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Cobb county excess funds list

Unclaimed property refers to accounts held by financial institutions and other businesses who have lost contact with their owner of record. Unclaimed property includes, but is not limited to: wages, savings accounts, customer refunds, accounts payable, insurance payments, shares of stock, escrow funds, royalties and contents from safe deposit boxes. Most property is reported to the program after five years of inactivity. In recent years, Georgia has seen it's fair share of tax sale foreclosures. Not surprisingly, these types of foreclosures raise a number of important issues. One issue frequent one concerns the surplus or excess funds generated by the tax sale. The big question we often see is, who gets the excess funds? In today's post we will look at whether the Tax Commissioner can use excess funds generated by the tax sale to pay the taxes the homeowner owed the government in the first place. Tax Sales and Excess Funds. Before we answer that question, however, you first have to understand what excess funds (sometimes referred to herein as "surplus funds") are and how they are generated. Briefly, when a homeowner fails to pay his property taxes, a tax lien will automatically be filed against the property. If the property owner cannot pay what is owed after the lien is filed, then the property will be sold (in short order) at tax sale for the amount of the back taxes plus any fines or fees owed to the government. If, as often happens, the house sells for more than the amount of back taxes, fines and fees, this overage of funds is generally referred to as "excess funds" or "surplus funds." Who Gets the Excess Funds? The question of who gets any excess funds generated by a tax sale is answered by Georgia law which provides that any excess funds existing "after paying taxes, costs, and all expenses of a sale made by the tax commissioner" shall be distributed "to the owner or owners as their interests appear in the order of priority in which their interests exist." This means that the excess funds may be claimed by: the record owner of the property at the time of the tax sale, the record owner of each security deed affecting the property, or by any other party having any recorded equity interest or claim in the property at the time of the tax sale. The Tax Commissioner and Excess Funds. So, now to our question. Can the Tax Commissioner keep the excess funds to pay off the back taxes? The brief answer is "no." While the Tax Commissioner is authorized to apply excess funds to satisfy outstanding property taxes owed by the delinquent taxpayer that accrued before the tax sale, they cannot be used to pay outstanding taxes after the sale. Why? Because the courts have reasoned that after the sale it is the tax deed purchaser—not the delinquent taxpayer—who is liable for any post-tax sale property taxes. We Can Help You With All Your Real Estate Needs. At the Law Offices of Mark Weinstein, P.C., we understand real estate. Our practice is concentrated on real estate and related litigation issues. We serve clients in Atlanta, and in a number of counties throughout Georgia, including: Clayton County, Cobb County, Dekalb County, Douglas County, Fulton County, and Paulding County, among others. To find out how we can help you, call us at: 770-888-7707. Or contact us here. The Clerks Authority contact login glossary File Search Learn Manage Fines & Fees Clerks Notary & Apostilles Does any one know how to obtain a list of delinquent property taxes for Cobb County GA? I went to the assessors office, called and emailed and I am not getting anywhere. I received an email with "unpaid" taxes from the county along with a lengthy explanation that the attachment is not delinquent (after I asked specifically) taxes owners. Meaning the may only be two days past the due date which is not helpful. Moreover, I am given another name and number to contact (a manager) which I followed up with only to receive the same list. I must be asking the wrong question or not phrasing it the correct way. Any help would be great! I guess you've already found this page? there is a link to a page that says they will list the properties, they never have online. It downloads a blank spreadsheet. I think you will find them in the Marietta Daily Journal though. They are published every Friday I believe.You might try here as well. And search "cobb". luck,Johnny D. @John D. thanks buddy!! I did find the first link and yes it was blank... I have never seen the second link but I am becoming more familiar with it. replied about 2 years ago @Adrian Smalls did you ever have any success ascertaining the info you were looking for? replied about 2 years ago @Michael Penny Hi, I actually purchased the list from a provider. I am working with a tech team and a runner to get the data... All the best! replied about 2 years ago @Adrian Smalls Hi Adrian, can you inbox me where you purchased the list from? I'd like to get a copy replied about 2 years ago @Adrian Smalls After someone obtains a delinquent list. Would they just start sending letters to the owner asking if they are interested in selling or am I missing a process?Thanks in advance! replied about 2 years ago @Melissa Paul I am not sure if I responded but I stop using them as the data quality started to rapidly deteriorate.@Lisa Jones I would say yes however what is going to be your follow up sequence and cadence. Meaning, in what other ways or literature will you use to follow up with your marketing and how often will you mail and or contact the prospect. A mechanic's or materialman's lien is a claim created by law against real property and the structures on the property for the purpose of securing priority of payment of the price or value of the work performed and materials furnished in erecting or repairing a building or other structure.O.C.G.A. §44-14-361 Filing Requirements The original document must be filed within 90 days from the date of completion of work or the last day materials were furnished.O.C.G.A. §44-14-361.1. Specify the amount claimed State the service rendered Describe the real estate against which the lien is claimed and give the name of the owners) of said real estate. Give the date the lien became due. Give proper notice of when the lien expires and of property owner's right to contest the lien. The law requires specific statutory language to be included in the document and time-sensitive notifications to be sent to the property owner: See O.C.G.A. §44-14-361. Failure to include proper language shall invalidate the lien and prevent it from being filed. The law specifies who can file materialmen or Labor Liens, §44-14-361. There are set deadlines for contractors and subcontractors under the Notice of Commencement, §44-14-361.5. The lien will expire and is void after 395 days from the date of filing if no legal action has been filed, §44-14-367. The Real Estate Office also files: FiFa Lis Pendens Hospital Liens Homeowner (HOA) Liens Federal Tax Liens Preliminary Liens Acceptance and recording of a lien, by a clerk, does not guarantee the lien is valid. The Real Estate Department cannot cancel a lien. The original party that filed the lien must file the cancellation. This is a general description of the lien law and should not be construed as legal advice. Since the lien law is strictly construed, and even minor departures from the lien law requirements typically will void a party's lien rights, we advise you to consult an attorney for any questions regarding your legal rights prior to filing. Please contact the Lien Clerk for more information at 770-528-1327 OR 770-528-4022 or RealEstateLienDesk@cobbcounty.org Property taxes are considered delinquent if they are unpaid by the October 15 deadline. Even if a portion has already been paid, any remaining unpaid taxes after the due date are still considered delinquent and are subject to interest and penalties. The Tax Commissioner's Office mails 30-day late notices on all unpaid accounts after October 15. Any taxes remaining unpaid after October 15 are subject to levy and tax sale. For more information regarding tax sales, visit our Tax Sales page.Please note: If your property is coded for tax sale (an internal function), you will not be allowed to make payments on our website (for delinquent years) and we can only accept certified funds as payment of your delinquent taxes. View Current Delinquent Tax List This Delinquent Tax list is updated monthly. We cannot modify or reformat this document to fit specific needs. According to O.C.G.A. § 50-18-71 (j) no agency shall be required to prepare reports, summaries, or compilations not in existence at the time of the request. View Current Excess Funds List This Excess Funds list is updated monthly. We cannot modify or reformat this document to fit specific needs. According to O.C.G.A. § 50-18-71 (j) no agency shall be required to prepare reports, summaries, or compilations not in existence at the time of the request. Per office policy, these funds along with any future Excess Funds, will be interpled to the Cobb County Superior Court. This list contains accounts from the Tax Sales. Any parcel that has been completely paid in full is shaded on the Excess Funds Listing. Per the "Disposition of Unclaimed Property Act" (O.C.G.A. § 44-12-190) any unclaimed funds dated prior to June 30, 2012, were reported and sent to the Georgia Department of Revenue. View Excess Funds Request Packet This Excess Funds Request Packet provides you with information on how to obtain Excess Funds. It includes an online form to submit your excess funds request. All excess funds requests are responded to between 1-3 business days. If we have not responded to your request after 3 business days, please contact our Levy office directly at (770) 528-8623. You do not have to pay an asset recovery firm to claim your excess funds! Tax Commissioner WE HAVE MOVED! The Tax Commissioner's Office has officially moved to our new location of 6200 Fairburn Road Douglasville, GA 30134. If planning to come to our office in person please visit this new location address. The mailing address for payments is 6200 Fairburn Road Douglasville, GA 30134 and a drop is located in the parking lot of this location.

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