

ANDERSON COUNTY TAX SALE

ALL REAL ESTATE WILL BE AUCTIONED MONDAY OCTOBER 15

ALL MOBILE HOMES WILL BE AUCTIONED TUESDAY, OCTOBER 16

- ◇ **ALL SALES ARE FINAL. NO REFUNDS WILL BE ISSUED.**
- ◇ **KNOW WHAT YOU ARE BUYING.** All property is sold "as is, where is". No claims are made pertaining to value, size, condition or usage.
- ◇ **FULL PAYMENT IS DUE TODAY ON ALL PURCHASES, IN THE FORM OF CASH OR CERTIFIED FUNDS.**
- ◇ All questions or concerns you have regarding property to be sold must be resolved prior to your purchase.
- ◇ Each opening bid consists of all delinquent tax, penalties and fees due to Anderson County and its municipalities for tax year 2017, the current 2018 tax amount, and the expense of this tax sale.
- ◇ The owner of a delinquent property has the opportunity to pay the tax up to the time the property is announced for bid.
- ◇ Interest will be accrued based upon the quarter in which the property is redeemed, at the rate of 3% per quarter. **The maximum amount of interest earned cannot exceed the published opening bid.**
- ◇ The information contained on an issued tax deed will be based upon existing information on record with Anderson County.
An updated survey and/or plat will be the responsibility of the buyer.
- ◇ It is your responsibility to research the actual physical location of property you wish to purchase, as street addresses change and may not have been updated in existing information on record with Anderson County. Regarding mobile homes, both the street address and the land Tax Map Sheet number may not be current.
- ◇ As successful bidder, you may **not** take possession of the property until the one-year redemption period has expired **AND** you have been issued a tax deed from Anderson County, or a Bill of Sale/Right of Possession document, in the case of a mobile home.
- ◇ The purchase of a parcel of land that contains a separately-taxed mobile home **will not include** the mobile home.
- ◇ The purchase of a mobile home with a Tax Map Number beginning 400-00- **will not include** the parcel of land upon which it resides.

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- ◇ In cases of an owner having multiple delinquent properties, **only sufficient property will be sold to satisfy the total amount due.**

EXAMPLE:

Mr. Jones has four delinquent parcels;
the opening bid on each parcel is \$100;
the total tax due on all five parcels is \$400.

TMS XXX-XX-XX-001 (lot 1) \$100
TMS XXX-XX-XX-002 (lot 2) \$100
TMS XXX-XX-XX-003 (lot 3) \$100
TMS XXX-XX-XX-004 (lot 4) \$100

Scenario 1:

Lot 1 is sold for \$400 or more;
no other lots would be sold, as the entire tax liability had been met.

Scenario 2:

Lot 1 sells for \$250;
the amount satisfied the tax liability of lots 1 and 2; the next item for bid would be lot 3.

Scenario 3:

Lot 1 sold for \$150; lot 2 sold for \$100; lot 3 sold for \$150;
lot 4 would not be sold, as the amount satisfied the tax liability of the remaining lot.

2018 TAX SALE ASSIGNMENT PROPERTY

- ◇ Copies of the **2018 Anderson County ASSIGNMENT listing** will be available from the Anderson County Treasurer's Office beginning at **8:30AM on Thursday, November 08, 2018.** Email requests will be honored at dsullivan@andersoncountysc.org and jphillips@andersoncountysc.org.
- ◇ **ASSIGNMENTS from the Monday, October 15, 2018 tax sale** will be accepted in person in the Treasurer's Office on a 'first come, first served" basis beginning at **8:30AM on Monday, November 12, 2018.** Registration will begin at the Treasurer's Office at 8:00AM that morning.
- ◇ **Assignments by mail** will begin on **Monday, November 19, 2018.**
- ◇ **Assignments by phone will not be accepted.**

2017-and-prior Forfeited Land Commission Property

- ◇ **Assignments for all remaining 2017-and-prior FLC property ended at 5:00PM on Friday, October 05, 2018.** Purchase of these parcels will resume at **8:30AM on Monday, November 05, 2018** and will be accepted in person in the Treasurer's Office on a 'first come, first served" basis.

--The 2019 tax sale will be held on Monday, October 21, 2019 --