Foreclosures Subject Guide
By the IAAO Library

The recent dramatic increase in foreclosures in many states has been a cause for concern among assessors. This field guide was compiled to assist assessors with locating statistics, studies, and other resources.

Books & Articles in LibraryLink Database

(login to LibraryLink to download the fulltext)


The current residential real estate foreclosure situation, by Thomas May. Fair & Equitable, June 2008, 6 (6), 14-17.


The external costs of foreclosure: The impact of single-family mortgage foreclosures on property values, by Dan Immergluck & Geoff Smith. Housing Policy Debate, 2006, 17 (1), 57-79.

External costs of foreclosure [powerpoint], by David Whiterell. Presentation at the 74th Annual International Conference on Assessment Administration, 2008.


Foreclosing on the American Dream, by Danielle Simpson. Fair & Equitable, June 2008, 6 (6), 7-10.

Updated May 2018

Foreclosure: the looming threat to property values, by John Lifflander. Fair & Equitable, June 2008, 6 (6), 3-6.


The foreclosure problem is not going away: addressing the issue of distressed sales in a reevaluation cycle [powerpoint], by Richard A. Borst & John F. Thompson, Jr. Presentation at the 77th Annual International Conference on Assessment Administration, 2011.

Foreclosures: Coping with limited market data [powerpoint], by Scott Winter, Robert J. Gloudemans, & Richard Almy. Presentation at the 75th Annual International Conference on Assessment Administration, 2009.


Joint advisory: The current residential real estate foreclosure situation and how it relates to sales verification, sales ratio studies, and the assessment process, by Minnesota Association of Assessing Officers & Minnesota Department of Revenue, 2008.

Market valuation using open and distressed market sales [powerpoint], by Richard A. Borst. Presentation at the 76th Annual International Conference on Assessment Administration, 2010.

Mass appraisal in a down market [powerpoint], by Uwe Hohoff. Presentation at the 77th Annual International Conference on Assessment Administration, 2011.


Residential valuation in a distressed market: the Jackson County, Missouri experience [powerpoint], by John F. Thompson, Jr. & A. Sackey Kweku. Presentation at the 78th Annual International Conference on Assessment Administration, 2012.


A study of residential foreclosure sales, resales, data analysis and utilization in the city of Lansing, MI [powerpoint], by Maria L. Irish. Presented at the 76th Annual International Conference on Assessment Administration, 2010.


Tracking foreclosures and foreclosure related sales and analysis of their potential impact on market values: Forsyth County, NC [powerpoint], by Jason Clodfelter & John Burgiss. Presentation at the 78th Annual International Conference on Assessment Administration, 2012.

Using GWR to examine market effects of foreclosure sales [powerpoint], by Kenneth C. Uhrich, Paul E. Bidanset, & Peadar Davis. Presentation at the 81st Annual International Conference on Assessment Administration, 2015.


Online Reports and Articles


Defaulting on the dream: States respond to America's foreclosure crisis, by PEW Center on the States, April 2008.

Economic trends, foreclosures and county budgets, by Alex Welsch, NACo's County Services Department, June 2008.


Foreclosure survey report, by the Research Division of NACo’s County Service Department, June 2008.


Improving disposition and oversight practices may increase returns on foreclosed property sales, by the U.S. Government Accountability Office. Report to Congressional Requesters, June 2013.


The rise of residential foreclosure in Fairfax County: an analysis of price-depressing effects on property values within subdivisions, by Krystal N. Workman. A thesis submitted in partial fulfillment of the requirements for the degree of Master of Science at George Mason University, Spring Semester 2010.

The Subprime lending crisis: The economic impact on wealth, property values and tax revenues, and how we got here, report and recommendations by the Majority Staff of the Joint Economic Committee, October 2007.


Web Sites

Federal Reserve Bank compiles statistics on national subprime loans in foreclosure and publishes them online in two forms: interactive maps and Excel spreadsheets.


RealtyTrac compiles statistics on national foreclosures rates and publishes them online in quarterly press releases. They also publish annual press releases that compare each state over several years.