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2
3 REPEAL AND RECREATE WAUKESHA COUNTY CODE PROVISION PERTAINING
4 TO SALE OF TAX DEEDED PROPERTY AT APPRAISED VALUE
5

6 WHEREAS Waukesha County worked with its state legislative delegation to change Wisconsin
7 Statutes on provisions regarding the sale of tax delinquent properties, and
8

9 WHEREAS the Legislature, by adoption of 2003 Wisconsin Act 123, has changed Wisconsin
10 Statutes to permit sale of tax delinquent property by certified appraisal or a value determined by
11 a committee designated by the County Board, and
12

13 WHEREAS the Waukesha County Code should be amended to incorporate the new statutory
14 provisions.
15

16 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES
17 HEREBY ORDAIN AS FOLLOWS:
18

19 Section 1. Repeal and recreate Section 6-44 of the Waukesha County Code of Ordinances to
20 read as follows:
21

- 22 (a) Any land acquired by the county by tax deed cannot be sold unless the sale and
23 appraised value of such real estate has first been advertised according to statute.
24
- 25 (b) No real estate acquired by tax deed may be sold for less than the appraised value.
26 After Waukesha County gains title to a property by tax foreclosure, the initial
27 appraised value shall be determined as follows:
28
- 29 1. If the total assessed value is \$5,000 or greater, the appraised value shall
30 be determined by a certified appraisal.
31
 - 32 2. If the total assessed value is less than \$5,000, the appraised value shall
33 be an amount as determined at the discretion of the County Board's
34 Executive Committee.
35
- 36 (c) At least annually and prior to auction, the County Board's Executive Committee
37 shall determine, at its discretion, appraised values for all properties which had
38 been previously appraised and advertised for sale pursuant to Wisconsin Statutes
39 75.69(1).
40
- 41 1. The amount of the appraised values may be the same as, greater than,
42 or less than prior appraised value determinations or prior certified
43 appraisals.
44
 - 45 2. A property whose value is determined to be less than a prior
46 determination or appraisal cannot be sold unless advertised according to
47 statute and unless adjacent property owners have been notified of the new
48 value in writing by the County Treasurer.
49

50 (d) Except for property sold at auction, all tax deeded property shall be sold in
51 accordance with this Article.

52
53 Section 2. This ordinance shall be effective upon approval and publication.

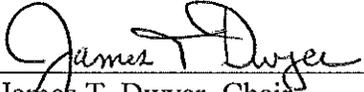
54
55 Section 3. The provisions of this ordinance shall be included and incorporated in the Code of
56 Ordinances of the County of Waukesha, Wisconsin as an addition or amendment thereto and
57 shall be appropriately renumbered to conform to the numbering system contained therein.

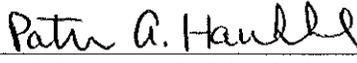
58
59 Section 4. Any code section or part of a section in conflict with this ordinance is hereby repealed
60 and declared null and void and of no effect.

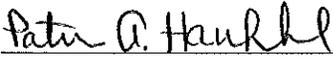
REPEAL AND RECREATE WAUKESHA COUNTY CODE PROVISION PERTAINING
TO SALE OF TAX DEEDED PROPERTY AT APPRAISED VALUE

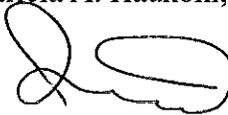
Presented by:
Executive Committee

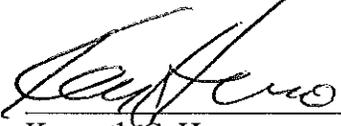
Approved by:
Finance Committee


James T. Dwyer, Chair

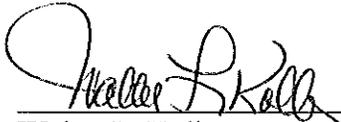

Patricia A. Haukohl, Chair

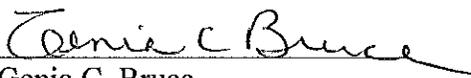

Patricia A. Haukohl


James R. Behrend


Kenneth C. Herro

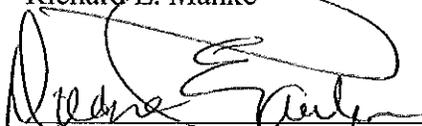

Donald M. Broesch

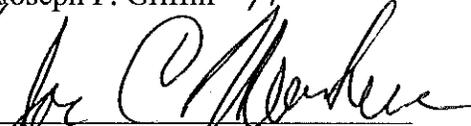

Walter L. Kolb

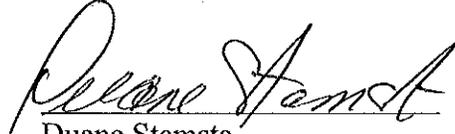

Genia C. Bruce

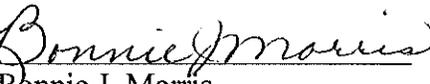

Richard L. Manke


Joseph F. Griffin


Duane E. Paulson


Joe C. Marchese


Duane Stamsta

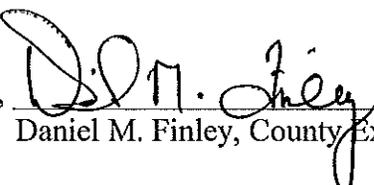

Bonnie J. Morris

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 4-16-04, 
Kathy Nickolaus, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved:
Vetoed:

Date: 4-19-04, 
Daniel M. Finley, County Executive

FISCAL NOTE

REPEAL AND RECREATE WAUKESHA COUNTY CODE PROVISION PERTAINING TO SALE OF TAX DEEDED PROPERTY AT APPRAISED VALUE

This ordinance amends the County Code to incorporate new statutory provisions adopted in the Wisconsin Act 123 Wisconsin Statutes pertaining to the sale of tax delinquent property.

According to the County Treasurer, the new provisions should streamline the tax deed sale process especially in situations where the total assessed value of a tax deeded property for sale is less than \$5,000. Based on recent years sales of tax deeded property with assessed value of less than \$5,000 the cost saving from no longer requiring a certified appraisal is nominal at less than \$1,000.



Keith Swartz
Budget Manager
03/24/04

filename: N:\Budget\Cdaniels\Fiscal Notes\Treasurer_CountyCode-Taxdeed

158-0-165

3.

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-04/13/04

(ORD) NUMBER-1580165

- | | |
|------------------------|------------------------|
| 1 K. HERRO.....AYE | 2 R. THELEN.....AYE |
| 3 D. STAMSTA.....AYE | 4 H. CARLSON.....AYE |
| 5 J. MARCHESE.....AYE | 6 D. BROESCH.....AYE |
| 7 J. JESKEWITZ.....AYE | 8 J. DWYER.....AYE |
| 9 P. HAUKOHL.....AYE | 10 S. WOLFF.....AYE |
| 11 K. HARENDA.....AYE | 12 J. GRIFFIN.....AYE |
| 13 J. MORRIS.....AYE | 14 J. LA PORTE.....AYE |
| 15 D. SWAN.....AYE | 16 R. MANKE.....AYE |
| 17 J. BEHREND..... | 18 B. MORRIS.....AYE |
| 19 W. MITCHELL.....AYE | 20 M. KIPP.....AYE |
| 21 W. KOLB.....AYE | 22 G. BRUCE.....AYE |
| 23 P. PRONOLD.....AYE | 24 A. SILVA.....AYE |
| 25 K. CUMMINGS.....AYE | 26 S. KLEIN.....AYE |
| 27 D. PAULSON.....AYE | 28 P. JASKE.....AYE |
| 29 M. THOMAS.....AYE | 30 K. NILSON.....NAY |
| 31 V. STROUD.....AYE | 32 P. GUNDRUM.....AYE |
| 33 D. PAVELKO.....AYE | 34 R. SINGERT.....AYE |
| 35 C. SEITZ.....AYE | |

TOTAL AYES-33

TOTAL NAYS-01

CARRIED X

DEFEATED _____

UNANIMOUS _____

TOTAL VOTES-34