



Due Diligence for Tax Liens and Deeds Checklist

The List

- Get the tax sale list
- Get the tax assessment data including the property address
- Narrow down the list of properties by property type, location and amount of the lien or deed
- Get any updates (many properties will come off the list before the tax sale)

Property Research

- Look at the property if you can, at least look at it on a satellite map
- Find the market value and last sale price
- Check the state's environmental websites and make sure that any properties you are bidding on do not have environmental problems
- Check for prior tax liens

Research for Land

- Physically look at the property
- Check zoning requirements with the local zoning officer
- Check for flood zones
- In rural areas will the property pass a perk test
- In desert areas does it have water rights
- Check deed for mineral rights

For Deeds

- Check for liens, mortgages, judgments (deeds & redeemable deeds)
- Check for IRS liens
- Checked for proper notification
- Know the state laws regarding tax sales – which liens survive a tax sale

Know the Rules

- Know the redemption and grace period rules
- Know all the costs involved, is there a buyer's premium or auctioneer fee, recording fee, realty transfer fee etc. that has be paid at the tax sale
- Have the right form of payment ready