**Step-by-Step Guide for Property Tax Auctions in Tulsa, OK**

**1. Understand the Annual Auction**

* **Timing**: The auction begins on the second Monday of June each year.
* **Purpose**: Properties with unpaid taxes are sold to recover the amounts owed.

**2. Eligibility**

* **Participants**: Both individuals and businesses can participate.
* **Non-U.S. Citizens**: Not eligible to participate

**3. Obtain the List of Properties**

* **Timing**: The list is published approximately by May 15th.
* **How to Obtain**:
  + **Online**: Visit the Tulsa County Treasurer's website.
  + **Office Visit**: Go to the Treasurer's office located at 218 W. 6th St., 8th Floor, Tulsa, OK.
  + **Local Newspapers**: Check for the list published once a week for four consecutive weeks prior to the auction.

**4. Registration**

* **Pre-Registration** is encouraged. Register at the Treasurer’s Office:

218 West 6th Street, 8th Floor, Tulsa OK

Opens (generally May 15 – June 7) from 8am to 5pm

* **Re-Registration**: Necessary if you registered in previous years.

**5. Payment**

* **At the Auction**: Purchases must be paid in full. Time not allowed to obtain funds once bid is accepted.
* **Minimum Bid**: Each property has a minimum bid amount.
* **Payment Methods**: Money order, cashier’s check or cash.
* **Pre**-**deposit bids:** you can put deposit on one property at a time. Minimum dollar amount is $500.00. Pre-deposits are accepted in the form of money order, cashier’s check or wire transfer. Wire transfers must be received in full no later than June 7 at 4pm.

**6. Researching Properties**

* **Review the List**: Thoroughly examine the list of properties.
* **Property Records**: Visit the Tulsa County Treasurer's Office, County Clerk's Office and the Oklahoma Health Care Authority (liens) for records.
* **Bidder’s Responsibility:** To view the property and research all pertinent land records. Some properties may have valid Federal, State or City liens against the property.
* **Legal Counsel**: Consult legal counsel if uncertain about the title status.

**7. Auction Participation**

* **Bidding**:
* 1. An interested bidder must initiate a bid by completing a bid form and submitting

payment.

2. If you initiate a bid on multiple parcels, submit a bid form and payment for each

property.

* 3. The bid (any amount) plus fees and costs as shown below will be placed on deposit
* pending the outcome of the sale.
* 4. Make your cashier’s check or money order payable to Tulsa County Treasurer.
* 5. The initial bid will either be accepted or rejected by the Board of County
* Commissioner’s within approximately twenty (20) days.
* 6. The sale date will be scheduled for approximately forty-five (45) days from the
* receipt of the bid.
* 7. The list will be updated to reflect the scheduled sale date.
* 8. Bid will be published for three consecutive weeks prior to the sale date.

**8. Successful Purchase**

* **Deed**: A successful purchase results in a filed County Treasurer's Resale Deed, granting simple title.
* **Owner Payment**: If the property owner makes payment before the Resale Deed is filed, the sale is unsuccessful, and the purchase amount is refunded.

**9. Post-Auction Steps**

* **Quiet Title Process**: Review this process if necessary to clear the title.
* **Report**: Obtain a report on the property.
* **Condensed Deed**: Understand the process of obtaining a Condensed Deed.