

## Thurston County Tax-Title Properties

Tax-title properties are those that have been through the Thurston County Treasurer's tax foreclosure process and had no bids at the time the auction was deemed closed by the County Treasurer. They become owned by the county in trust for the taxing districts. The county only holds these properties in trust and is not responsible for their upkeep or maintenance.

Property acquired by the county via methods other than the tax foreclosure process is called "surplus" property. These properties are handled by Melanie Rabaglia, Public Works Real Estate Services. She may be reached at 360-867-2357, [melanie.rabaglia@co.thurston.wa.us](mailto:melanie.rabaglia@co.thurston.wa.us), or 9605 Tilley Rd S Ste C, Olympia, WA 98512.

### How to Purchase Tax-Title Properties (RCW 36.35.120 & 36.35.150)

There are two ways to purchase tax-title properties: private negotiation and public auction. Both begin the same way, but it is the decision of county legislative authority how the property will be sold, if at all. The procedure is as follows:

- A list of tax-title property is located on the Thurston County Treasurer's web page for review.
- Anyone interested in purchasing a property must complete an "Application for Tax-Title" form and submit to the County Treasurer's Office.
- The Treasurer's Office will request a determination from the Permitting/Planning Dept. of whether the property is practical to build on due to physical characteristics or legal restrictions on construction. This will determine whether the property can be sold by private negotiation or public auction.
- Upon receiving the determination by the Permitting/Planning Dept., or other departments, the Treasurer's Office will submit an approval request to the Board of County Commissioners. If the property was found to be a buildable lot, then the sale will be a public auction. If the property was found not practical to build on, then the sale will be a private negotiation.
- If it is a public auction, the Treasurer's Office must advertise a notice in a local newspaper once a week for three consecutive weeks. The starting bid plus fees is decided by the Board of County Commissioners, not the offer on the application.
- The auction will be held at the same time as the tax foreclosure sale scheduled each year in January via the Internet, or another scheduled date.
- All tax-title properties are sold as is, where is, and with no representation, warranty, guarantee, expressed or implied by the county. It is the purchaser's responsibility to research any property they may have an interest in purchasing.

The Treasurer's Office may also review tax-title properties periodically and hold a public auction of those deemed sellable. The same procedure is followed with the exception of the Application for Tax-Title not being required.