

~~Quick Reference: i JY. A UggUWi gYHq~~

Type of Tax Sale:

Tax Deed (called "Taking" in Massachusetts)

How Tax Sale Buyers Get Title / Owner Loses Property:

The city forecloses the property. At this point redemption is barred. The city then auctions the property at a tax deed sale.

Governmental Body Holding Tax Sale:

Tax Collector

Public Access Law:

Electronic records are included in the definition of "public records". A custodian of public records must comply with a request for copying within 10 days.

How to Get List of Tax-Delinquent Properties:

There is a "tax title account list" which all collectors must keep, showing properties with delinquent taxes. Get this list.

How to Get Your DeedGrabber "Last Minute" List

Look for older delinquencies on the tax title account list. Some cities allow properties to remain on the tax title account list for many years before foreclosing, even though it their right to foreclose sooner. Other cities are more aggressive. Ask the head of the tax collector department when their policy in general is.

A petition to foreclose is filed in the Land Court when the city finally takes action. Ask for a list of all properties that are currently in the foreclosure process. Properties can be redeemed until the petition to

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foreclose has been granted.

