

Current Treasurer's Deed Notices and Auction Information

NOTICE TO A PROPERTY OWNER OF A PROPERTY FOR WHICH THE OPTION FOR TREASURER'S DEED HAS BEEN SOLD AT PUBLIC AUCTION: If the option for a Treasurer's Deed for your property is sold at a public auction for more than the total owed to the lawful holder of a tax lien on your property and to all other lien holders, please contact the treasurer's office after the auction because you may have funds due to you.

NOTICE: Similar to a tax lien, the legal owner of the property remains the assessed property owner. The Certificate of Purchase does not grant the purchaser any rights to secure, maintain, or enter the property. Any such actions may constitute trespassing.

The purchaser's entitlement to the Treasurer's Deed arises only upon the expiration of the redemption period. Until that time, the assessed owner retains their status as the legal owner of the property. Upon issuance and recording of the Treasurer's Deed, the Assessor's records will be updated to designate the new Owner of Record accordingly.

Policy statement: After receiving numerous questions, reviewing several interpretations, reviewing the current inconsistencies in the statutes, the prior statutes, and consulting with legal counsel, the CCTPTA has adopted a statewide best practice concerning the tax deed process. Beginning September 1, 2025, until such time as clarifying legislation can be enacted or judicial guidance is provided, it is the recommended practice that during the redemption period, Colorado County Treasurers should only permit a purchaser to include in a redemption statement the purchase price plus Treasurer fees and costs incurred and applicable interest. Additional amounts, including but not limited to property inspections, attorney fees, appraisals, and insurance should not be included in redemption statements.