

ORDINANCE # 2

AN ORDINANCE GRANTING PREFERENCE TO FORMER OWNERS ON SALE OF TAX-DEEDED LANDS.

The Board of Supervisors of the County of Buffalo hereby ordains as follows:

1. Any former owner who lost his or her title through delinquent tax collection enforcement procedure, or his or her heirs, is given a preference in the right to purchase such lands acquired by the County in any sale of the tax-deeded lands;

2. Any such sale to a former owner shall be exempt from the provisions of §75.69, Wis. Stats., including the requirement that the real estate be advertised for sale or sold at or above the appraised value;

3. The Board of Supervisors may set a sale price which, in its sole discretion, it deems fair and equitable, taking into consideration the following:

a. All expenses incurred by the County to obtain marketable title to the property;

b. The amount of any real estate agent or broker fees paid for selling the property;

c. All amounts of unpaid general property taxes, special assessments, special charges and special taxes levied against the property sold, including penalty and interest imposed under §74.47, Wis. Stats. previously paid to taxing jurisdictions by the County;

d. Any withdrawal tax under §77.84(3)(b), Wis. Stats.;

e. Any special assessments and special charges to which the property is subject, including interest and penalties imposed under §74.47, Wis. Stats. not previously paid to the taxing jurisdictions by the County;

f. Any delinquent taxes, interest and penalties owed by the former owner in regard to other property;

g. Any taxes, special assessments, special charges, interest or penalties not assessed by reason of any tax deed issued to the County;

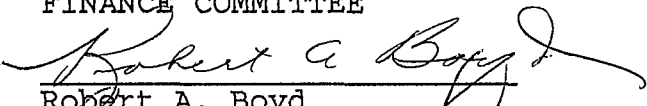
h. Any proration of real estate taxes for the year of sale.

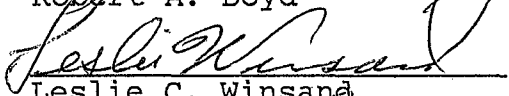
4. The Board of Supervisors may set other terms and conditions as the Board, in its discretion, deems just and proper.

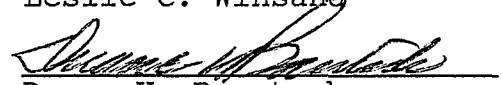
5. Any conveyance to a former owner shall be by Quit Claim Deed and shall contain a statement by the former owner releasing the County of any and all claims against the County arising from or related to the tax collection procedure.

Respectfully submitted this 20 day of June, 1989.

FINANCE COMMITTEE


Robert A. Boyd


Leslie C. Winsand


Duane H. Baertsch