



## **TERMS AND CONDITIONS OF TAX DEED SALE**

### **PLEASE READ ALL SECTIONS CAREFULLY**

#### **AUTHORITY AND PURPOSE OF TAX DEED SALE:**

Pursuant to Nevada Revised Statute (NRS) 361.595, the Carson City Treasurer has the authority to sell or convey any property held in trust by the county treasurer in order to recover any delinquent taxes and penalties owed to the Consolidated Municipality of Carson City, Nevada for the property. Once authorized and directed by the Carson City Board of Supervisors, the Carson City Treasurer's Office will conduct a tax deed sale. These tax deed sales will currently take place online, and the Carson City Treasurer's Office has contracted with Bid4assets (www.bid4assets.com), an online auction company that conducts auctions for government entities.

#### **DISCLAIMER:**

All properties are sold “as-is,” and all sales are final. Neither the Carson City Treasurer’s Office nor any entity of the Consolidated Municipality of Carson City, Nevada make any claims or warranties, either expressed or implied, regarding any property scheduled for a tax deed sale, to include: the usability, desirability, condition, usefulness, accessibility, rights-of-way, easements or licenses, access to utilities, correct acreage or lot size, physical or geological aspects of the land, water rights, or boundary lines of the property.

Furthermore, any personal property belonging to the current or previous owner—such as but not limited to any mobile homes, vehicles, equipment, furniture, appliances, or similar items—are not part of the sale unless specifically noted. In addition, should any individual be living at a property subject to a tax deed sale, it will become the responsibility of the successful bidder to utilize a legal eviction process to have any occupant(s) removed from the property at the bidder’s own initiative and expense.

The Carson City Treasurer’s Office reserves the right to reject any bid, and the submission of a bid does not entitle a bidder to consideration for a property.

The sole interest of the Carson City Treasurer’s Office is to recover any taxes, penalties, or fees owed to the Consolidated Municipality of Carson City, Nevada for any delinquent parcel.

#### **MINIMUM BID:**

The minimum bid amount includes, but is not limited to taxes, penalties, interest, and costs legally chargeable against the property, and the Carson City Treasurer’s Office will not accept any bid below the minimum bid as defined by the Nevada Revised Statutes. The minimum bid amount may also include any liens related to delinquent sanitation or municipal code violations, outstanding charges for water and sewer, special improvement district assessments, nuisance abatements, or any other related charges, fees, or penalties assessed against the parcel. Not all liens are satisfied by a tax auction, and some liens and other encumbrances against a property may remain.

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## **BIDDING REQUIREMENTS:**

The Carson City Treasurer's Office requires all bidders to be 18 years of age or older, and further requires that all bidders register and establish an account with Bid4assets prior to the auction. Bidders will need to check Bid4assets for the deadline for the last day to register for scheduled tax deed sales.

Bid4assets requires all bidders to submit a \$5,000.00 deposit and a \$35 non-refundable processing fee in order to participate and bid in the auction. Should a bidder be unsuccessful, Bid4assets will refund the bidder's \$5,000 deposit within 10 business days after the auction date. If a bidder's bid is accepted, Bid4assets will apply the bidder's \$5,000 deposit towards the purchase price.

However, should a successful bidder default on a purchase, the bidder will forfeit his/her deposit of \$5,000 to the Consolidated Municipality of Carson City, Nevada, and the Carson City Treasurer's Office may prohibit the bidder from participating in future auctions.

All bidders must submit their bid deposits to Bid4assets in the form of a certified check, money order, or wire transfer, and Bid4assets must receive a bidder's bid deposit before a specified deadline that will be updated on the Carson City Treasurer's Office website and the Bid4assets site before the tax deed sale. If a bidder has any questions regarding a bid deposit, he/she must contact Bid4assets directly.

Neither the Carson City Treasurer's Office nor Bid4assets are liable for the failure of any electronic device which prevents a person from participating in this online auction and submitting a bid. The term "device" includes, but is not limited to: any cellphone, computer hardware, network, Internet connection, software application and/or website.

## **RESPONSIBILITIES OF BIDDER:**

All bidders and prospective purchasers have the burden and responsibility to understand and accept the responsibilities, financial requirements and obligations, and process involved with this online tax deed auction. All bidders and prospective purchasers further have the burden and responsibility to research and examine any parcel for which the bidder wishes to bid prior to the auction and before submitting a bid. Neither the Carson City Treasurer's Office nor any entity of the Consolidated Municipality of Carson City, Nevada make any representations or claims as to the fitness for purpose, conditions, covenants, or restrictions of any parcel scheduled for tax deed sale. The sole interest of the Carson City Treasurer's Office is to recover any taxes, penalties, or fees amount owed toward any parcel to the Consolidated Municipality of Carson City, Nevada.

## **INSPECTION OF PROPERTY:**

All bidders and prospective purchasers have the burden and responsibility to investigate and examine any property for which the bidder wishes to bid prior to the auction and before submitting a bid. Bidders may obtain and view parcel and map information at: <https://carsoncitynv.mapgeo.io/datasets/properties>. The bidder has the sole responsibility to determine and/or inspect any property for:

- any liens, encumbrances, or easements filed against the property;
- the condition of the property;

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- the physical aspects of the land, its geological location;
- accessibility and correct acreage; and
- the title, location and desirability of the properties available to their own satisfaction.

Furthermore, if the successful bidder wishes to have a survey conducted of the property, it will be at the bidder's own initiative and expense to have this done.

#### **PAYMENT AND FINANCIAL RESPONSIBILITY:**

Any bid submitted by a bidder constitutes an irrevocable offer to purchase the property in question. A bidder has the legal and financial responsibility for any properties for which he/she submits a bid. The successful bidder must submit the full payment owed for his/her accepted bid by certified check, money order, or wire transfer to Bid4assets by 5 p.m. Pacific Daylight Time three (3) business days following the tax deed sale. No personal checks will be accepted, and no financing is available. The bidder must also confirm with Bid4assets about any other fees or charges which Bid4assets will charge the bidder to participate in this tax deed sale or make payment pursuant to the acceptance of a successful bid.

#### **TITLE COMPANIES:**

Neither the Carson City Treasurer's Office nor any entity of the Consolidated Municipality of Carson City, Nevada will provide any successful bidder with a title insurance policy. Many title companies may not issue their policy of title insurance on a Tax Deed to the Purchaser. Per NRS 361.600, the previous property owner may contest the tax deed sale up to two years following the tax deed sale, which may further cause a title company not to issue title insurance. Bidders should consult with a title company of their choosing prior to submitting any bids.

#### **FILING AND ISSUANCE OF PROPERTY DEED:**

After the Carson City Treasurer's Office has received the full payment of any taxes, penalties, or fees owed for a property, it will issue a quitclaim deed to the successful bidder. The Carson City Treasurer's Office will only issue a quitclaim deed in the name of an individual and will not issue any deed in the name of a company, trust, or limited liability corporation (LLC). The successful bidder must provide the Carson City Treasurer's Office with the proper spelling of his/her name and correct mailing address. Within 30 days of the auction date, the Carson City Treasurer's Office will record the deed, and will mail the original deed to the new owner following the completion of the recording process. If the new owner wishes to change the ownership name, he/she will have the responsibility to file, record, and pay for a separate document.

#### **QUESTIONS:**

For questions or more information about this tax deed sale, please contact the Carson City Treasurer's Office at any of the contact options listed below.

updated: Tuesday, 3/3/26

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