

Why does a property go into the name of Trustee Clark County Treasurer?

Per NRS 361.585 & 361.590, property which is delinquent three consecutive fiscal years is deeded into the name of Clark County Treasurer as trustee for the state and county. Once property is placed in the name of the County Treasurer as Trustee, the property is subject to be auctioned for non-payment of taxes.

If I pay the taxes will the property transfer to my name?

No, if you are not the owner you must become the successful bidder at the county tax sale. Paying the taxes on such property will only cause a redemption to the current assessed owner.

When are the Clark County Treasurer Trustee auctions held?

The Treasurer's Office conducts at least one tax auction per year, usually in the Spring. There may also be an auction held in the Fall. When a date is selected, the information will be available on our website. (Real Property Tax Auction)

Which properties will be sold at auction?

The list of properties to be auctioned will be published in a local newspaper for **at least once a week for 4 consecutive weeks** prior to the auction. This list will also be available on the internet or at the Treasurer's Office. Properties may be removed from the list prior to the auction.

How do I get information on the properties to be auctioned?

The County Assessor's Office will have maps and record information on all properties to be sold. This information may be viewed at their office or may be purchased for a fee. You may search the County Recorder's records for any recorded documentation you deem relevant. Both of these offices are located within the County Government Center located at 500 S. Grand Central Pkwy. You may also want to contact the various county or city zoning/planning departments.

Should I investigate before I bid?

It is the responsibility of prospective purchasers to do their own research, prior to the auction. All properties are sold AS IS, and all sales are final. The County makes no representations, guarantees or warranties regarding the physical condition or stability of any of the parcels being auctioned, the existence of hazardous materials on or under the surface of the parcels, the suitability of the property for the bidders' purposes or for any other purpose. The properties are being conveyed subject to existing covenants, conditions, restrictions, reservations, rights-of-ways, easements, and any other possible encumbrances. The County is making no representations, guarantees or warranties regarding any liens or encumbrances that currently exist or may exist in the future on any parcel. It does not guarantee access to the property. It is your responsibility to perform due diligence on all parcels and make any independent investigation you deem necessary. Any personal property, such as manufacture homes or equipment on the property, is not a part of the sale unless noted otherwise. The County's sole purpose for the sale is to recover the delinquent taxes.

Before I make a bid, can I go onto the property and look?

The property is privately owned until a new deed is recorded. By going onto the property during

the real property tax auction, you may be trespassing on private property.

Are all liens cleared as a result of the auction?

Not all liens are satisfied by a tax auction. Some liens and other encumbrances may remain.

What is the minimum bid?

The minimum bid will vary for each property to be auctioned. The minimum bid amount includes, but is not limited to, taxes, penalties, interest, and costs legally chargeable against the property. The amount may also include liens related to delinquent sanitation/reclamation, sewer, special improvement district assessments, nuisance abatements and other like or related charges. The winning bidder also agrees to pay a buyer's premium of 10% with a \$100 minimum in addition to the winning bid amount.

Do I need to register to bid on a parcel?

Yes, to bid on a parcel you will need to register online at www.Bid4Assets.com/ClarkNV. Registration begins Wednesday, April 21, 2021 and ends on Friday, May 7, 2021.

How do I register for the auction?

Register by following the instructions at www.Bid4Assets.com/ClarkNV. There is a deposit of \$5,000 and a \$35 non-refundable Bid4Assets processing fee per bidder in order to participate in the auction. The deposit will be refunded by Bid4Assets to unsuccessful bidders within 10 business days after the auction date. The deposit of a successful bidder will be credited against the purchase price. Should a successful bidder default on a purchase, the deposit will be forfeited to the County, and the bidder will be banned from future auctions.

I am interested in a property, how do I know if it is still available on the day of the auction?

Nothing in the preview list is guaranteed. The list will be updated as redemptions are made, this may be on a daily basis. It is your responsibility to obtain a current list or check the Bid4Assets website for updates.

Does the County finance real property auction properties?

No. You must make payment in full by the date instructed in the Settlement Instructions.

If I am a winning bidder and don't like what I bought, can I just not pay or get a refund?

No. A bid on a property is an irrevocable offer to purchase property. You may also be banned from all future real property tax auctions.

What type of document is issued when the sale is completed?

A quitclaim deed will be issued to the successful bidder name which must be in the name of an individual and not a company name, LLC or Trust. The Treasurer's Office will record the deed to the property within 30 days of the auction date. Upon completion of the recording process, the original deed will be mailed to the new owner.

Is there a redemption period?

There is no redemption period on property acquired through the tax auction. There is a two-year period in which the previous owner may protest the sale. During this period, you may not be able to receive title insurance. You are encouraged to consult with the title company of your selection.

What if people are living on or using a piece of property purchased at a tax auction?

All tax auction sales are “buyer beware, as is, where is.” If there are occupants in the property, you may wish to seek private legal advice on this matter as the county assumes no responsibility and provides no assistance with this issue.

Is there a mailing list for notifications of upcoming auctions?

No, the Clark County Treasurer’s Office does not maintain a mailing list. Information regarding tax auctions is available on the Clark County Treasurer’s Office website under Real Property Tax Auction.

What if a property does not sell at the auction? Can the property be purchased directly from the County?

If a property does not sell, it will be offered at a future auction. Properties cannot be purchased directly from the County or over the counter.

What are excess proceeds?

The County’s sole purpose for the auction is to recover the delinquent taxes, interest, penalties, and costs legally chargeable against the property. Any difference between the minimum bid and the total funds collected for a property is called excess proceeds. Excess proceeds must be claimed within one year after the deed is recorded.

Where can I file excess proceeds claim?

The application and instructions are available on the Treasurer’s Office website under “Forms.” All original documents must be mailed or delivered in person to the Clark County Treasurer’s Office. In addition, please provide an electronic copy to TRPTM@clarkcountynv.gov.