

4 Best Tax Deed States

The best tax deed states achieve a balance of strong state support, available properties and Internet information so you can research properties. If you live near any one of these states and you want to buy tax deeds (become a property owner), then look no further.

Arkansas (sales can occur every month)	
Many properties available.	State Land Commission handles all county tax sale auctions. Strong state support.
<u>Tips:</u> Use the county websites to get on their mailing lists – they will send you tax deed sales information for free. Properties can be inexpensive in some areas.	Excellent Internet support for many counties.
	State Land Commission: http://www.cosl.org
California (sale dates vary by county, but generally occur once per year)	
Almost all counties have sales.	Strong state support.
<u>Tips:</u> Arrive at sales early, as some counties are very popular. Properties are generally expensive because land values are high; therefore, you will need substantial capital. Online sales make buying easier, but beware of bidding too high.	Excellent Internet support.
	(1) Contra Costa County: http://www.cctax.us/auction_intro.htm (2) Placer County: http://www.placer.ca.gov/Departments/Tax/LandSale.aspx (3) San Bernardino County: http://www.mytaxcollector.com/trTaxSale_TC.aspx
Georgia (sales occur once a month)	
Right of redemption state.	Deed can be redeemed within one year following the sale, and the investor earns a flat 20 percent fee.
<u>Tips:</u> The foreclosure process can be tricky and may require help.	(1) Cobb County: http://www.cobbtax.org/Forms/HtmlFrame.aspx?mode=content/Delinquent_Taxes.htm&LMparent=189 (2) DeKalb County: https://dklbweb.dekalbga.org/taxcommissioner/index.asp?q=TaxSaleGeneralInformation
Texas (sales occur once a month)	
Right of redemption state. Large state with many properties.	Deed can be redeemed within six months following the sale for most properties, and the investor earns a flat 25 percent fee.
Strong state support.	Good Internet support.
<u>Tips:</u> Laws and procedures are a little different.	(1) Collin County: http://www.co.collin.tx.us/tax_assessor/auctions/forsale.jsp (2) Denton County: http://sheriff.dentoncounty.com/main.asp?Parent=517&Link=533 (3) Travis County: http://www.co.travis.tx.us/tax_assessor/foreclosure/tax_sales.asp