

Big-Box Retail Store Valuation Subject Guide

By the IAAO Library

In recent years some municipalities and states have faced the tough burden of dealing with a new property tax valuation technique known as the Dark Store Theory. This theory involves big-box retail stores petitioning appeal boards to allow their current, open, in use properties to be compared to other stores that are closed, vacant, and empty and possibly have been so for many years. In most cases this method of valuation reduces the value of the current store to almost half what it was previously. This change is costing cities and counties millions of dollars in present and future property tax earnings. This subject guide was created to help assessors become familiar with this new trend and to understand the valuation methods open to them. The IAAO Library will be updating this guide as new sources on the topic become available.

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Websites

[Michigan Municipal League: Advocacy on Dark Stores](#) is a listing of media links, articles, and interview podcast.

[WAAO Current News:](#) Wisconsin Association of Assessing Officers current news and articles website offers links to many articles about big-box stores and other topics.

http://www.waao.org/Committees/Legislation/Current_News.htm
