

Real estate, tax liens and deeds

US tax-lien and tax-deed auction data with land and new-construction signals, sourced from public records across 51 states and ~3,870 counties, point-in-time.

~3.08M liens

Tax-lien certificates

51 / ~3,870

States / counties

Public record

No consumer PII

API or bulk

JSON / CSV / Parquet / S3

PRODUCT

What this is

A structured, entity-mapped view of US distressed-property and new-construction activity built from public records. Tax-lien certificates and tax-deed auctions are collected at state and county level with calendars, results and inventory; sales records and overages are tracked for recovery and pricing analysis; and land / lot listings are linked to builders and building-permit signals. Everything is public-record sourced, parcel-keyed, and carries collection timestamps for point-in-time reconstruction. See data overview for the broader catalog.

DATASET

Coverage

Numbers refresh continuously. Snapshot below was generated from the live database for this document.

~3.08M

Tax-lien certificates

~36,400

Auction results

51 / ~3,870

States / counties covered

~35,500

Sales records

~13,900

Land and lot listings

~8,300

Tracked builders

Parcel-keyed entity ID

State + county geography

Lien / deed auction type

Public-record sourced

SCHEMA

Certificates and auctions

Tax-lien certificates

One row per certificate, parcel x auction-unique.

FIELD	DESCRIPTION
certificate_id	Stable unique certificate ID
parcel_id	County parcel / APN (join key)
state / county	Jurisdiction
property_address	Situs address where published
face_amount	Certificate face value
interest_rate	Awarded / statutory rate
assessed_value	County assessed value where published
auction_date	Sale date
redemption_status	open / redeemed / foreclosed
first_seen / last_updated	Collection timestamps

Auctions

One row per county auction event.

FIELD	DESCRIPTION
auction_id	Unique auction identifier
state / county	Jurisdiction
type	tax_lien / tax_deed
auction_date	Scheduled / held date
status	upcoming / results / cancelled
item_count	Parcels offered
platform	Auction platform / venue

RECOVERY

Sales records and overages

~35,500 sales records with overage (surplus) amounts for recovery and pricing analysis: what a parcel sold for at auction versus the minimum bid, and the surplus generated over the debt owed.

FIELD	DESCRIPTION
sale_id	Unique sale identifier
parcel_id	Joins to the certificate / parcel
state / county	Jurisdiction
minimum_bid	Opening / statutory minimum
sale_amount	Winning bid
overage_amount	Surplus over amount owed
sale_date	Date of sale
buyer_type	Investor / institution where classifiable

NEW CONSTRUCTION

Land, lots and builders

~13,900 land and lot listings linked to ~8,300 tracked builders, with building-permit signals. This is the substrate for reading new-construction supply and builder activity at the county level.

Land & lot listings

One row per listing.

FIELD	DESCRIPTION
<code>listing_id</code>	Unique listing identifier
<code>parcel_id</code>	Parcel / APN where matched
<code>state</code> / <code>county</code>	Jurisdiction
<code>acreage</code> / <code>lot_size</code>	Land area
<code>price</code>	Listing / ask price
<code>builder_id</code>	Joins to builder
<code>permit_status</code>	Building-permit signal where available
<code>first_seen</code> / <code>last_seen</code>	Listing lifecycle timestamps

Builders

One row per tracked builder.

FIELD	DESCRIPTION
<code>builder_id</code>	Unique builder identifier
<code>name</code>	Builder / developer name
<code>counties</code>	Counties of active listings
<code>listing_count</code>	Active land / lot listings
<code>permit_count</code>	Associated building-permit signals

METHODOLOGY & DELIVERY

How it's built and shipped

- **Public-record sourced:** tax-lien certificates, tax-deed auctions, sales and permits are collected from county and state public records by infrastructure we operate
- **Parcel-keyed entities:** certificates, sales and listings join on `parcel_id` / APN, so the universe is clean to merge with an internal parcel or address master
- **State and county coverage:** 51 states and ~3,870 counties, with auction calendars, results and inventory

- **Point-in-time:** auctions carry scheduled / held dates and every record carries collection timestamps; nothing is back-dated, so calendars are replayable
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- **Overages tracked:** sale amount, minimum bid and surplus are captured for recovery and pricing analysis
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- **No consumer PII:** public-record property and auction data only

Delivery

- **Bulk extract:** CSV / JSON / Parquet via S3 or SFTP, full history at the cadence the client wants
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- **Sample delivery:** a scoped sample (single state, or single county set) delivered for validation before any commercial conversation
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- **Production API:** per-client keys, certificate / auction / sales / land endpoints, on engagement
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- **Incremental delivery:** auction calendars and results delivered as they publish; backfill on request
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- **Universe mapping:** parcels mapped to the client's geographies or holdings on delivery
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USE CASES

What a research desk does with this

- **DISTRESSED** **Distressed real estate and municipal credit:** tax-lien certificate and tax-deed auction results, inventory and overages across 51 states and ~3,870 counties
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- **YIELD** **Lien-yield and redemption analysis:** awarded interest rates, redemption status and county base rates for tax-lien investment strategies
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- **RECOVERY** **Overage and surplus recovery:** sale amount versus minimum bid and surplus generated, for recovery and pricing work
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- **SUPPLY** **New-construction supply:** land / lot listings and building-permit signals by builder and county as a read on housing supply
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- **BUILDERS** **Builder activity tracking:** ~8,300 builders linked to listings and permits for homebuilder and materials names
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- **MAPPING** **Universe ready to join:** parcel-keyed, deduped, mergeable; delivered point-in-time to the client geographies
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ACCESS

Getting the data

Delivered by API or bulk export (CSV, JSON, Parquet, S3), with history and refresh cadence agreed per engagement.