

CENTRAL APPRAISAL DISTRICT OF TAYOR COUNTY
TAX SALE
FREQUENTLY ASKED QUESTIONS

1. When are tax sales held?

- a. Tax sales are held on the first Tuesday of March, June, September, and December each year.

2. Where are tax sales held?

- a. Tax sales are held at the Taylor County Courthouse, 300 Oak, Abilene, Texas. The sale begins at 10:00 am.

3. How is a property sold once there is a judgment for back taxes?

- a. The property is sold at public auction for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property BY 5:00 pm on the date of the sale with cash or a cashier's check payable to Taylor County Appraisal District. Any bidder who fails to make payment shall be held liable for twenty percent of the property's value plus costs incurred due to the bidder's default according to the Texas Rules of Civil Procedure Rule 652.

4. What do I need to know about a property to bid on it?

- a. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, before this tax sale. Property is sold "**AS IS**" with all faults. All sales are final. There are no refunds. Deeds, maps, and plats of the properties are located in the County Clerk's office or the Appraisal District. The lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.

5. If I buy a property at the tax sale, does that extinguish all debts against the property?

- a. No. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located. There may also be taxes due on years after the judgment year.

6. How do I sign up to bid at the tax sale?

- a. Before the beginning of the tax sale, a person intending to bid must register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government. The grantee named in the deed must be the same person who was the successful bidder (Texas Tax Code Section 34.015).

7. How is the starting bid determined?

- a. The minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. The minimum bid amount includes delinquent taxes at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes accrued after the date of judgment.

8. If I am the winning bidder, will I receive a deed?

- a. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is **WITHOUT WARRANTY**, express or implied. The title to the property is **NOT guaranteed**. A policy of title insurance may be difficult to obtain.

9. Can the previous owner pay to get this property back?

- a. All property purchased at a tax sale is subject to a statutory right of redemption. This redemption period commences from the date the purchaser's deed is filed for record in the deed records. There is a two-year right of redemption for homestead property and property appraised as agricultural land. There is a 180-day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Texas Tax Code Section 33.51).

10. Who can redeem the property, and what do they have to pay?

- a. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by the purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the property's maintenance, preservation, and safekeeping. **DO NOT** make unnecessary repairs or renovations during the redemption period.