

2025 Nowata County Resale

June 9, 2025 @ 9:00 A.M.
Nowata County Courthouse
229 N. Maple
Nowata, OK 74048
918-273-3562

State law mandates that once taxes become delinquent, all taxes become due and payable. Additionally, the Oklahoma Statutes require the Treasurer to sell all real property when taxes become four years delinquent.

Recognizing the trauma of a tax sale, this office has put forth great effort to locate and work with every owner of record, in an effort to preserve their property.

While doing this, we have spent countless hours answering questions and providing the public with the information necessary to make informed decisions on those properties being sold.

The properties due to be auctioned at the 2025 Tax Resale have delinquencies dating back to 2021 or earlier. The properties will be advertised in the Nowata Star on May 7, May 14, May 21 and May 28, 2025. If all taxes, fees and costs for tax year 2021 (and earlier) are paid by the current owner by 9:00 a.m. on June 9, 2025, their property will be removed from the 2025 Resale.

BUYERS BEWARE: It is recommended that bidders research the records and inspect the property which they are considering to bid on. Existing federal, state and city liens will remain valid against the property. A Resale Deed will not cancel these liens, nor any interest, known or unknown, of the FDIC. Resale Deeds will not affect future installments of real estate taxes or special assessments such as mowing, paving, sewer, water or any other lawful tax. Mobile homes on a property may or may not be sold with the property, based upon their subjection to separate liens. Property will be sold in as-is condition, without any warranties, either expressed or implied. It is advised that no improvements be made to the property for the first twelve months after purchase, pursuant to Oklahoma Statutes Title 68 § 3141. A Quiet Title Suit is also recommended.

BIDDING PROCESS:

- Opening bids on any property must be equal to/or greater than the full amount of taxes, interest and costs due, or 2/3 of the current year's assessed valuation, whichever is the lesser.
- Bidders must be 18 years of age.
- Bidders must register to participate in the auction by 9:00 am on June 9, 2025. **NO EXCEPTIONS!**
- Bids under \$1,000 must increase by minimum \$20 increments.
- Bids over \$1,000 must increase by minimum \$100 increments.
- Person's bidding for someone else or in the name of a firm or corporation should report this to the clerk of the Resale.

PAYMENTS & DEEDS:

- Payments must be in the form of cash, cashier's check, or money order.
- **PAYMENT IS DUE AT THE TIME OF SALE.** After each property is sold the purchaser will pay for their purchase before the next property is offered for auction.
- A Tax Deed will be issued to protect the interest of the purchaser within 30 days of the sale. Properties could be redeemed by the owner, mortgage holder, etc. until the Tax Deed is issued.
- A separate \$30 fee (cash) must be paid to the Treasurer's Office to cover preparation of the Tax Deed and filing of the Tax Deed in the County Clerk's Office.
- In addition, due to Senate Bill 212 which came effective November 1, 2023, the Treasurer's Office will need to collect a \$4 fee (cash) per individual/ business/ trust to cover the Affidavit of Land or Mineral Ownership to be filed with the Resale Tax Deed. **A RESALE TAX DEED WILL NOT BE RECORDED IN THE COUNTY CLERK'S OFFICE WITHOUT A SIGNED AFFIDAVIT.**