

Tax Sale Information

Annual Tax Sale

Letter to Prospective Tax Buyers

Prospective tax sale buyers need to download, complete, and submit the following form:

Registration Form

In order to participate in the annual delinquent tax sale as a tax investor, please read the following:

- Refer to Illinois Compiled Statutes, Chapter 35, beginning at 35 ILCS 200/21-190 (Article 21, Division 4). The Illinois Compiled Statutes can be viewed at www.ilga.gov/legislation/ilcs/ilcs.asp
- Register in writing 10 working days prior to tax sale with the County Treasurer's Office. Contact the Treasurer's Office for the exact date. Registration form is available above.
- Delinquent tax sale listings are also published in local newspapers throughout the county.
- Tax sale is held at the end of the tax cycle. The tax sale this year will be November 4th, 2021 at 9:00 a.m.
- Subsequent taxes may be paid in the Collector's Office one week after the second installment due date.

Additional information may be obtained by contacting the Treasurer's Office, 301 N. Main St., Mt. Carroll IL. 61053. Ph#(815) 244-0245

Q: What is the date and time of your tax sale?

A: Tax sale is usually held in October or November. This year's tax sale will be on November 4th, 2021. This date may fluctuate from tax year to tax year.

Q: How often do you hold tax sales?

A: The Tax sale is held one time per year.

Q: What is the bidding process?

A: The bids start at 18%. The lowest bid is accepted. The bid is a 6 month interest rate.

Q: What type of document is issued at the tax sale?

A: Tax sale certificates will be sent to the tax buyer.

Q: What happens to the parcels that are not sold at the tax sale: May they be purchased from the county?

A: All unpaid taxes are sold at the annual tax sale. All taxes which are not purchased by tax buyers are sold to the Carroll County Trustee, Joseph Meyer. Contact the Trustee's Office for assignment purchases. 1-800-248-2850.

Q: Do you allow investors to participate in the tax sale without attending the sale via mail, telephone or FAX?

A: No

Q: May I send a representative to the sale to bid for me?

A: Yes, all bidders must be listed on the registration letter.

Q: Does your county hold a deed sale in addition to the tax sale?

A: The properties of the Taxes that are purchased by the Trustee and not redeemed within 2 1/2 years become deeded to the County and are then offered thru a sealed bid auction held once a year.

This program benefits all the taxpayers and taxing districts of Carroll County by returning these parcels to productivity and beautification while at the same time returning them to an active status on the tax rolls.