


Interested in Purchasing Tax Defaulted Property?

Before purchasing Tax Defaulted Property “As-Is”, interested buyers may want to know if there are any other liens or encumbrances recorded against a particular property. To determine this, search the Recorder’s Online Index under the current property owner’s name(s). You can filter results by document type including lien, assessment, judgment, state tax lien, federal tax lien, support judgment, deed of trust, etc. Be sure to review the Treasurer-Tax Collectors Q&A 2024 document to verify the types of liens and encumbrances that may “transfer” to the new owner and consult with your legal/financial advisor before purchasing property.

NOTE: A title search from an insured title company will provide a guaranteed listing of outstanding liens and other features for any property.

Step 1: Visit [Online Index | Madera County](#) and [Click Search our index now](#)

Step 2: Click on Official Records Search and Copies




Official Records Search and Copies: 1980 - Present

To perform a search of land records recorded in 1980 to present-day click here. These records include: deeds, deeds of trust, liens, judgments, and releases.

You must know the names of the interested parties to perform the search. Documents are not indexed by property address OR assessor parcel number.

APN's have been removed from the public index to protect the privacy of Madera County property owner's.

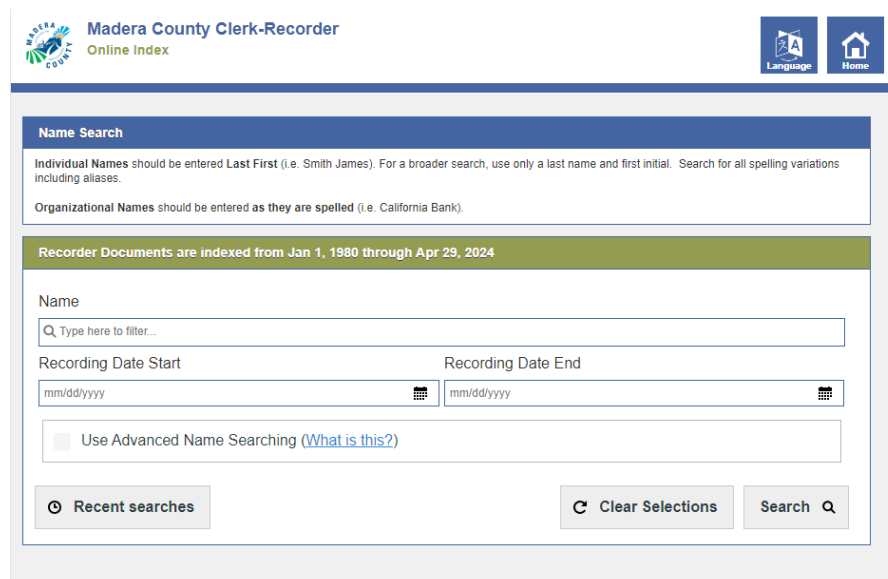
Step 3: Click on Name Search



Name Search

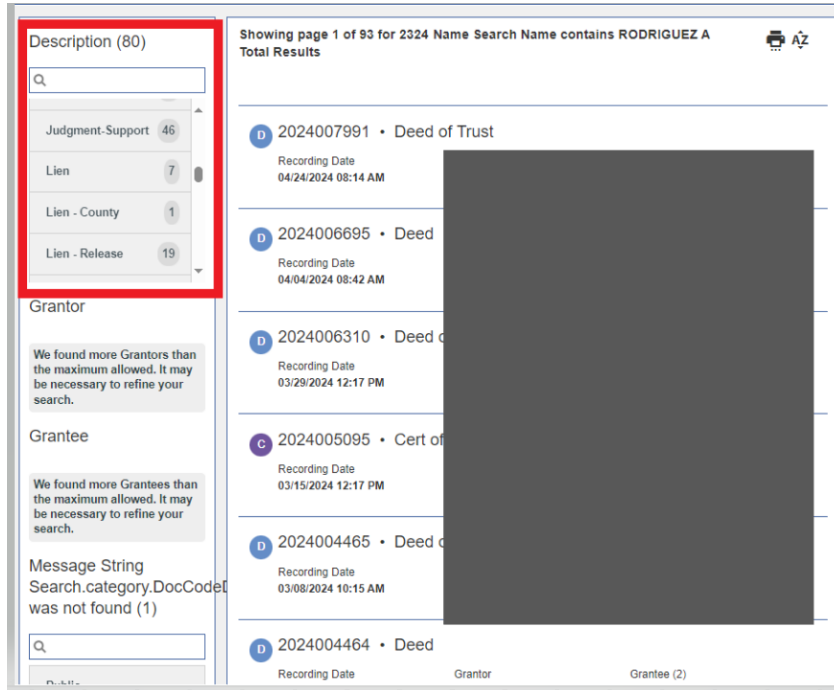
To search by a parties name click here. Remember to search all spelling variations and aliases (including other last names from previous marriages).

Step 4: Enter the name of the current property owner. LAST NAME then FIRST NAME – NO PUNCUATION. You may enter date range to limit search results. **CLICK SEARCH.**



The screenshot shows the Madera County Clerk-Recorder Online Index Name Search page. The page header includes the Madera County logo and the text "Madera County Clerk-Recorder Online Index". There are links for "Language" and "Home". The main content area is titled "Name Search" and contains instructions: "Individual Names should be entered Last First (i.e. Smith James). For a broader search, use only a last name and first initial. Search for all spelling variations including aliases." and "Organizational Names should be entered as they are spelled (i.e. California Bank)". Below this is a green bar stating "Recorder Documents are indexed from Jan 1, 1980 through Apr 29, 2024". The search form includes a "Name" field with a placeholder "Type here to filter...", "Recording Date Start" and "Recording Date End" fields with date pickers, and a checkbox for "Use Advanced Name Searching (What is this?)". At the bottom are buttons for "Recent searches", "Clear Selections", and "Search".

Step 5: Filter results by Document Type by selecting the types you want to see in the Description box in the left column. Click APPLY FILTERS.



Step 6: Review results. Any lien/judgment that does not have a corresponding recorded release document would be outstanding and may require follow up with the issuing agency.

Some release documents are cross-indexed as Related Documents; however, this is not 100% accurate. Always search through the recorded release document types to verify if a lien has been released by viewing the referenced document number on the image. (Images are only available to view in-person.)

