



**INFORMATION TO PURCHASERS OF PROPERTIES FOR
WHICH SPECIAL ASSESSMENTS ARE DELINQUENT
PLEASE READ CAREFULLY**

Procedures for public improvement by special assessment are provided in Arizona Revised Statutes (Sec. 48-571 to 48-618 inclusive). **The law is very explicit with regard to the sale of property for delinquent assessments, the opportunity for redemption and the responsibility of the purchaser preceding application for a deed** (Sec. 48-605 and 48-606).

The following legal requirements must be adhered to:

48-605 (ARS) - Redemption

A. Redemption may be made by any party having an interest in the lot at any time before the execution and delivery of a deed therefore by paying to the superintendent of streets the amount for which the property was sold and five percent therein if paid within three months from date of sale, ten percent if paid within six months, twelve percent if paid within nine months, fifteen percent if paid within twelve months, or twenty percent if paid after the twelve months.

B. When redemption is made, the superintendent shall note that fact on the duplicate certificate of sale in his office and deposit the amount paid with the treasurer, who shall credit the purchaser named in the certificate of sale with the amount, and pay the amount to such purchaser or his assignee, upon the surrender of the certificate of sale.

48-606(ARS) – Deed to purchaser; Notice to owner; Redemption after notice; Effect of deed

A. After the expiration of twelve months from the date of sale, the superintendent shall execute to the purchaser, or his assignee, on his application, if he has fully complied with this section, a deed to the property sold in which shall be recited substantially the matters contained in the certificate, any assignment thereof, and that no person has redeemed the property. The superintendent shall receive from the applicant for a deed, one dollar for making the deed, unless the municipality is the purchaser.

B. The purchaser shall, at least thirty days before he applies for a deed, serve upon the owner, and if occupied, upon the occupant of the property, a written notice that the property, giving the description, has been sold for a delinquent assessment, specifying the improvement for which the assessment was made, the amount for which it was sold, the amount necessary to redeem at the time of giving notice, and the time when the purchaser or assignee will apply to the superintendent for a deed. If the owner cannot be found after due diligence, the notice shall be posted in a conspicuous place upon the property at least thirty days before the time stated therein on the application for a deed.

C. The applicant shall file with the superintendent an affidavit showing that notice of the application has been given, and if the notice was not served on the owner personally, that due diligence was used to find the owner. If redemption of the property is made after the affidavit is filed, and more than eleven months from the date of sale, the person making the redemption shall pay, in addition, for payment to the purchaser, three dollars for the service of notice and making of the affidavit.

D. The deed of the superintendent shall be prima facie evidence of the truth of all matters recited therein, and of the regularity of all proceedings prior to the execution thereof, and of title in the grantee.

City of Bullhead City Finance Department

Office Location: 2355 Trane Road, Bullhead City, AZ • Mailing Address: P.O. Box 23189, Bullhead City, AZ 86439-3189
Phone (928) 763-9400 • Fax (928) 704-6060 • Finance Customer Service Direct Line (928) 763-0166



**SALE OF PROPERTIES FOR NON-PAYMENT OF
SPECIAL ASSESSMENTS
BIDDER'S INFORMATION SHEET**

The only forms of payment accepted are as follows:

Cash
Certified check

Mastercard
Wire

Visa
Money order

PERSONAL CHECKS ARE NOT ACCEPTABLE

Payment is to be made to the City's Cashier, located in the Finance Department, at the conclusion of the sale or at a time to be announced by the auctioneer (typically, 4:30 p.m. the day of the auction). The legal description of the property (as defined below) **MUST** be provided to the City's Cashier with your payment.

If an accurate legal description is not provided (for properties selling at less than 100%) when paying for the property, your payment WILL NOT be accepted and the next highest bidder will be contacted, and offered the property at their bid.

The City's Cashier will give you a City receipt for each parcel you purchase. The Superintendent of Streets will issue a Certificate of Sale for each parcel purchased.

The superintendent of streets (or assignee) will auction each parcel separately in series and assessment numerical order. **The sale amount shall be for the entire remaining assessment, including the delinquent installments, penalties, costs and all future principal and interest installments, and if applicable, administrative fees and bond call premiums.**

Under the State laws, the person who is willing to pay the entire sale amount for the least quantity of land becomes the purchaser. The least quantity of land is expressed by whole percentages (**not less than 1 percent**) and is defined as follows:

- The left percent of lot, facing lot from the street side. If the parcel is a corner lot, the street side is the side with the least frontage.

For example, if a lot is 100' wide, and it is sold for 10%, the Superintendent of Streets deed would cover the left 10' of parcel. **For properties selling at less than 100%, the purchaser must provide the legal description of the land being purchased when paying the City's Cashier for the property.**

Employees of the Finance Department cannot give legal advice of any kind or do any research as to liens, taxes owed etc. on any individual parcels included on the Auction List. Legal questions must be directed to a qualified legal advisor of your choice. A complete set of the Arizona Revised Statutes can be found on the internet at www.azleg.state.az.us or at the County Library.

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SALE IS CALLED TO ORDER

The sale of property for unpaid installments of assessments for sewers, paving or other improvement work in the City of Bullhead City, Arizona will now commence. All persons bidding on property must sign in and received a bidder number. This number must be used when bidding. Late arriving bidders may begin bidding upon completion of a registration and receipt of his or her bidder number.

In pursuance of the provisions of the Arizona Revised Statutes, 1985, Title 48, Chapter 4, Article 2, and advertisements appearing in the Bullhead City Bee, a weekly newspaper published and circulated in the City of Bullhead City, Arizona, the installments for paving and other improvements in the City of Bullhead City, Arizona, as indicated hereinafter, have not been paid and are declared delinquent along with penalties, advertising, and title search fees as provided in said Statutes and as set out hereinafter.

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|-------------------|--------------|---------------|
| ■ Cash | ■ Mastercard | ■ Wire |
| ■ Certified check | ■ Visa | ■ Money order |

PERSONAL CHECKS ARE NOT ACCEPTABLE

Bidders are cautioned not to bid on properties without performing research on the properties, and obtaining knowledge of the special assessment auction process from a qualified legal representative. If a winning bidder does not pay for the property he or she bid on by 4:30 P.M. on the day of the auction, the bidder having the next highest bid will be offered the property, **at next highest bid amount.** Winning bidders defaulting on bids will be banned from all future auctions at the City.

The Auction will remain open until 12:00 P.M. the Friday, following the auction. Any properties **not purchased** at today's auction, will be available until the above date and time. Winning bidders of properties purchased after the first day of the auction must make payment by 4:30 P.M. the Friday, following the auction.

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