



# Yakima County Treasurer's Office

## Information on Court Awarded Real & Personal Property

### **Dear New Property Owner:**

If the court has awarded you real or personal property that has its own parcel number for valuation or taxation purposes in Yakima County, this information is being provided to make sure that the proper documentation is recorded in the County records as to ownership.

### **Real Property:**

Real property consists of a residence (structures and land); business operations where you own the structure(s) and land; land with crop and/or just land.

### **Personal Property:**

Personal property consists of mobile homes taxed separately from land, summer homes/cabins, leases (structures, land, crop, etc.), State assessed properties, and equipment that you may use to operate either a farm or business or in some cases leased equipment.

### **Transferring Property in Yakima County:**

There may be numerous reasons as to why you may have needed the intervention of the court. What follows are the statutory requirements, based on the reason you were awarded the property, that you will need to comply with to properly document the transfer of the property into or out of your name.

### **Required Documents, Forms & Fees:**

The following situations require the completion of a Real Estate and/or Mobile Home Real Estate Excise Tax Affidavit to be processed through the Yakima County Treasurer's Office with presentation of the specific court document. The excise processing fee for each of these transfers is \$10.00 payable in certified funds or cash to the Yakima County Treasurer. The Real Estate and Mobile Home Excise Tax Affidavits are available on our website at [www.yakimacounty.us/treasurer](http://www.yakimacounty.us/treasurer) or in the Yakima County Courthouse, Room # 115.

### **Divorce Proceedings Involving Real Property:** (WAC 458-61A-203(2))

- A copy of the stamped Decree of Dissolution stating who was awarded the property.

**Divorce Proceedings Involving Personal Property (Mobile Home):** (WAC 458-61A-203(2))

- A copy of the stamped Decree of Dissolution stating who was awarded the property.

At the time of processing the Mobile Home Real Estate Excise Tax Affidavit property taxes must be paid in full for the year.

**Inheritance Proceedings Involving Real or Personal Property:** (WAC 458-61A-202(1))

*Probate:*

- In the case of a probated will, a certified copy of the letters testamentary, or in the case of intestate administration, a certified copy of the letter of administration, showing that the grantor is the court appointed executor/executrix or administrator or personal representative of the estate.

Any personal property taxes must be paid in full for the year.

*Court Order:*

- If the property is being transferred pursuant to a court order, a certified copy of the court order requiring the transfer of property, and confirming that the grantor is required to do so under the terms of the order.

Any personal property taxes must be paid in full for the year.

**Boundary Line Adjustments/Adverse Possession in Settlement of Dispute:**

(WAC 458-61A-109(2)(b))

- If the property is being transferred pursuant to a court ordered boundary line adjustment, a certified copy of the court order requiring the transfer of property and confirming that the grantor is required to do so under the terms of the order.
- If the property is being awarded by adverse possession or ejectment pursuant to RCW 7.28, a certified copy of the court order ordering the transfer of the property in question to a new owner.

**Questions:**

If you have any questions about the information you are being provided or on how to complete the required documents (Real or Mobile Home Estate Excise Tax Affidavits) please feel free to contact the Yakima County Treasurer's Office at 509-574-2800. However, we are unable to provide you with any legal advice and you may need to seek the assistance of an attorney to complete your transactions.