

TAX SALE PROCESS

- 1.) Final Notice is sent to the delinquent tax payers advising as to the status of a pending tax sale.
- 2.) Notice of Tax Sale is sent by certified mail to the homeowner and the lien holders advising the date, time and place and when postings in the newspaper will occur.
- 3.) The homeowner cannot make partial payments after the Tax Sale certified letter has been mailed. Delinquent taxes must be paid in full to stop the tax sale process.
- 4.) The payment for the homeowner changes weekly with attorney fees, additional interest & penalties and advertisings of the notice in the newspaper.
- 5.) If the property goes to tax sale it is bid upon and awarded to the highest bidder with the minimum bid being what is owed to the Town at that time.
- 6.) All Bids made must be covered by certified cheek or cash at the time of the sale.
- 7.) Payments by certified check in excess of the bid amount will be reimbursed immediately after the Tax Sale.
- 8.) The back taxes are paid with the bid and the rest of the funds are held in an account until the property has been redeemed by owner or lien holder. At that time the total bid amount will be returned plus the 1% interest a month.(paid by property owner or lien holder)
- 9.) If the owner or lien holder does not redeem bidder will be notified by the Town and a closing will be scheduled. Bidder is responsible for paying the current taxes, water and sewer, transfer and recording fees at the closing. The money in the account will be sent to the previous delinquent owner, if bid was over starting bid owed.

ALL RESEARCH ON PROPERTIES CAN BE DONE IN THE LISTERS OFFICE
AND TOWN CLERKS OFFICE.