Treasurer's Office

80 West Flaming Gorge Way Suite 139
Green River, WY 82935

GR Phone: 307-872-3720
RS Phone: 307-922-5402
Fax: 307-872-3998

Property Tax Sale Information List -- Sweetwater County, Wyoming

Property taxes in the State of Wyoming are payable in accordance with W.S. 39-13-101. Property Tax sales are held in accordance with W.S. 39-13-108.

A brief synopsis of Sweetwater County's tax sale procedure is as follows:

1) Annually, the Sweetwater County Treasurer declares any taxes unpaid as of May 11 delinquent. On or before May 21, the County Treasurer certifies this list of delinquent taxes or taxpayers. Following certification of this list, the County Treasurer makes demand for payment of the delinquent tax.

2) If taxes remain unpaid, the Treasurer proceeds with collection through tax sale.

3) A date is set for the annual sale of real property by tax sale. Typically, this date is in the last week of July or the first two weeks of August.

4) Publication of the delinquent tax list takes place once a week (usually Thursday), the three weeks in advance of the sale in the Rock Springs Rocket Miner. The Rocket Miner is a daily publication located in Rock Springs, WY. Their phone number is (307) 362-3736.

5) The tax sale then takes place beginning at 9:00 A.M. in the Western Wyoming Community College Green River Campus. We do ask that anyone who has not done prior business with us pay by cashiers check. The sale is by property with each selection sold by random number drawing. Participants must be 18 years of age to attend tax sale.

6) Once a property is sold, a Certificate of Purchase (CP) is issued to the buyer. The CP may be redeemed by the original owner anytime prior to the fourth anniversary of the tax sale. Upon redemption, we collect a 3% penalty along with 15% interest and the cost of the Certificate of Purchase and advertising fees from the owner. These fees are then immediately remitted to the CP holder.

7) If a CP is not redeemed, the CP holder may apply for Treasurer's deed on the property. The CP holder must fulfill all statutory obligations of W.S. 39-13-108 and present proof of compliance to the County Treasurer. If compliance is approved, the County Treasurer will issue a Treasurer's deed after the fourth anniversary date of the tax sale.

8) Once the Treasurer issues a treasurer's deed we advise the new owner to speak with an attorney about quiet title to obtain a warranty deed on the property.

9) **Specific Tax Sale Rules:**

a. Each person attending the tax sale receives an individual number for the sale. If that number is chosen, the individual has the opportunity to purchase a certificate on that property.

b. A certificate may be assigned to another individual at any time after purchase.

c. Any time a purchaser leaves the room they forfeit their number for the time they are absent.

d. A CP does not entitle the CP holder to any rights with respect to the property. Until a Treasurer's deed is issued, the CP holder can take no action on the property.

e. There is a growing concern about the validity of tax deeds around the country. A tax deed may be invalidated for many reasons. We take every precaution to ensure that the deeds we issue are correct, however, we have had deeds invalidated. Tax sale purchasers take CP's subject to these provisions and with full knowledge of these inherent problems.

ROBB SLAUGHTER

TREASURER
swcotresrobb@yahoo.com