

**GILA COUNTY BOARD OF SUPERVISORS' ANNUAL SALE/AUCTION OF LAND HELD BY THE STATE
UNDER TAX DEED**

FREQUENTLY ASKED QUESTIONS (FAQs)

- 1. What are the date, time and location of your Board of Supervisors' annual sale of land held by the State under tax deed?** The Board of Supervisors conducts a live auction each year during a Regular Meeting for the sale of land that is held by the State under tax deed. Please contact the Clerk of the Board's Department at (928) 402-8757 or (928) 402-4390 for the location and exact date or view the Board of Supervisors' web page and click on "Public Notice – Board of Supervisors' Annual Property Tax Sale/Auction of Land Held by the State under Tax Deed."
- 2. How often do you hold the Board of Supervisors' Property Tax Sale/Auction for the sale of land held by the State under tax deed?** The Board of Supervisors conducts the sale of land held by the State under tax deed once a year, typically in November or December.
- 3. When and where will the Board of Supervisors' property tax sale/auction be advertised?** The Board of Supervisors' sale/auction of land held by the State under tax deed will be advertised in the official newspaper of the County for a length of time as prescribed by state statute. At present, that requirement is to publish the notice for at least once a week for two weeks, but not more than three weeks before the stated date of the sale/auction. The public notice of the sale/auction will also be posted on the County website on the Board of Supervisors' page and the caption will be entitled "Public Notice – Board of Supervisors' Annual Property Tax Sale/Auction of Land Held by the State under Tax Deed."
- 4. Will you accept a bid by mail?** No, the bidder or bidder's agent must be present at the sale/auction to place a bid.
- 5. How and when do I register for the tax sale?** Bid registration will take place from 9:00 a.m. to 10:00 a.m. in the hallway of the Globe Courthouse and in the front entrance of the Payson County Complex.
- 6. What type of payment is required at the sale?** The successful bidder must submit payment in full to the Clerk of the Board's Department by no later than 5:00 p.m. on the day after the sale. Only cash, a cashier's check or money order will be accepted. At the time of payment, a separate payment of \$10 is also required to record the Quit Claim Deed, which can be paid by cash or personal check.
- 7. Once I pay for the property, what type of document is issued for my purchase?** Upon receipt of payment for the purchase of the land and the recording fee of \$10, a receipt for the purchase will be issued. Shortly thereafter a Quit Claim Deed will be issued, recorded and mailed to the buyer as soon as practicable.
- 8. What happens to the parcels that are not sold at the Supervisors' property tax sale/auction?** Any properties not sold at that sale/auction are added to a list of land that is held by the State under tax deed which did not sell at previous Board of Supervisors' property tax sales/auctions. These properties are available for purchase year round. The Clerk of the Board has been authorized by the Board of Supervisors to sell any parcel over the counter for the total lien amount. If an adjoining land owner wishes to submit a bid that is less than the lien amount and can show proof of adjoining land ownership at the time the bid is submitted to the Clerk of the Board, the Board will consider selling the parcel at a lesser price during a future Board meeting. This process is called the "sealed bid process."
- 9. Does your county hold a tax lien sale in addition to a deed sale?** Yes, please contact the Gila County Treasurer's Office at (928) 402-8701 for tax lien sale information.
- 10. Would you please send me a current list of properties that are available for purchase and place me on your mailing list, if you have one?** We do not keep a mailing list. You are

welcome to obtain the list from the County website at no cost or a hard copy can be obtained from the Clerk of the Board's office at a charge of \$5.00. After we receive the funds we will be happy to mail a list to you. The list is located on the website under the Clerk of the Board page and it is entitled "State Tax-Deeded Properties for Sale."

11. **Would you please forward me a copy of the statutes regarding tax sales in your jurisdiction?** Arizona Revised Statutes can be found on the Internet at <http://www.azleg.state.az.us/ArizonaRevisedStatutes.asp>.