



YAVAPAI COUNTY TREASURER

1015 Fair Street
Prescott, AZ 86305
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Chip Davis
Treasurer

Jessee Porter
Chief Deputy

Investor Information

1. Purchasing a tax lien does not give legal right to the property. Property may be redeemed by the owner, mortgage holder, or ANYONE with a proven interest in the property until the property is foreclosed on by the tax lien holder. It is imperative that you do your research on location, other liens, etc. Once you purchase a tax lien YOU CANNOT BACK OUT OF THE SALE.
2. You must be a registered bidder to purchase liens at our Annual Tax Lien Auction and to purchase liens throughout the year that did not sell at the auction; known as our County-Held Tax Certificate Sale. The list of available liens is on-line at <https://yavapai.arizonataxsale.com>.
3. Annual Tax Lien Auction participants place a proxy bid for an interest rate. Interest rates start at 16% and are bid down in 1% increments.
4. Liens on parcels available in the County-Held Tax Certificate Sale are available to purchase at an interest rate of 16 percent.
5. When purchasing a tax lien certificate; you will pay the total taxes due, interest, penalties, and a non-refundable \$10.00 processing fee.
6. Deposits and or purchases for the On-line Annual Tax Lien Auction and for the County-Held Tax Certificate Sale, must be made using the ACH Payment Wizard on the auction website.
7. Taxes are at least two (2) years delinquent when they become available for tax lien certificate purchase. The parcel can be foreclosed on through a Judicial Foreclosure three (3) years after the date the parcel originally went to sale. When subsequent taxes are purchased by a second lien holder, the second lien holder can begin Judicial Foreclosure three (3) years after the date the subsequent taxes went to sale. We do not know the cost or time involved with this procedure.
8. Interest earned on a tax lien certificate is calculated using the interest rate the tax lien was purchased at, beginning on the first day of the month following the date of purchase.
9. A parcel can have more than one lien holder. If a tax lien was purchased by Lien Holder A and the subsequent taxes were not paid by Lien Holder A, the tax lien goes back into the Annual Tax Lien Auction and only the subsequent taxes are available for purchase by Lien Holder B.
10. After purchasing tax liens, a lien holder can pay the subsequent years unpaid taxes to add that year to their lien. "Sub-tax" amounts due and other bidder info can be obtained online at <https://taxinquiry.yavapaiaz.gov/Main/BidderLogin>. It is your responsibility to obtain the amounts due, as you will not receive a bill. There is a \$5.00 fee per parcel on subsequent payment of taxes. These are payable any time after June 1st of each year and must be paid by December 31st to prevent them from going back into sale for the unpaid year. When paying sub-taxes, identify yourself as a tax lien holder. If paying by mail, write "ATTN: BACK TAX DEPT" on the envelope and enclose documentation stating that you are the tax lien holder and your check is for subsequent taxes; include your bidder number, along with a list of parcel number(s) to be sub-taxed. When there is more than one lien holder on a parcel, the first sub-tax payment to arrive in our office will be applied to the parcel.
11. If taxes are paid by the owner prior to our completing the purchase, your money will be refunded with notification.
12. To make an address change to your Bidder account, log on to RealAuction at <https://yavapai.arizonataxsale.com> and go to "Edit My Account".

YAVAPAI COUNTY AND THE YAVAPAI COUNTY TREASURER MAKE NO REPRESENTATION THAT A PROPERTY IS USEABLE OR MARKETABLE. BE SURE TO INVESTIGATE PARCELS THOROUGHLY.

For more information, refer to the Arizona Revised Statutes Title 42, Chapter 18, Articles 3, 4 and 5.