**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: 芝麻开花

2.每个小组成员选1-2个想要重点研究和投资的市场。

Portage County, Wisconsin (Tax Deed Sale)

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

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？芝麻开花-Tax Deed 队
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？

组长: Charlene

队长： Ling

目前小队成员: Charlene

这次作业主要由队长完成。以后根据作业内容，队员们分工合作

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

Tax Deed

1. 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？

Portage County Treasurer's office mails out Town of Sharon's tax bills in mid-December each year.

Partial or full payments of the real estate taxes are due by January 31st. If making a second payment, it is due July 31st.

1. 税务留置权售出方式是什么，是线上拍卖， 还是现场拍卖？

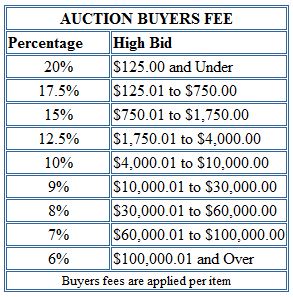
Online sale:

<https://www.wisconsinsurplus.com/howtobid.html>

https://www.wisconsinsurplus.com/cgi-bin/mmdetails.cgi?rlust176

**Auction Terms:**  
All properties sell "AS IS - HOW IS - WHERE IS." Neither Wisconsin Surplus nor the seller gives any type of guarantee or warranty, implied or otherwise. There are no refunds or adjustments. Both the sellers and/or Wisconsin Surplus reserve their right to withdraw any auction item at any time and/or change the auction duration without giving any notice. **Items offered for auction are subject to final confirmation by the seller.** All items offered for auction and their descriptions have been provided by the seller & compiled to assist the buyer. The entire risk as to the quality and performance of the property is with the buyer, and should the auction property prove defective following the purchase, the buyer will assume the entire cost to rectify. Bidders are strongly encouraged to inspect property and ask any questions prior to bidding. Submitting/making a bid is a legally binding contract which requires full compliance by bidders/buyers of all Wisconsin Surplus Online Auction Terms & Conditions. Representations or statements regarding the property made by the seller or any representative of the seller shall not be binding on the Seller or considered as ground for any claim for adjustment in, or recession of, the resulting sale of the parcel. The purchaser expressly waives any claim for adjustment or rescission based upon any such representation or statement. Narrative descriptions contained in these listings are excerpts from the Property Listing Reports.

**Buyer's Fees:**  
An Auction **Buyer's Fee will be added** to all high bids to determine the final selling price. Buyers' fee percentage is determined by actual amount of the final accepted high bid on each item. Please see below table for applicable buyers' fee rates/amounts.



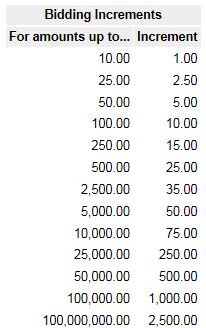
**Payment Terms:**  
Full payment is required on or before the posted payment deadline. **Accepted payment methods include:** cash/currency, bank-guaranteed checks/drafts, money orders, bank wire transfers, ACH Deposit. -- The following are **not acceptable** forms of payment: Credit Cards, Paypal, Personal checks & Business checks are NOT acceptable. You may make final payment by mailing a certified check to WisconsinSurplus.com at PO Box 113, Mount Horeb WI 53572 or Call for Wire Transfer directions at 608-437-2001. Submitting/making a bid is a legally binding contract which requires full compliance by bidders/buyers of all Wisconsin Surplus Online Auction Terms & Conditions, as well as full payment by the final highest bidder, plus buyers' fees, per the terms listed herein.

1. **Placing a Bid**methods:
   1. Using the **'Your Bid'** When a bidder enters a bid amount in the 'Your Bid' box, the current bid amount of the item will increase to the amount entered in the 'Your Bid' box.

**Example**: You have found an item you wish to bid on. The current bid is $500 and you would like to place a bid of $1000 on this item. To enter your bid you enter $1000 in the 'Your Bid' box; enter your bidder number and password at the bottom of the page; click the 'Submit Bids' button. This will take you to the Terms & Conditions check box page with a list of terms. You must check all of the check boxes indicating your acceptance, and then click the 'Continue' button. Next you will have a chance to review your bid one last time to make sure everything is correct. Finally, click 'Submit Bids'. Note: At this point you may also click on ‘Cancel Bids’ to NOT place your bid. After submitting your bid the next page will indicate if your bid was accepted or not. If your bid was accepted the current bid will increase from $500 to $1000 - assuming no other bidder has placed a higher Maximum bid. Your bidder number will be indicated in the 'High Bidder' column. At this point you are the high bidder and done. If someone outbids you, you will receive an email letting you know you have been outbid. You may bid again, and again and again using this method, if you desire. Be aware the amount you enter in the 'Your Bid' box will be exactly the current bid amount.

* 1. Using the **'Your Maximum'**When a bidder enters a bid amount in the 'Your Maximum' box the current bid amount of the item will increase to the next minimum required bid indicated in the 'Next Bid Required' column and the system will automatically bid on your behalf up to the amount entered.

**Example**: You have found an item you wish to bid on. The current bid is $500 and you would like to place a maximum bid of $1000 on this item. To enter your bid you enter $1000 in the 'Your Maximum' box; enter your bidder number and password at the bottom of the page; click the 'Submit Bids' button. This will take you to the Terms & Conditions check box page with a list of terms. You must check all of the check boxes indicating your acceptance, and then click the 'Continue' button. Next you will have a chance to review your bid one last time to make sure everything is correct. Finally, click 'Submit Bids'. Note: At this point you may also click on ‘Cancel Bids’ to NOT place your bid. After submitting your bid the next page will indicate if your bid was accepted or not. If your bid was accepted the current price will increase from $500 to $535 (Which was indicated in the 'Next Required Bid' column.) At this point you are the high bidder. If, later, someone bids against you, the system will automatically bid for you and bid the minimum amount needed to keep you the leader up to your specified $1000 maximum. If someone outbids 'Your Maximum' amount prior to the auction closing time, you will receive an email letting you know you have been outbid. You may bid again, if you desire, following the above procedures.

1. **Increasing Your Bid** methods:
   1. The current high bidder can increase their bid by using the ‘**Your Bid**’ box – By entering a new higher bid in the ‘Your Bid’ box you will increase the current high bid to the new bid amount entered. Example: If you are the current high bidder at $500 and enter a new bid for $1000 in the ‘Your Bid’ box – the current high bid will increase to $1000.
   2. The current high bidder can increase their bid by using the ‘**Your Maximum**’ box – By entering a new higher bid in the ‘Your Maximum’ box you will not increase the current high bid, unless your current high bid did not meet the minimum required bid increment. It will only increase your maximum bid amount or create a new maximum bid. Example: If you are the current high bidder at $500 and enter a new bid for $1000 in the ‘Your Maximum’ box – the current high bid will remain at $500 and your Maximum bid will now be $1000.
   3. The current high bidder can increase their bid by using both the ‘**Your Bid**’ and ‘**Your Maximum**’ bid boxes (NOTE: This is NOT a suggested practice). By entering a new higher bid in the ‘Your Bid’ and ‘Your Maximum” bid boxes you will increase the current high bid to the new bid amount entered in the ‘Your Bid’ box and will increase your maximum bid amount or create a new maximum bid for the amount entered in the ‘Your Maximum’ bid box. Example: If you are the current high bidder at $500 and enter a new bid for $600 in the ‘Your Bid’ box and a new bid for $1000 in the ‘Your Maximum’ bid box – the current high bid will increase to $600 and your Maximum bid will now be $1000.
2. **Practice items:** Each auction has several practice items which are meant for bidders to use as a way to practice or learn the bidding process. These items hold no value and are simply reset at the auction conclusion. Bidders are encouraged to use the practice items to learn the bidding process before placing a bid on an item.
3. **Outbid emails** are sent to bidders if they have been outbid or their bid has been escalated. Outbid notices are only sent prior to the auction’s posted ending time. Once the auction begins to end – outbid notices are no longer sent.
4. **Refresh**the bidding: Auction bidding and the auction time remaining countdown do not automatically update. Bidders must utilize the “refresh” feature in order to get the most accurate bid amount and time remaining on an item. The ‘Refresh’ button is located at the top of each bidding page, also when there is less than 12 hours remaining a ‘Refresh’ link is displayed under each items bid box.
5. **Bidding Increments:**All auctions use the following bid increments.  
   
6. How does the bidding work (do you bid 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）？

支付溢价，Please refer to item 5.

1. 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？

Online information.

https://www.co.portage.wi.us/government/tax-deed-land-sale

1. What is the interest rate or penalties to be earned? 应赚取的利率或罚款是多少？

Quit Claim Deed will be awarded for winner.

1. 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？

NA.

1. 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？

NA.

1. 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？

No redemption.

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

NA.

1. 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？

NA.

1. 止赎程序 （Foreclosure）如何？

NA.

1. Is a quiet title suit required? 是否要求产权清晰诉讼？NO.
2. 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？

NA.

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

**Deed Transfer Terms:**  
Full payment must be made before deed will be transferred. The seller will convey property to purchaser by Quit Claim Deed. Seller is not obligated to provide a warranty deed for the transaction, nor is the seller providing an abstract for title insurance. All properties will be sold subject to all easements, zoning ordinances or government regulations. Mineral rights, if held by the Seller, will be transferred with the Quit Claim Deed. Buyer to pay deed transfer fee.

1. 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？

NA.

1. 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？

NA.

1. 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）？

It seems no.

1. 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？

NA.

1. 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.co.portage.wi.us/government/tax-deed-land-sale>

<https://www.wisconsinsurplus.com/cgi-bin/mmdetails.cgi?rlust176>

<https://townsharon.com/taxes.php>

<https://www.wisconsinsurplus.com/howtobid.html>

<https://www.co.portage.wi.us/home/showpublisheddocument?id=29785>

<https://www.co.portage.wi.us/department/register-of-deeds>

https://landinfo.co.portage.wi.us/LandRecords/PropertyListing/RealEstateTaxParcel#/Search

这些网站了解到Portage County哪些物业将要被拍卖， 如何参与拍卖，buyer’s fee怎么计算， 以及赢了竞拍后怎么得到quit claim deed等。