



Due Diligence for Tax Liens Checklist

The List

- ☐ Get the tax sale list
- ☐ Get the tax assessment data including the property address
- ☐ Narrow down the list of properties by property type, location and amount of the lien or deed
- ☐ Get any updates (many properties will come off the list before the tax sale)

Property Research

- ☐ Look at the property if you can, at least look at it on a satellite map
- ☐ Find the market value and last sale price
- ☐ Check the state's environmental websites and make sure that any properties you are bidding on do not have environmental problems
- ☐ Check for prior tax liens

Research for Land

- ☐ Physically look at the property
- ☐ Check zoning requirements with the local zoning officer
- ☐ Check for flood zones
- ☐ In rural areas will the property pass a perk test
- ☐ In desert areas does it have water rights
- ☐ Check deed for mineral rights, rights of way, & easements