

ANNUAL PROPERTY TAX SALE AUCTION FAQs

Each year on July 1st, the Treasurer-Tax Collector has the “power to sell” properties that have been in default (delinquent) on the property taxes for three years (nonresidential) or five years (residential) and have not been redeemed (paid in full) or enrolled in a Five-Year Payment Plan. Tax-defaulted property is scheduled for sale at a public auction to the highest bidder at the time and place fixed for the sale.

You may email helpinghand@ventura.org and request to be put on the Tax Sale Mailing List.

Q: CAN I MAIL IN A BID FOR A PROPERTY?

A: No, anyone wishing to bid on tax sale properties must be a registered bidder with bid4assets.com prior to bidding.

Q: CAN I OBTAIN A PROPERTY AT THE PUBLIC AUCTION TAX SALE BY PAYING THE DELINQUENT TAXES PRIOR TO THE TAX SALE DATE?

A: No, paying the taxes will only redeem the property for the current owner. Legal title to a tax-defaulted property subject to the Tax Collector’s power to sell can be acquired only through the Treasurer-Tax Collector by being the successful bidder at the tax sale, and by paying the full purchase amount, including the Documentary Transfer Tax.

Q: HOW DO I FIND OR “SEE” A PROPERTY I WOULD LIKE TO BID ON AT THE TAX SALE?

A: Vacant (unimproved) land has no address and therefore its approximate geographic location may be determined using County Assessor maps. Exact boundary lines of a property may be determined by a survey of the property. The County does not have possession or control of the property and cannot grant access. “Improved” properties may have a street address.

County View GIS Link: <https://maps.ventura.org/countyview/>

Geographic Information Systems (GIS) is the data system capable of capturing, storing, analyzing, and displaying geographically referenced information. Geospatial information is data referenced to a place and given a set of geographic coordinates. Ventura County Government uses GIS tools and geospatial information for implementing zoning ordinances, conducting a census, city, and school redistricting, mapping residential property foreclosures, monitoring transportation, and road improvements, analyzing natural hazards such as earthquake, tsunami, and wildfires.

Q: HOW DO I PAY FOR A PROPERTY AT THE TAX SALE?

A: Payment in full to bid4assets is required no later than **1:30 p.m. PT on March 14, 2025**.

Q: HOW CAN I REGISTER AS A BIDDER?

A: Bid4Assets.com will register bidders. Before bidding on any property, you must follow the instructions on Bid4Assets home page regarding how to register as a bidder. Ventura County requires that bidders fund a Bid Deposit through Bid4Assets prior to bidding. Bidders are advised to arrange for their deposits early to make sure that they are eligible to bid. Deposits are due to Bid4Assets by **1:00 p.m. PT on March 3, 2025**.

The Tax Collector's Office will not be registering bidders nor accepting bids and all questions should be directed to Bid4Assets.com.

Q: HOW DOES THE BIDDING PROCESS PROCEED?

A: All parcels will be sold by Auction ID. Minimum bids will be as stated per parcel and each raise will be in increments of at least \$100 until the close of the auction. For a more detailed explanation of the bidding process, log on to www.bid4assets.com. More information and instructions are available by calling Bid4Assets 1-877-427-7387.

Q: HOW CAN I DETERMINE WHAT USE I CAN MAKE OF A TAX SALE PROPERTY BEFORE I PURCHASE IT?

A: You may consult the Zoning Department of any city within which a property lies regarding use of the parcel. For property in unincorporated areas of the County, you may refer to the Zoning Section of the Ventura County Resource Management Agency. The County Recorder's Office should be consulted for any recorded easements on a property. In addition, there may be other agencies to consult with based on the current, future, potential, or intended use of the property.

Q: HOW SOON CAN I TAKE POSSESSION OF THE PROPERTY AFTER MY PURCHASE AT THE TAX SALE?

A: The successful bidder may take possession of a property after making payment in full and after the Tax Deed to Purchaser has been recorded. Tax Deeds are generally recorded within three weeks of the sale.

Q: HOW IS THE MINIMUM BID ON A TAX SALE PROPERTY DETERMINED?

A: State law requires that the minimum bid on a tax-defaulted parcel offered at a public auction for the first time be no less than the total amount necessary to pay the back taxes on the parcel (redeem the parcel), plus costs of sale.

The minimum bid on a parcel previously offered at sale can be set at the Tax Collector's discretion in order to stimulate bidding. Minimum bids will be as stated per parcel and each raise will be in increments of at least \$100 until sold.

Q: WHAT IS THE DEADLINE TO PAY BACK TAXES TO PREVENT A TAX DEFAULTED PROPERTY FROM BEING OFFERED AT AUCTION?

A: The deadline is **4:30 p.m. on March 6, 2025**, which is the last business day prior to the scheduled auction. The payment must be received in office by the deadline.

Q: HOW ARE THE LEGAL DESCRIPTIONS DETERMINED?

A: The descriptions provided are based on the official records of the Ventura County Assessor's Office and are presumed to be correct.

Q: WHAT PROPERTY IS EXCLUDED FROM THE SALE?

A: Any personal property, such as a mobile home or equipment located on the property, is not part of the sale.

Q: WHAT ARE THE RULES REGARDING THE I.R.S.?

A: The I.R.S. has the option of redeeming, up until 120 days after the sale, any property on which there is an I.R.S. lien recorded.

Q: ARE THERE ANY DISCLOSURES THAT WILL BE POSTED AT THE SALE?

A: Yes, a notice of contaminated/possible contaminated properties. When we become aware of properties on our sales list that are known or suspected to be contaminated, we will identify these properties and the Lead Agency's name and address where all available information may be reviewed.

Q: HOW OFTEN WILL THE AUCTION INFORMATION BE UPDATED?

A: The tax sale information will be updated daily and will not be finalized until **4:30 p.m. on March 6, 2025**, which is the last day before the sale.

Q: HOW WILL TITLE BE VESTED?

A: Prior to payment, successful bidders will be required to submit their deed information indicating how they want their new property to be conveyed. The deed will be mailed to the purchaser after recording, usually within eight to twelve weeks. This deed conveys all rights, title, and interest to the property in accordance with the provisions of Revenue and Taxation Code section 3712.

Q: DO ALL PROPERTIES WITH AN ADDRESS HAVE A HOME ON THEM?

A: No! An address does not mean there is or was a structure on the property. It does not guarantee that the address shown in the tax sale list is correct or that the structure is part of the sale. Please do your due diligence when researching properties for auction.

Q: IS A TAX SALE PUBLICLY ADVERTISED?

A: Yes. State law dictates that the event of a tax sale must be published three (3) times in successive seven (7) day intervals before the tax sale date in a newspaper of general circulation within Ventura County. All parcels in the tax sale will be advertised with the first publication date being not less than twenty-one (21) days prior to the date of the sale.

Q: WHAT HAPPENS TO THE PROPERTIES THAT DO NOT SELL AT THE AUCTION? CAN TAX SALE PROPERTIES BE PURCHASED DIRECTLY FROM THE COUNTY?

A: If no acceptable bids are received for a property, it will be offered again at intervals of no more than six years until the property is sold, pursuant to Section 3692 of the California Revenue and Taxation Code. Legal title to tax-defaulted property subject to power of sale can be obtained through the Treasurer and Tax Collector only by being the successful bidder at the tax sale.