



LAURA ALAMERY

REAL ESTATE INVESTING MENTOR



# Tax Delinquent Properties

[www.lauraalamery.com](http://www.lauraalamery.com)

# What is Tax Delinquent Property?

If you own real estate  
and you don't pay  
your property taxes on time,  
then the property is  
tax delinquent.

# Tip #1

Most property that goes to  
tax deed auction is  
free and clear.

# Tip #2

Never pay more than  
50% FMV.

# Tip #3

Use \$1 Option Contract and Memorandum of Option.

# 5 Steps with Tax Delinquent Property

1. Choose any market with US tax law.
2. Get one of the 3 lists of property at risk.
3. Sort the huge list for the best leads.
4. Market to the list.
5. Negotiate and close.

# Where do you get the lists?

Every County names the office for collection of property taxes differently:  
i.e. Collector of Revenue, Property Tax Office

# Where do you get the lists?



[Home](#) [Environmental Data](#) [Public Records Online](#) [Property Data Store](#) [Historic Aerials](#) [Home Tips](#)

## Public Records Portal

Our Public Records Portal is your gateway to official state websites and those Tax Assessors' and Recorders' offices that have developed web sites for the retrieval of public records over the internet. For example, some Recorders' offices have marriage and birth records available online. Although not every county and parish has data online, many have home pages, and where neither is available a phone number has been provided.



[Environmental Data](#)

[Public Records Online](#)

[Property Data Store](#)

[Historic Aerials](#)

## EXPLORE

[Property Data Store Document Images](#) | [Property Detail](#) | [Comparable Properties](#) | [Parcel Maps](#)  
[Public Records Online Online Directory](#) | [Los Angeles General Index](#)  
[Historic Aerials West Point \(1965\)](#) | [Alamo Stadium \(1955\)](#) | [Atlantic City \(1920\)](#) | [Sea World \(1953\)](#)  
[Environmental Data Los Angeles](#) | [Phoenix](#) | [New York](#) | [Seattle](#) | [Miami](#) | [Chicago](#) | [Detroit](#) | [Las Vegas](#)

### Search for Anyone

First Name:

Last Name:

All ▾

Find!

### Search for Foreclosures

Zip Code:

Find!



# Where do you get the lists?



Home Environmental Data Public Records Online Property Data Store Historic Aerials Home Tips

## City to County Converter [?](#)

City / State:

 AK ▼

Convert

## Zip to County Converter [?](#)

Zip Code:

Convert

## Foreclosures

Zip Code:

Find!

## PUBLIC RECORDS ONLINE DIRECTORY

Select a state from below or use our converter tools to begin your search.

The Public Records Online Directory is a Portal to official state web sites, and those Tax Assessors' and Recorders' offices that have developed web sites for the retrieval of available public records over the internet.

For example, some Recorders' offices have marriage and birth records available online. Although not every county and parish has data online, many have home pages, and where neither is available a phone number has been provided.



Alabama • Alaska • Arizona • Arkansas • California • Colorado • Connecticut • Delaware  
District of Columbia • Florida • Georgia • Hawaii • Idaho • Illinois • Indiana • Iowa  
Kansas • Kentucky • Louisiana • Maine • Maryland • Massachusetts • Michigan • Minnesota  
Mississippi • Missouri • Montana • Nebraska • Nevada • New Hampshire • New Jersey • New Mexico  
New York • North Carolina • North Dakota • Ohio • Oklahoma • Oregon • Pennsylvania • Rhode Island  
South Carolina • South Dakota • Tennessee • Texas • Utah • Vermont • Virginia • Washington  
West Virginia • Wisconsin • Wyoming

# Where do you get the lists?



Home Environmental Data Public Records Online Property Data Store Historic Aerials Home Tips

## County Select

Alachua  
Baker  
Bay  
Bradford  
Brevard  
Broward  
Calhoun  
Charlotte  
Citrus  
Clay  
Collier  
Columbia  
DeSoto  
Dixie  
Duval  
Escambia  
Flagler  
Franklin  
Gadsden  
Gilchrist  
Glades  
Gulf

## City to County Converter

City / State:  AK

## Zip to County Converter

## FLORIDA PUBLIC RECORDS



The Sunshine State

Official State Website  
Search UCC  
Corporation Document Searches

### COUNTIES

- Alachua
- Baker
- Bay
- Bradford
- Brevard
- Broward
- Calhoun
- Charlotte
- Citrus
- Clay
- Collier
- Columbia
- DeSoto
- Dixie
- Duval
- Escambia
- Flagler
- Franklin
- Gadsden
- Gilchrist
- Glades
- Lee
- Leon
- Levy
- Liberty
- Madison
- Manatee
- Marion
- Martin
- Miami-Dade
- Monroe
- Nassau
- Okaloosa
- Okeechobee
- Orange
- Osceola
- Palm Beach
- Pasco
- Pinellas
- Polk
- Putnam
- Santa Rosa
- Sarasota
- Seminole
- St Johns
- St Lucie
- Sumter
- Suwannee
- Taylor
- Union
- Volusia
- Wakulla
- Walton
- Washington

### SWITCH STATES

Alabama • Alaska • Arizona • Arkansas • California • Colorado • Connecticut • Delaware  
District of Columbia • Florida • Georgia • Hawaii • Idaho • Illinois • Indiana • Iowa  
Kansas • Kentucky • Louisiana • Maine • Maryland • Massachusetts • Michigan • Minnesota  
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Gadsden  
Gilchrist  
Glades  
Gulf  
...

## City to County Converter

City / State:  
 AK

## Zip to County Converter

Zip Code:

## BROWARD COUNTY PUBLIC RECORDS



Florida  
The Sunshine State

Official State Website  
Search UCC  
Corporation Document Searches

Name	Phone	Online	Report
Broward County Property Appraiser	(954) 357 - 6830	<a href="#">Go to Data Online</a>	Fix:
Broward County Clerk / Recorder	(954) 831 - 4000	<a href="#">Go to Data Online</a>	Fix:
Broward County Revenue Collection	(954) 831 - 4000	<a href="#">Go to Data Online</a>	Fix:

[Submit New Link](#)

Help us keep this directory a great place for public records information.  
Use our automated process to update or submit new information.

### Products available in the Property Data Store:

Comparable Properties Reports	<a href="#">[FIND]</a>
Transfer Detail Reports	<a href="#">[FIND]</a>
Property Detail Reports	<a href="#">[FIND]</a>
Document Images	<a href="#">[FIND]</a>

### AFFILIATES AND ADVERTISERS

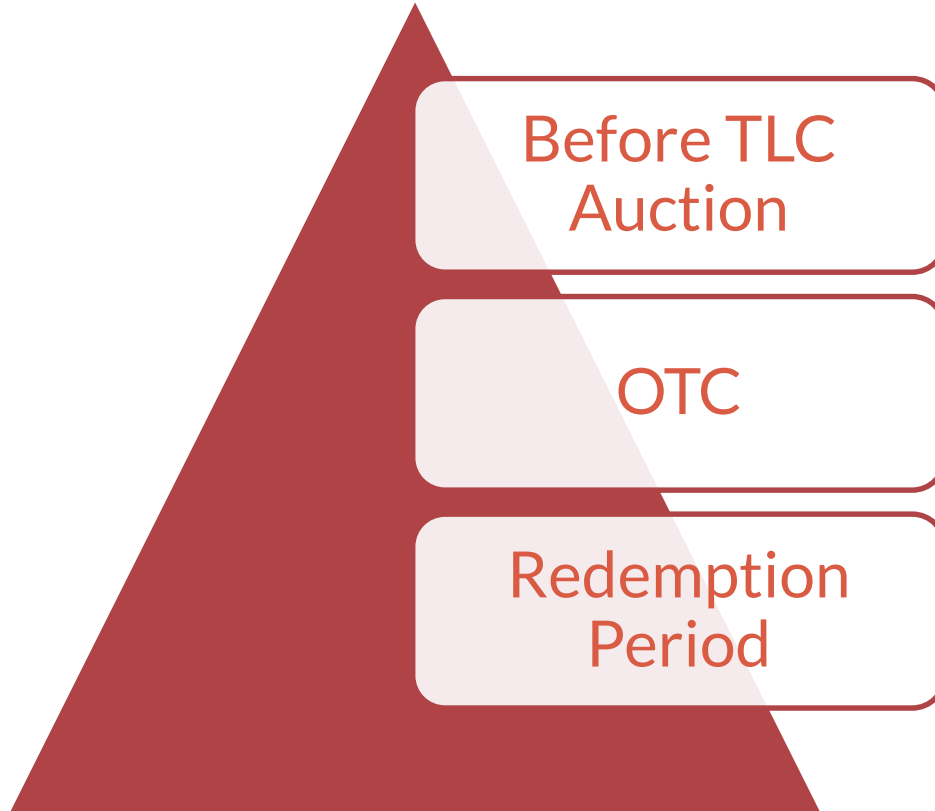
#### Foreclosures

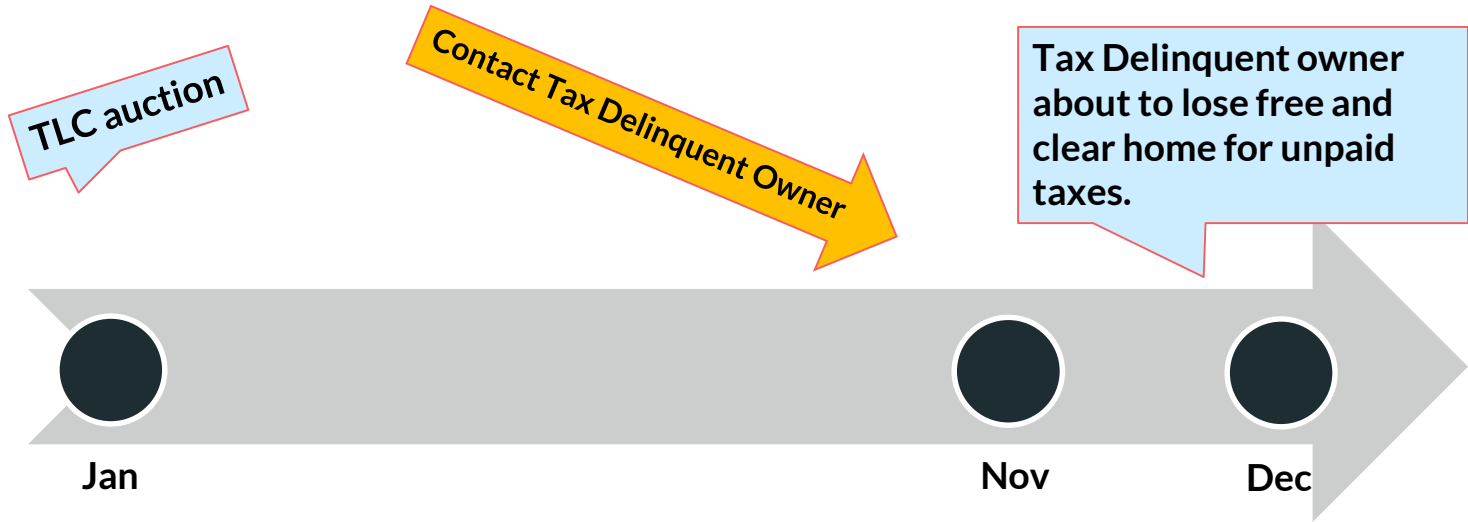
Zip Code:

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South Carolina • South Dakota • Tennessee • Texas • Utah • Vermont • Virginia • Washington  
West Virginia • Wisconsin • Wyoming

# The 3 Types of Tax Delinquent Lists





You have 1 month to sell or collect excess proceeds

The pressure is strongest at the end – when you arrive.  
Your timing is “just in time” to offer a saving solution;  
for you and for the home owner.  
The TLC holder has paid the taxes but because YOU control the property,  
he has to buy the property from you. However, you will give a good deal.