

# FREQUENTLY ASKED QUESTIONS

**Will there be any past due taxes after the sale?**

The minimum bid is the past due taxes.

**Is the County able to provide a list of all parties with recorded legal interest for this property?**

That is what the title report that is attached to each property is for. We notified everyone listed in that report.

**Do you know if the property is vacant?**

Since we do not take possession of the properties in tax foreclosure, we do not know if someone is living there or not. We sell them as is and where is and cannot make any warranties, expressed or otherwise.

**On what date was the photo of the residence taken?**

We have no idea. It came from the Kitsap County Parcel Details page that is linked on the auction site.

**When you make your first proxy bid, and you get outbid, can you place a second proxy bid?**

You'll need to contact Public Surplus for information on how their bidding works. You can email them at [support@publicsurplus.com](mailto:support@publicsurplus.com).

**Is the bid deposit refundable?**

The deposit will be returned if the bidder does not win the auction. The deposit will be applied to the balance due if the bidder wins an auction. The deposit will be retained if the winning bidder defaults."

**Based on previous experiences, do you have any guess-estimate of what the general price range will be?**

There is no real answer to this. Every auction has too many variables and bidders to have a typical winning bid. You just need to know how much you are willing and able to spend and bid accordingly.

**Can we view the home and property in person?**

We encourage you to drive by and view it, but we do not take possession of the properties so we cannot give access to the land and/or buildings.

**Could you please clarify if this auction is for a tax lien or does convey the ownership of the property?**

Washington State is NOT a tax lien state. All property tax foreclosure auctions result in a Tax Deed being recorded.

**Is this being sold Free of all Liens and Encumbrances? Or are there possible hidden costs not specified in this listing?**

We sell the property where is and as is with no warranty expressed or implied. It is up to you to thoroughly research before bidding.

**Can the owner pay their back taxes before the sale and avoid losing their home?**

All properties can be redeemed until the end of business the day before the sale.

**Will this auction take place on this public auction website through online bidding or in person at the county building?**

On this website.

**Are utilities such as electric and water on property?**

You will need to research that for yourself.

**If this goes for more than taxes does the rest go to the lienholders or do you keep the excess?**

The County Treasurer will hold any proceeds from the sale in excess of the minimum bid for a period up to three (3) years. Excess funds will be paid upon proper application of claim by the owner of record or to their legal representative, subject to an interpleader action upon the presentation of conflicting claims or right to the surplus. The owner of record is determined by the title or other documentation on record of a last known purchaser, if unable to locate a title or documentation, then the owner record is determined by the tax rolls. RCW 84.64.080

**Is this property buildable?**

Properties are sold "AS IS": The County Treasurer makes no warranty, either expressed or implied, relative to the usability, location, condition, livability, occupied or vacant, of any real property homes for sale. It is the responsibility of the purchaser to do their own research as to whether the property may be subject to liens, encumbrances, or restrictions and whether the property is suitable for their intended use.

Questions about building, zoning, and use restrictions should be addressed to the city and county departments responsible for engineering, building, code enforcement, and planning.

**Do you have the current owners contact info?**

We do not give out contact info other than what is on the Parcel Details site which is linked on each auction page.