3PAW WEALTH HOLDINGS • PROTECT • ACQUIRE • WEALTH

Tax Deed First-Deal Checklist

Buy the deed. Own the property. No lien-holder middle step.

Print it. Tape it to the wall. Check boxes as you go. When all 12 are checked, you own a property.

- [ ] **1 Pick your target state & parish/county**
  Confirm it's a tax deed state (LA, TX, GA, PA, FL variants). Note redemption period rules.
- [ ] **2 Pull the tax sale list**
  Call the sheriff/tax collector or scrape their site 30–45 days before sale.
- [ ] **3 Filter to 20–40 candidates**
  Cut anything with structural teardowns, environmental risk, or unclear title.
- [ ] **4 Drive by the top 10 (or use Street View + aerials)**
  Occupied? Roof condition? Neighboring comps? Score 1–5.
- [ ] **5 Pull title / tax history on top 5**
  Look for federal liens, IRS liens, code enforcement, and prior tax sales.
- [ ] **6 Set max bid per property**
  Use ARV × 0.65 minus rehab and 9% selling costs. Never bid emotionally.
- [ ] **7 Attend the sale (in person or online)**
  Bring certified funds. Have your bid card ready.
- [ ] **8 Record the deed within 10 days**
  Take the sale receipt to the clerk. Get the recorded copy.
- [ ] **9 Serve redemption notice per state rules**
  Miss this and the deed can be voided. Louisiana: 30-day + publication.
- [ ] **10 Wait out the redemption period**
  LA: 3 years. TX: 6mo–2yr. Bank your interest if redeemed; otherwise proceed.
- [ ] **11 Quiet title action**
  Hire a local RE attorney. Budget $1,500–$3,500. Takes 60–120 days.
- [ ] **12 List, rent, or flip**
  Insurable title in hand — you're the owner. Execute your exit plan.

