



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

Racine County Treasurer's Office "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://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure>

Each property can receive bid offers at or above its minimum appraised value. 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 amount of the bid, 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, or persons associated with business entities, 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 County Treasurer's office will send the approved bidder a Buyer's Information form to fill out, requesting additional information so that the Racine County Corporation Counsel can 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.

The Buyer is responsible for all future taxes, special assessments, and special charges. The Buyer is responsible for any charges, bills, fees that have not been put on the property tax bill, even if these came due before the date of sale. The buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges. The buyer is also responsible for checking with the Assessor's office in the Municipality where the property is located for any fees and charges that may apply.

The Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

Racine County: Zoning and Development Department (262) 886-8440

City of Racine: Racine City Planning Department (262) 636-9151

Racine County does not pay Condo Associations or Homeowners Association fees for properties taken in tax foreclosure. It is the buyer/s responsibility to contact the appropriate Condo or Homeowner's Association for information regarding any possible outstanding 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.