



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

IN-REM (SUBSEQUENT) SALE PROCESS

In accordance with Wisconsin State Statute §75.69

Racine County holds Sealed-Bid Sales on properties acquired for delinquent taxes. At the time of sale, the list of properties for sale and the minimum bid for each property is published in the Racine Journal Times. If those properties receive no valid bids, they may then be offered in a "subsequent" Sealed-Bid Sale.

The process of this sale is the same as a regular sealed bid except that bidders may offer bids that are less than the minimum bid price.

Sale information is also 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>.

Sales packets and instructions may be picked up at the Office of the Racine County Treasurer. 730 Wisconsin Ave, Racine WI 53403, County Courthouse, 1st Floor north end. Sales packets can be purchased for \$2.50 each.

Bids must be received in the Office of the Racine County Treasurer in a sealed envelope marked "Sealed Bid" on the outside. Bids must be physically received in the Treasurer's Office by 11:00 am the day of the Sealed Bid Opening. Any bids received after the cut off time will not be accepted.

Sealed Bid envelopes must include the following:

- Completed Sealed Bid Form
- Deposit of 20% of the bid amount but not less than thirty dollars (\$30.00) 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.

Successful bidders must pay the remainder of their bids in full, plus a \$32.00 fee to record the Deed, within 30 days after having been notified by the County Treasurer's Office, or their deposit will be forfeited. Upon receipt of payment, the Racine County Corporation Counsel will complete an electronic 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 deposits 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.

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 zoning, please contact the Racine County Zoning and Development Department (262-886-8470) on county parcels and the Racine City Planning Department (262-636-9151) on City of Racine parcels.

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.

Thank you for your interest in bidding on Racine County owned properties.