第一周作业

1. 小组： 第三组
2. 组长 Julia。 小组讨论后决定先研究Arizona州， California州，及随意选择一个redemption deed 州。
3. Arizana is a Tax Lien state.
4. When are the taxes assessed and when do they become delinquent?

A lien for taxes attaches to the property as of January 1 of the tax year. The first half of the tax bill, if not paid, is delinquent after November first, and the second half, if not paid, becomes delinquent after the following May first.

5, Traditionally the sale is held in an auction format. In recent years, nearly half of Arizona county treasurers have moved their auctions to the Internet. The following counties hold their annual tax lien auctions on-line: Apache, Coconino, Maricopa, Mohave, Navajo, Pinal, and Yavapai.

6, Arizona tax sale is Bid Down Interest.

7, If an owner is delinquent, Arizona Statutes afford him or her several notices from the county treasurer of the delinquency and the impending sale. By December 31 of the year following the tax year, if there is any tax payment delinquency, the Treasurer compiles a list of all the property upon which taxes are delinquent and then publishes the list one time the following January or February - no more than three weeks nor less than two weeks prior to the sale - in an officially designated newspaper of the County. The newspaper is required to publish the list on the Internet.

8, The bidding starts at sixteen percent.

9, 购买后的第一个月开始产生利息。 例如，如果您 在2月26日的拍卖会上购买了税收留置权，那么利息将从3月1日开始产生。 如果老业主在3月2日 还清了留置税，则将支付整个3月份的利息。 然而，在3月1日还是3月31日哪一天还清留置税就 没关系了-利息计算是相同的。

No interest is earned on the CP in the month of the auction purchase. Accordingly, if the CP is redeemed before the end of the month of February in which it is purchased, the investor will not earn any interest, and will actually lose money due to the nonrefundable charges paid in connection with the lien purchase, not to mention the value of any time invested in identifying the lien for purchase.

10, 由于亚利桑那州允许电子税留置权证书（electronic registration of tax lien certificates），在某些 县，您将不会获得实际的税务留置权证书，但收据上列出您购买的税务留置权宗地编号（ parcel number）、证明编号（certificate number）、已支付金额和利息投标金额。

11, 12, 13, A lawsuit to foreclose the Certificate of Purchase may be brought three years after the sale of the lien at the county auction. In general the action must be brought before the tenth anniversary of the acquisition date of the CP or the lien "expires." You can’t contact property owner during redemption period.

14, 15,16

A lawsuit to foreclose the CP may be brought three years after the sale of the lien at the county auction. The suit is very similar to a quiet title action in as much as the court is asked to extinguish competing claims of interest in the subject property. Such a suit will often require the use of an attorney. The action is brought in Superior Court in the county where the property is located, and is based on the statutory scheme and court rules of civil procedure. Arizona statutes provide that under certain circumstances parties who redeem the tax liens are responsible for the investor's attorney's fees, and costs of the action.

17, What is the expected period before clear title can be obtained?

Unknow

18, 19, What other items or situations impact the priority status of the lien?

By law, the property tax lien is made senior to other liens on the property such as mortgages, deeds of trust, judgment liens, and even IRS liens. Thus, because taxes usually are only a fraction of the value of property, this makes the CP a very well-secured investment. However, the statutory priority does not apply to other state liens such as mortgages held by the State, or other property tax and improvement district assessment liens on the same parcel. (Separately-held tax liens for different years on the same parcel are given parity lien treatment.) Tax liens also do not disturb easements or deed restrictions on the parcel.

20, Put-Back provisions:

Under certain circumstances if the tax lien is abated because of sale in error or other findings by the assessor or treasurer, the investor is paid their money back, with interest at the bid rate or 10%, whichever is less.

21, Subsequent taxes

It is the practice of some county treasurers to require the purchaser of the most recent delinquent tax also “buy out” any prior year tax liens outstanding on the same parcel. These purchases are treated like a redemption for the earlier year CP holder, and because they are treated as an assignment to the new buyer, the latter’s time to foreclose is calculated from the earliest sale date of the assigned certificate (i.e., moved up).