



# RevenueSense™ Tax Title and Tax Lien

## RevenueSense

Tax Assessment  
and Billing

Utility Billing

Permits, Inspections  
and Licensing

Personal Property

Motor Vehicle  
and Excise Items

Miscellaneous Billing

Accounts Receivable  
and Cash Collection

Tax Title and Tax Lien

## Comprehensive delinquent tax notification and collection tools

**RevenueSense™ Tax Title and Tax Lien** provides treasurers and tax collectors with all of the tools needed to collect delinquent taxes. The process is fully automated with provision for decision making where it is appropriate in the process. Fully integrated with the Tax Assessment and Billing module, as well as other RevenueSense modules, the system tracks each stage of the tax taking process.

### Automated Delinquent Tax Information Transfer

From the initial notice stage, all necessary steps to transfer delinquent taxes from real estate accounts receivable to tax title accounts receivable are fully automated. The computation of charges provides the flexibility to distinguish between first-time tax title properties and subsequent tax title properties.

### Detailed Tracking and Recording Capabilities

The system keeps track of date, book and page, as well as registered/certified document numbers for both the taking and the redemption. The tax title record keeps track of the details of each step of the process – the taking, redemption, petition, foreclosure, disclaimer and title redemption. For each step, Tax Title and Tax Lien records the date, registry book and page numbers, and registered/certified mail receipt number and document, with unlimited space for notes.

Tax Title Status	Subsequent Year	Date	Recorded Book / Page	Registered Cert / Doc
Taking		03/21/2009	457899 / 41	436363 / 42054
Redemption		05/01/2009	457901 / 39	444323 / 34532
Petition				
Foreclosure				
Disclaimer				
Title Redem				

### Automated Lien File for Delinquent Utility Charges

The RevenueSense Utility Billing module integrates with Tax Title and Tax Lien for the automatic preparation of a lien file of delinquent utility charges based on user-defined parameters. After a review of the file, the lien charges are credited off Utility Billing accounts receivable and transferred into the taxes system in preparation for the tax title and lien process.

### Detail Review and Exception Capabilities

After the lien file has been prepared by the system, the treasurer or collector can review the details and make inquiry about potential exceptions that may need to be considered.

### Sophisticated Notice Tracking

Through a link with Microsoft Office Professional, notices can be generated and recorded into a sophisticated notice tracking system. Notices include an automated notice of advertisement and tax taking, instrument of taking lien and/or foreclosure notices through municipal deed or redemption.



## About UniFund®

UniFund® LLC has over a decade of experience in providing highly functional and operational financial information solutions to over 300 local governments and K-12 school systems. Our revolutionary Target of Peak Performance™ needs analysis, easy-to-use Microsoft® Windows®-based BudgetSense® and RevenueSense™ software, and responsive support services deliver superior solutions for meeting the needs of dynamic operating environments.

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# RevenueSense™ Tax Title and Tax Lien

## Complete Integration for Viewing and Printing

Accounts receivable data from the RevenueSense Tax Assessment and Billing, Utility Billing, Motor Vehicle and Excise Items and Miscellaneous Billing modules are centralized into one set of tables to facilitate viewing or printing all information by a property or citizen in one view or report. The system provides for total flexibility in obtaining information from the system database. Through a simple account inquiry, either at the point of cash entry or aside from cash processing, the accounts receivable summaries or detail may be viewed for all of the Tax Assessment and Billing, Utility Billing, Motor Vehicle and Excise Items, and Tax Title and Tax Lien modules.

## Multiple Levels of Data Available

The information may simply be viewed in summary or drilled down to the lowest level of detail. Data may be viewed by type or tax year. Account inquiry may be accessed by any key information about the account, including bill number, parcel ID, owner, city, street and unit number. Data is linked in the database to provide for calling up all records associated with a parcel or a citizen. A citizen may also be linked to multiple parcels for a consolidated inquiry or report.

## State-Specific Flexibility

Tax Title and Tax Lien is designed to accommodate the specific requirements of each state in tax title or tax sale and lien processing. UniFund stays on top of the latest changes so the module reflects the most up-to-date state tax requirements.

## RevenueSense Tax Title and Tax Lien Features

- Automated notice of advertisement and tax taking or notice of lien
- Instrument of taking or lien and foreclosure or lien notices
- Tracking of the tax title taking or lien and the redemption
- Bankruptcy process automation
- Online printing of certificates
- Tracking system
- Online lien certificates
- Lien release form

## About RevenueSense

RevenueSense is a Microsoft Windows -based suite of modules designed to improve efficiencies in municipal revenue and collection functions. Set in a SQL Server environment, RevenueSense provides easy integration with Microsoft Outlook and Microsoft Office Professional functions like Excel and Word, and includes optional modules for Web-based information processing.

## For More Information

Contact us by phone or e-mail to schedule an online, interactive demo over the Web.