



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 or above its minimum appraised value and cannot be sold for less than that amount. Minimum bid amounts are determined by an outside appraisal. All bids under the minimum bid amount will be considered invalid and automatically rejected.

Bids must be submitted to the Racine County Treasurer's Office either in person or by mail.

Over-the-Counter Bids must include the following:

- Completed Over-the-Counter Bid Form
- Payment for the full bid amount, plus \$32 for recording fees, in the form of a Certified Check, Cashier's Check, or Money Order made 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.

The County Treasurer will not recommend bids from any individual or entity that has owned property that was taken by Racine County in an In Rem Foreclosure Action in the preceding five years.

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. Utility fees and charges incurred after the date of sale will also be the new owner's responsibility. 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 zoning requirements, contact the Racine County Zoning and Development Department (262) 886-8440. For City of Racine parcels call the Racine City Planning Department (262) 636-9151.

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.