

Quick Reference Guide to Utah

Type of Tax Sale:

Tax Deed

How Tax Sale Buyers Get Title / Owner Loses Property:

Property is sold at tax deed sale.

Governmental Body Holding Tax Sale:

Treasurer

Public Access Law:

The law seems a little ambiguous about providing electronic records. Electronic records ARE included in the definition of public records. However, only a negative statement is made that governments are not required to provide records in a medium in which they don't currently exist.

This suggests that they ARE required to provide them in the medium requested if they are kept that way. But this explicit statement is not found in the law.

How to Get List of Tax-Delinquent Properties:

The treasurer maintains a "official record of delinquent taxes" which also contains any redemptions or subsequent taxes owed, every year. There is a 4 year period before the properties are offered at tax deed sale, so you may want to get several years' "official record of delinquent taxes".

How to Get Your DeedGrabber "Last Minute" List

Get "Instant Expert" State Manuals for Any State!
<http://taxdelinquentlists.com/downloads/category/state-manuals/>

A "tax sale list" is generated around March 15 of each year and most tax deed sales are held in May or June. Obtain this list from the county or taxsalelists.com and begin marketing to it right away.