**Yuma County** is a [county](https://en.wikipedia.org/wiki/County_(United_States)) in the southwestern corner of the [U.S. state](https://en.wikipedia.org/wiki/U.S._state) of [Arizona](https://en.wikipedia.org/wiki/Arizona).

Yuma County includes the Yuma, Arizona [Metropolitan Statistical Area](https://en.wikipedia.org/wiki/Yuma_metropolitan_area).

As of the [2010 census](https://en.wikipedia.org/wiki/2010_United_States_Census), there were 195,751 people and 64,767 households residing in the county. Those of Hispanic or Latino origin made up 59.7% of the population.

The median income for a household in the county was $40,340.  About 17.6% of families and 20.9% of the population were below the poverty line.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 1 | † [**Yuma**](https://en.wikipedia.org/wiki/Yuma,_Arizona) | 93,064 | City | 1914 |
| 2 | [**Fortuna Foothills**](https://en.wikipedia.org/wiki/Fortuna_Foothills,_Arizona) | 26,265 | CDP |  |
| 3 | [**San Luis**](https://en.wikipedia.org/wiki/San_Luis,_Arizona) | 25,505 | City | 1979 |
| 4 | [**Somerton**](https://en.wikipedia.org/wiki/Somerton,_Arizona) | 14,287 | City | 1918 |

|  |  |
| --- | --- |
| **2021** | |
| January | * January 1 - Delinquent 2019 taxes are assessed a 5% penalty. |
| February | * February 17 - Tax Lien Sale for 2019 taxes. |
| March | * March 1 - second half 2020 taxes are due. |
| May | * May 3 - second half 2020 taxes are delinquent after 5:00 p.m. * May 15 - Delinquent Notices are mailed to taxpayers. |
| June | * June 1 - Tax Lien Investors may endorse 2020 taxes. |

Tax Lien information:

<https://www.yumacountyaz.gov/government/treasurer/tax-lien-information>

<https://yuma.arizonataxsale.com/>



The Yuma County Treasurers Office Tax Sale website is currently offline.  Site opens on 2/2/2021.  For additional information, please contact the Realauction Customer Service Center at (877) 361-7325.

**ONLINE TAX LIEN SALE SET FOR FEBRUARY 17, 2021**

The Online Tax Lien Sale will be open to the public on February 17, 2021, for the purchase of tax lien certificates.

A list of properties with prior year’s delinquent taxes will be published in the newspaper of general circulation for Yuma County on Sunday, January 31, 2021.

The Online Tax Lien Sale will be open prior to the sale, for parcel viewing, new bidder registration, and bidding on February 1, 2021.

Bidders must be registered and have their initial deposit submitted via ACH through the Real Auction website one day prior to the sale in order to participate. Please refer to bidding rules for deposit instructions. No deposits will be accepted at the Treasurer’s office.

The County held certificates not sold at auction will be available for purchase online approximately the first week of March in the office.

Tax Dee information:

https://www.yumacountyaz.gov/government/board-of-supervisors/miscellaneous

The Yuma County Clerk of the Board will conduct the next annual Tax Deeded Property Auction in the upcoming months. Updates will be posted here.

* [FAQ for Tax Deeded Property Auction](http://www.yumacountyaz.gov/home/showdocument?id=30870#_blank)

<http://www.yumacountyaz.gov/home/showdocument?id=30870>

* [Tax Deeded Property Auction List](https://www.yumacountyaz.gov/home/showpublisheddocument?id=45332#_blank) ( I don’t know what year it is.)

https://www.yumacountyaz.gov/home/showpublisheddocument?id=45332   
   
For questions please contact Dunia Federico at (928) 373-1102 or Barbara Villaneda at (928) 373-1103.

Research and Purchase Procedures

In the event a parcel has been split out from another parcel that has delinquent taxes, there may be tax liens that are prior and superior to the one you are purchasing. You are advised to research such genealogy and tax status prior to purchasing.

Due to the renumbering of properties by the Yuma County Assessor, the same legal description may have different parcel numbers for different tax years. You are advised to research the genealogy of a property prior to purchasing in order to buy all delinquent taxes under all numbers for that property.

In order that Yuma County may report interest received by certificate holders in accordance with Internal Revenue Service regulations, this office is required by the I.R.S. to obtain the tax identification number of the purchaser at the time of purchase of the tax lien. Processing of your certificate will not begin until a proper [W-9](https://www.yumacountyaz.gov/home/showpublisheddocument?id=33429) is received.

1. All research must be done by you. Please do not call or ask a cashier for amounts or status of taxes.

2. Property information may be found at  <http://treasurer.yumacountyaz.gov/treasurer/treasurerweb>

3. Your name, as you want it to appear on your certificate, your address, phone number and tax I.D. number (SSN) must be on the list of parcel numbers you submit for purchase.

4. The lien bears interest at the bid rate from the first day of the month following the purchase of the tax lien.

5. No tax liens will be sold in the months of February (except for the main tax sale) and October, or during the dates of November 1-8, and April 23- May 8.

6. You may add the current year’s taxes to your certificate on or after June 1st of the following year. There is an endorsement fee of $5.00 for each certificate

7. There is a non-refundable and non-interest bearing $10 processing fee charged for each year.

[Back to Top](https://www.yumacountyaz.gov/government/treasurer/tax-lien-information#top)

Pre-sale Requirements for the Auction

Prior to bidding, all bidders MUST provide the Treasurer's Office with a complete [W-9](https://www.yumacountyaz.gov/home/showpublisheddocument?id=33429) and [Bidder Information Form](https://www.yumacountyaz.gov/home/showpublisheddocument?id=33429). These forms may be obtained at the auction prior to 9:00 a.m. All research on parcels must be completed.

[Back to Top](https://www.yumacountyaz.gov/government/treasurer/tax-lien-information#top)

Bid Procedures for the Auction

Each bidder will be assigned a number for use during the bidding process. In offering these liens for sale, the parcel number and the amount shall be read in the order they appear in the newspaper or website.

Vocal bids will be recognized by calling the lowest interest rate you will accept. ALL SALES ARE FINAL!

The successful bidder will pay the entire amount of taxes, interest, fees and amounts necessary to redeem any prior liens with guaranteed funds by 12:00 p.m. of the next day.

[Back to Top](https://www.yumacountyaz.gov/government/treasurer/tax-lien-information#top)

Bid Interest for the Auction

Bids must be on the basis of interest income to bidder.

1. The maximum bid is 16% simple interest per annum prorated monthly. The lowest acceptable bid is 0% per annum.

2. The successful (lowest) bid will determine the rate of interest to be paid on the Certificate of Purchase lien (CP), representing the amount of taxes, interest, fees and charges then due.

Redemption of Liens

If the owner redeems the Certificate of Purchase (CP) on the property, the investor receives his money back plus interest at the rate he bid at the sale. Interest starts accruing on the first day of the following month.

[Bidder form & W-9](https://www.yumacountyaz.gov/home/showpublisheddocument?id=33429)

You may also obtain a "Bidder Form" and W9 at the counter the day of the sale.

**6. What are the payment requirements at the sale? Is there a deposit required before the sale?**

Cashier's check, money order, cash or direct wire are the methods of payments we accept. We do not require any deposit.

**7. What is the bidding process?**

The bidding is on the interest percentage rate that you would earn on your initial investment starting at 16% per year and bidding down from that rate.

**8. What type of document is issued at the sale?**

After the tax lien sale is over you will receive a Bid Report with a list of parcel numbers you purchased and amounts due.

**9. Are there any other expenses in addition to the cost of the lien?**

We charge a $10.00 Non-refundable processing fee for each year, which is included in the cost of the lien but does not earn interest.

**10. What is the foreclosure process and will the county handle the foreclosure process for a fee?**

Our office is not involved in the foreclosure process as per A.R.S. 42-18201.

**11. What happens to the liens that are not sold at the tax lien auction? Can they be purchased over-the-counter directly from the county? Can I purchase them now?**

They can be purchased at any time over the counter except for February, October, Nov 1-8 and April 23-May 8.

**12. Do you allow investors to invest in tax lien certificates without attending the auction via mail or telephone or fax? Can I send a representative to the sale to bid for me?**

You must be present at the auction in order to purchase from the auction. A representative can bid for you at the auction but, must have a completed W-9 Form. We do sell tax liens by mail, telephone or fax during the year as listed above in question 11.

**13. Would you please send me a current list of tax lien certificates available and place me on your mailing list if you have one. If there is a charge for the list please notify me and I will be happy to send the proper fee.**

A hard copy of the list is $150. It must be paid for in advance by cashier's check or money order before we will mail it out. The list includes a parcel number, the owner's name and the approximate amount of tax due on the property and the site's address if applicable. You may get the list for **FREE** on our web site at: [Delinquent Tax Listing](https://www.yumacountyaz.gov/home/showpublisheddocument?id=4962)

**14. Would you please forward me a copy of the statutes regarding tax sales in your jurisdiction?**

If you need further information, the Arizona Revised Statutes can be found at [**www.azleg.state.az.us**](http://www.azleg.state.az.us/) . The link to the statutes is in the upper right hand corner of the homepage.

**15. Do Tax Liens expire?**

Tax liens do expire after ten years pursuant to A.R.S. 42-18208.

*The accuracy of the information contained here is not guaranteed for legal purposes. Alterations may occur on a regular basis. To get the most recent information available please contact the County Treasurer's Office.*