Tax Sale第一周作业：

作业上交截止时间：1/16/2021 西部时间晚上11:59PM

1.给自己的小组起一个响亮的名称。

2.每个小组成员选1-2个想要重点研究和投资的市场。Indian Tax Lien 市场

3.小组讨论，最后决定1-2个想要在后期进行重点研究和投资的市场

Marion County, Indian

4.对于所选择的每一个市场，回答以下至少14个问题：

1)小组名称？芝麻开门

2)小组成员都有谁？组长是谁？小组成员是如何分工完成作业的？

 姜姜，Janet, QQ, Tong， 共同讨论，研究官网信息

3)该市场销售的是税留置权 （Tax Liens）还是税地契 (Tax Deeds), Redemption Dees?

Tax liens

4)When are the taxes assessed and when do they become delinquent? 房地产的税务评估何时进行的？税款拖欠起始日期？

Property taxes are due twice a year: May 10, 2021 and November 10, 2021. A property is eligible to be sold at a tax sale when the prior year’s spring installment of property taxes remains unpaid

Delinquency assessed prior to July 1st

5)税务留置权售出方式是什么，是线上拍卖， 还是现场拍卖？

现场，需要提前注册

**MARION COUNTY TAX SALE: MORE INFORMATION WILL BE PROVIDED AFTER FEBRUARY 1st, 2021**

As a bidder, you have certain responsibilities before, during, and after a tax sale. Review the information below to prepare for auction day.

[Bidder Registration](https://www5.indy.gov/TaxSale/Registration/Index/1): Every bidder must register to participate

All auctions are held in the public assembly room (room 230) of the City-County Building, 200 E. Washington Street, Indianapolis. In general, auctions begin at 9 a.m. and end at 4 p.m., with a one-hour lunch break at noon.

If all properties are not auctioned off during the first auction, a second auction will be held in the public assembly room. In the unlikely event that this occurs, the auction will begin at 9 a.m. and end when all parcels have been offered for sale.

6)How does the bidding work (do you did down the interest rate, pay a premium, or bid down ownership interest)?拍卖方式（是否由高向低拍利率，支付溢价，或由高向低拍房地产所有权利息）？

Highest bid price

7)What are the sale procedures and does the local government have a brochure or printed materials that outline the process?税务销售流程？政府是否提供小册子或印刷材料概述过程？

有官网网页介绍

Full payment is due the day of the sale, payable in the same form as your deposit, before you leave the auction. That means you can’t run out to grab more funds if you didn’t come with enough in hand. Do that and, not only can you expect to leave empty-handed, you can expect to pay an added penalty equal to 25% of your bid.

8)What is the interest rates or penalties to be earned?应赚取的利率或罚款是多少？

A flat penalty rate of 10% applies to liens that redeem within 6 months of the sale. That rate goes up to 15% for liens that redeem between 6 months and 1 year

The overbid, which is the difference between the minimum bid and the winning bid, earns an interest rate of 10% annually. It is reduced to 5% according to official website: <https://www.indy.gov/activity/prepare-for-a-tax-sale>

9)If redemption occurs mid-month do you get the entire month’s interest?如果月中赎回，你会得到整月的利息吗？

10)Are physical certificates printed and what is the timing of their receipt? 是否有打印的实物证书？多久提供收据？

**After the auction**

To receive a tax certificate proving your lien against the property, you must present the tax sale receipt to the Marion County auditor, Room 841 of the City-County Building, four to six weeks from the date of sale.

You must pay any taxes, penalties, and/or special assessments due on the property before the redemption period expires. You can make these payments by requesting a bill in person from the Marion County treasurer. It is your responsibility to record any such payment in the auditor’s office if you would like to be reimbursed when the property is redeemed.

11)What is the redemption period and can property owners be contacted during the redemption period? 赎回期限多久？赎回期间可以联系原业主吗？

1 year redemption period for standard tax lien sale; 120 days for second sale if the lien is not sold in the standard tax sale

**Bidder rights and responsibilities**

When you make a purchase at a tax sale, **you do not have the right to enter or exercise ownership of the property during the redemption period. If you do, you can be charged with trespassing.**

**Under the Good Samaritan Law, you do have certain rights to maintain the exterior of the property, even though you do not own it yet. If the property is vacant or abandoned, you may, at your own risk and expense, secure the property, remove trash and debris, mow the grass, and remove paint or graffiti.**

Properties not maintained may receive nuisance liens up to and including boarding, repair, demolition, high weeds and grass, and trash orders. For more information about this law, call 317.327.4600.

12)What are the redemption rights of the property owner?产权人的赎回权有哪些？

<https://www.nolo.com/legal-encyclopedia/what-happens-if-i-dont-pay-property-taxes-indiana.html>

The auditor must mail you a notice by certified mail and regular mail not less than 21 days before the earliest date on which the application for judgment and order for sale of real property eligible for sale may be made. The auditor must also post a copy of the notice at the county courthouse, or in another public county building, and publish the notice in a newspaper for three weeks.

https://www.indy.gov/activity/stop-a-tax-sale

Marion County places a tax lien on homes with unpaid property taxes. If the county has scheduled a tax lien on your home to be auctioned in a tax sale, you can stop the sale by paying the treasurer’s office all unpaid taxes, penalties, and special assessments that are due; solid waste and storm water service fees; and a $300 tax sale administration fee. No payments will be accepted the day before the sale.

If your tax lien is sold before you make a full payment, you will have to wait approximately one week after the tax sale to pay your debt. You must contact the Marion County Auditor’s office to receive the payment amount and to make your payment.

Property owner cannot redeem the property if the home is considered vacant and abandoned under Indiana law and is included on the list of such properties that the county auditor prepares

13)What is the life of lien? When does it expire? 留置权的有效期是多久？什么时候到期？

Conflicting information:

The Tax Sale buyer’s lien expires three months after the expiration of the redemption period. If you want the title to the property, you must present the Tax Certificate to the County Auditor during the 3 month period. After 3 months the lien is void.

From https://www.threaltyinc.com/blog/how-does-the-marion-county-tax-sale-work#:~:text=The%20Tax%20Sale%20buyer's%20lien,months%20the%20lien%20is%20void.

You have a minimum of one year to exchange your tax sale certificate for a tax deed.

From <https://www.indy.gov/activity/prepare-for-a-tax-sale>

14)止赎程序 （Foreclosure）如何？

15)Is a quiet title suit required? 是否要求产权清晰诉讼？

16)How does the holder of the tax lien take ownership if redemption does not occur?如果未有赎回，税留置权持有者如何取得物业所有权？

If the property owner does not repay the unpaid taxes within one year of the tax lien sales date, you can apply for a tax deed. A tax deed allows you to sell the property to recoup taxes owed. You must pay all delinquent taxes, penalties, and/or special assessments due to receive the tax deed. The auditor will perform the notification and title search, and the notification and petition to the court for a tax deed.

17)What is the expected period before clear title can be obtained?多久可以获得清晰产权？

18)What other items or situations impact the priority status of the lien?还有哪些事项或情形可以影响留置权的优先级？

19)Are there special noticing requirements in existence that could impact the status or priority of the tax lien?是否存在可能影响税收留置权的地位或优先级的特殊通知要求？

20)Are there any put-back provisions that would allow the purchaser to put back the lien to the municipality (bankruptcy, incorrect advertisement, etc.)?是否有任何退回条款允许购买者将留置权退还给市政当局（破产，不正确的广告等）？

21)Are subsequent taxes available for purchase? If yes, what rate?可以购买后续税吗？ 如果是，利率是多少？

You must pay any taxes, penalties, and/or special assessments due on the property before the redemption period expires. You can make these payments by requesting a bill in person from the Marion County treasurer. It is your responsibility to record any such payment in the auditor’s office if you would like to be reimbursed when the property is redeemed.

22)为了完成该份作业，你们参考了哪些网站，比如County网站，Tax Sale拍卖网站，这些网站对你们有什么帮助。

<https://www.indy.gov/activity/prepare-for-a-tax-sale>

<https://www.indy.gov/activity/upcoming-tax-sale-dates>

<https://www.indy.gov/activity/stop-a-tax-sale>

<https://www.indy.gov/activity/find-a-sold-tax-sale-property> （里面有list网站链接）

<https://www.indy.gov/activity/tax-sale-reports> （里面有过往销售list）

<https://www.nolo.com/legal-encyclopedia/what-happens-if-i-dont-pay-property-taxes-indiana.html>