

Property Tax 101 – Week 13: What is the Sealed Bid Auction and how can I participate?

The Jefferson County Sealed Bid Auction happens once a year and usually takes place in the fall or early winter. The properties listed in the auction, are properties that the County has taken ownership of through the annual Real Estate Tax Sale process.

If interested in the Sealed Bid Auction, you can come to our office and purchase a listing of all the properties once the book is available (usually about 30 days before the last day to bid). You can usually call our office about August and see if we have a good idea as to when the Sealed Bid Auction will be and when we will start selling the book. Once you have found a property you are interested in bidding on, you should then visit the County Clerk's office and make sure there are no liens on the property. Once you are sure you want to place a bid, you will fill out a bid sheet, include a check for the amount of your bid, seal the check and bid sheet in an envelope and then bring to our office. If you have the highest bid, your check will be cashed. If you do not win the bid, your check will be returned to you.

Some things to keep in mind:

- There are no back taxes to pay on these properties. All prior year taxes are brought to zero amount due.
- You will need to check with the Jefferson County Clerk's office to make sure there are no liens on the property.
- Books with a list of all the properties up for auction usually cost about \$8 and can be purchased in our office or on the Jefferson County website.
- The minimum bid is usually around \$823.00 but as fees change, this number can change as well.
- It can take up to 90 days to get the deed recorded and take ownership of the property.

“If you have any questions, or would like more information, please contact our office at 618-244-8010. We are here to help in any way we can.”

This concludes the Property Tax 101 series. If you missed any part along the way, the entire series is available on the Treasurer's page on the Jefferson County website. Also at this time I wish to express my sincere appreciation to Hillary Keip for her invaluable assistance in making this series possible. She has moved on to a new position, and we wish to extend our best wishes to her in her new endeavor.