

Mini-Lesson

Colorado Online Tax Sales

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Why Colorado?

- 12 counties currently have online tax sales
- Some counties do not require a deposit
- Last year not all properties went at premium

WARNING: you can lose money when the lien is redeemed if you pay premium

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Tax Sale Process In Colorado

- Redemption period is 3 years
- Premium is bid
 - Interest IS NOT paid on premium
 - Premium IS NOT returned to the investor
- Interest is paid on subsequent tax payments (10% for liens purchased in 2011)
- Interest is 9% over prime determined on September 1st each year (10% for 2011)

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Colorado's Bidding Method

- Premium Bid
- Starts at minimum bid
- Minimum increase (\$1.00 for most counties)
- Proxy bid system

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Colorado Counties at www.sri-auctionsonline.com

- Jefferson County 10/20 – 10/24
- Pueblo County 11/7 – 11/9
- Alamosa County 11/15 – 11/17

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To Bid on SRI sites

- 1) Register With County & SRI
- 2) Read and Agree to the Rules of Sale & Terms and Conditions
- 3) Deposit is NOT required

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Colorado Counties on www.RealAuction.com

- Adams County – 10/11-11/1 can still register
- Arapahoe County – 11/3-11/7 site open now
- Archuleta County – 10/11-11/3 can still register
- Denver City & County – 11/1-11/4 site open now
- Grand County – 10/1-11/4 registration thru 10/28
- Mesa County – 10/12-11/2 registration thru 10/27
- Morgan County – 11/9-12/8 no deposit required
- Park County – tax sale ended today
- Weld County – 10/28-10/31 deposit due by 10/28

To Bid on RealAuction.com

- 1) Register With Tax Sale Website (RealAuction.com)
- 2) Acknowledge and Agree to User Agreement and Other Notices
- 3) Deposit of 10% of your budget is required for some counties – not for all
- 4) Enter max premium you are willing to pay

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After Purchasing

1. Liens must be paid for in full usually right after the sale
2. Endorsements (subsequent taxes) can be paid in August
3. Apply for the deed a couple of months before the expiration of the redemption period, after paying the Endorsement in August.
4. Once you have the deed you will have to clear the title

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Have a GREAT Month!

Take ACTION Today!



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