing and selling your property.