



OFFICE OF THE RACINE COUNTY TREASURER
JEFF LATUS
730 Wisconsin Ave
Racine WI 53403-1274

Over-The-Counter Sale Process

In accordance with Wisconsin State Statute §75.69

Racine County holds Sealed-Bid Sales on properties acquired for delinquent taxes. If a property does not sell after having been first offered in the Sealed-Bid Sale, it may become available for Over-the-Counter purchase.

Sale and property information is located on the Racine County Treasurer's website. Sale information, property mapping, and photos of parcels with buildings can be accessed through the Treasurer Tax Foreclosure link.

<https://racinecounty.com/government/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure>.

Each property can be purchased at its minimum appraised value, and cannot be sold for less than the minimum appraised value. All bids under the minimum bid amount will be automatically rejected.

Bids must be submitted to the Racine County Treasurer's Office.

Over-the-Counter Bids must include the following:

- Completed Over-the-Counter Bid Form
- Payment for the full minimum bid amount, plus \$32 for recording fees, in the form of a Money Order, Certified Check, or Cashier's Check payable to the Racine County Treasurer. No business or personal checks will be accepted.

The County does not offer any type of financing and does not sign closing statements or provide documentation for closings other than what is required by law.

The County will not accept bids from property owners who owe delinquent property taxes, have outstanding judgments, or have health, building, or zoning code violations at the time of bidding.

The County will not accept bids from the previous owner of the property OR relatives of the previous owner.

All submitted bids are subject to final approval by the Finance and Human Resources Committee of the Racine County Board of Supervisors. The Committee reserves the right to reject any and all bids and to accept any bid that is most advantageous to the County.

Upon approval by the County Board, the Racine County Corporation Counsel will complete a real estate transfer, which will be recorded at the Register of Deeds office. The Quit Claim Deed will then be mailed to the new owner. This process may take approximately 6-8 weeks.

Unsuccessful bidders will have their payments refunded back to them.

All taxes, special assessments, and special charges appearing on the tax roll following the date of the sale and approval of the County Board will be the responsibility of the buyer. Bidders should contact the municipality where property is located for more information regarding special assessment and charges, including delinquent water/sewer charges.

*CONDO PROPERTIES: Racine County does not pay fees from Condo Associations while a property is in County ownership. It is the buyers responsibility to contact the appropriate Condo Association for information regarding any possible outstanding condo fees and charges. The buyer will be responsible for paying any outstanding condo fees and charges.

All properties are sold "AS IS" and are deeded by Quit Claim.

Racine County makes no representation as to any Environmental Liability of these properties.

For questions regarding tax foreclosed property sales, please contact the Office of the Racine County Treasurer at (262) 636-3339. Office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.