

Buchanan County Collector's Office
411 Jules St, Room 123
St Joseph, MO 64501-1788
816-271-1401

Thank you for inquiring about our annual tax sale.

Please find enclosed some general questions and answers concerning the sale.

Always refer to the Revised Statutes of the State of Missouri.

If you have any questions, we will do our best to help you, however, we can not give legal advice only general information – you should contact an attorney if you need more.

Sincerely,

The Buchanan County Collector's Office.

General Information Concerning Collector's Annual Tax Sale

1. When does the office hold the tax sale? Where? What time?
The sale is held in the Courthouse, outside of the Collector's office on the 4th Monday in August, beginning at 10 am.
2. How is the sale publicized?
The newspaper which the sale will be listed is determined by a bid made in June. Local papers are the St Joseph NewsPress, St Joseph Post, Courier. It is also listed online on the Buchanan County website.
3. Are the rules for the sale also published?
No, but they are posted on the wall outside of the Collector's office and on the collector's website.
4. Is a list of properties available in advance?
No list is available in any form until the first publication, which is in July. It will also be available online at <https://www.co.buchanan.mo.us/collectors-office>
5. What is the method of sale?
It is a public auction. Bidders must be present to bid. RSMo. 140.280 states that a winning bid MUST be paid immediately. Therefore, if multiple properties are being purchased, each must be paid for separately.
6. What is the redemption period for certificates/deeds?
The redemption period for 1st & 2nd year certificates is a minimum of 1 year. Ninety days prior to calling for a deed to the property, the purchaser must fulfill the requirements set forth in RSMo 140.405. For 3rd year certificates, the 90-day time to notify parties is the redemption period. Any further questions need to be addressed by an attorney.
7. What is the rate of interest?
On taxes from the sale a 10% per year interest rate is charged by the day for redemption. Any subsequent taxes are redeemed at 8% per year by the day. Other costs may be certified and added to the redemption.
8. What are the payment requirements?
Cash or check from a local bank and payment in full at time of sale.
9. How is a deed given?
Once the above requirements are met, the Collector will issue a deed (providing that the filing fee has been collected at the time of the sale) and file it with the Recorder of Deeds of Buchanan County. The Recorder will then send the deed to the owner at the address given to the Collector at the time of the sale. Once the deed is recorded, the new owner may take possession of the property. Any further questions need to be addressed by an attorney
10. Are there any rules concerning bidders?
All bidders must pre-register and sign an affidavit of no delinquency with the Collector's office. According to Missouri statutes, all bidders must be current on their taxes and be a resident of Missouri. If the bidder is not a resident, then bidder must file a letter with the Collector (in advance of the sale) designating an agent within Buchanan County. (See RSMo 140.190.2) and all documents will be issued in the name of the agent. Must also provide a document (no more than 10 days prior) from the City of St Joseph stating they are not in violation of two or more housing or municipal codes. (See RSMo 140.190.4).

**ALL BIDDERS MUST PRE-REGISTER WITH THE COLLECTOR'S OFFICE AND SIGN AN AFIDAVIT OF NON-DELINQUENCY AND PROVIDE DOCUMENT FROM CITY REGARDING CODE VIOLATIONS.
WE BEGIN ACCEPTING NAMES JULY 1ST.**

BIDDER MUST BE RESIDENT OF THE STATE OF MISSOURI OR REGISTER AN AGENT WITH THE COLLECTOR'S OFFICE WHO IS A RESIDENT OF BUCHANAN COUNTY AS A REPRESENTATIVE. ALL DOCUMENTS WILL BE ISSUED IN THE NAME OF THE AGENT OR THE INIDIVIDUAL AND ADDRESS AS REGISTERED.

ONCE SALE STARTS, NO PARCEL MAY BE REMOVED FROM SALE.

PROPERTY IS OFFERED BY PARCEL NUMBER, NAME, LEGAL DESCRIPTION AND TAX DUE. A COMMON ADDRESS IS GIVEN TO HELP LOCATE THE PROPERTY. NEITHER THE COUNTY NOR THE COLLECTOR'S OFFICE VERIFIES THAT THE ADDRESS IS THE TRUE ADDRESS.

PROPERTIES ARE BEING OFFERED BY TAX AMOUNTS DUE ONLY. ALL LIENS, DEEDS OF TRUST, ETC., WILL BECOME BUYER'S RESPONSIBILITY.

FOR THE 2024 TAX SALE:

2022 - 1ST OFFERING

2021 - 2ND OFFERING

2020 & PRIOR - 3RD OFFERING

(SPECIAL CIRCUMSTANCES ON A FEW PROPERTIES AND IS STATED IN THE ADVERTISEMENT LISTING)

AT 1ST & 2ND OFFERING, THERE IS A ONE-YEAR MINIMUM REDEMPTION PERIOD. AT 3RD OFFERING, A MINIMUM OF 90-DAYS IS ALLOWED FOR A REDEMPTION. A TAX CERTIFICATE WILL BE ISSUED TO BUYER FOR EACH PROPERTY SOLD AFTER RECORDING WITH THE RECORDER OF DEEDS. (PLEASE RETAIN TAX CERTIFICATE).

BUYER MUST PAY AT TIME OF EACH SALE. EACH PARCEL IS PAID SEPERATELY. RSMo 140.280

A RECEIPT WILL BE ISSUED WHICH CONTAINS MORE INFORMATION - PLEASE READ FOR ADDITIONAL MISSOURI STATUTES.

PLEASE READ MISSOURI STATUTE 140.405 FOR MORE INSTRUCTIONS – IF YOU HAVE ANY QUESTIONS, YOU ARE ADVISED TO SPEAK TO AN ATTORNEY. NO ONE IN THIS OFFICE IS ABLE TO GIVE LEGAL ADVICE.

AT COMPLETION OF SALE, BUYER MAY CONTACT ASSESSOR'S OFFICE FOR MAILING ADDRESS UPDATE – 816-271-1471.

This is not all-inclusive information. Always seek legal advice.

BEFORE PRESENTING THIS AFFIDAVIT TO THE
COLLECTOR'S OFFICE - YOU MUST HAVE A
SIGNED DOCUMENT FROM THE CITY OF ST JOSEPH
REGARDING THE FOLLOWING:

RSMO 140.190. 4. No person residing in any home rule city with more than seventy-one thousand but fewer than seventy-nine thousand inhabitants shall be eligible to offer to purchase lands under this section unless such person has, no later than ten days before the sale date, demonstrated to the satisfaction of the official charged by law with conducting the sale that the person is not the owner of any parcel of real property that has two or more violations of the municipality's building or housing codes. A prospective bidder may make such a demonstration by presenting statements from the appropriate collection and code enforcement officials of the municipality.

Tax Sale Delinquency Affidavit

I, _____ who resides at _____
(*Print* name in which property is to be registered)

(Full address - city - state - zip code)

(contact phone number)

hereby certify that as of _____,
(Today's date)

I have no delinquent taxes on any property - personal or real estate.

As a company, the following person is to be our contact:

(contact phone number)

I understand, by Missouri statute 140.190.2, that if I fail to sign this affidavit as well as signing a false affidavit may invalidate any sale in which I am the highest bidder.

(Signature)

(contact phone number)

DATE: _____

I, _____, RESIDING

AT _____

HEREBY DESIGNATE _____

WHOSE ADDRESS IS _____

AS MY AGENT IN BUCHANAN COUNTY AND I ALSO HEREBY

CONSENT TO THE JURISDICTION OF THE CIRCUIT COURT OF

BUCHANAN COUNTY IN ANY SUIT GROWING OUT OF OR

CONNECTED WITH SUCH SALE FOR TAXES (reference RSMo

140.190.2).

SIGNATURE: _____

SWORN TO AND SUBSCRIBED TO BEFORE ME

THIS _____ DAY OF _____, _____.

MY COMMISSION EXPIRES _____.