



# UNITED STATES – December 2025

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## USA GENERAL

### When Property Taxes Are Unstable, Value Becomes Volatile

This article looks at the broader national pattern of states and municipalities rethinking how they assess and levy property taxes in reaction to changing property values, budget pressures, and shifting economic conditions. The article gives examples of how different States are looking at the problem.

The article can be accessed via the following link:

[When Property Taxes Are Unstable, Value Becomes Volatile - Propmodo](#)

### Cities With the Highest and Lowest Property Tax Burdens – 2025 Study

This article looks at research which ranked 343 of the largest U.S. cities based on the percentage of homeowner income that goes to paying property taxes each year. The article provides the key findings from the research and provides property taxes as a % of income, median annual property taxes paid, median income of households with a mortgage and: median monthly housing costs for the top 20 ranked cities.

The article can be accessed via the following link:

[Cities With the Highest and Lowest Property Tax Burdens – 2025 Study](#)

### Property tax revolt explodes across US

This article predicts that with rising property values and property tax bills, but income not increasing at nearly the same rate, there will be an increased property tax revolt and looks at how this is being addressed in various states.

The article can be accessed via the following link:

[Property tax revolt explodes across US | News, Sports, Jobs - Minot Daily News](#)

### As taxes go, property taxes are the best

This article provides a property taxpayer's view of a recent article by the vice president of state projects at the Tax Foundation, which considers whether property taxes are preferable to sales or income taxes in funding local government.

The article can be accessed via the following link:

<https://bgdailynews.com/2025/12/21/as-taxes-go-property-taxes-are-the-best/>

## International Property Tax Institute

IPTI Xtracts- The items included in IPTI Xtracts have been extracted from published information. IPTI accepts no responsibility for the accuracy of the information or any opinions expressed in the articles.

## **The time has come for us to kill property taxes**

This article examines the argument that you never actually own your home, even if the mortgage is paid off, as the government can take the property for non-payment of property taxes. The article also looks at the case for property tax reform or elimination.

The article can be accessed via the following link:

[The time has come for us to kill property taxes | News, Sports, Jobs - The Times Leader](#)

## **CALIFORNIA**

### **The Effect of the Los Angeles Mansion Tax on Property Tax Revenue**

This article comments on research relating to the mansion tax in Los Angeles (Measure ULA) and how it affects the city's tax base. The article looks at the researcher's estimate of a 38% reduction in transaction rate of eligible properties and the interaction with Proposition 13.

The article can be accessed via the following link:

[The Effect of the Los Angeles Mansion Tax on Property Tax Revenue | Cato Institute](#)

### **California Supreme Court Clarifies Taxation of Certain Intangible Assets in Hospitality Sector**

This article reports on the Supreme Court decision in *Olympic & Georgia Partners, LLC v. County of Los Angeles*, 574 P.3d 642 (2025) ruling on how certain intangible assets should be treated in property tax assessments for hotels and similar properties. The article lists the revenue streams in contention, provides details of the ruling, gives the practical implications for this sector of the market and provides best practice.

The article can be accessed via the following link:

[California Supreme Court Clarifies Taxation of Certain Intangible Assets in Hospitality Sector - Manatt, Phelps & Phillips, LLP](#)

### **\$1M a year in taxes at stake in cannabis farm, Ventura County fight**

This article reports on an appeal against the 2022 property tax assessment for a large cannabis farm in Ventura County, which is assessed at \$183m but was bought for \$93m in 2021. The owners consider that the value should have been \$99m. The decision of the Ventura County Board of Assessment Appeals is expected in September 2026.

The article can be accessed via the following link:

[\\$1M a year at stake in cannabis farm, Ventura County fight over taxes](#)

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## CONNECTICUT

### **Seven Steps Property Owners Should Take in the Event of a Revaluation**

This article encourages the property taxpayers of the 32 Connecticut municipalities subject to reappraisal for 2026 to start considering whether they should appeal the assessment as soon as they receive their change of assessment notice. The article lays out the 7 steps property owners should consider in relation to the correctness of their assessment.

The article can be accessed via the following link:

[Seven Steps Property Owners Should Take in the Event of a Revaluation | Harris Beach Murtha PLLC - JDSupra](#)

### **Unhappy with your new assessment? Talk it out with the company that calculated it**

This article provides advice for those who don't agree with their latest property tax assessment following the revaluation in the Town of Westport. The article corrects often mistaken assumptions and advises taxpayers to initially discuss their assessment with the company who carried out the revaluation on behalf of the town council.

The article can be accessed via the following link:

[Property revaluation: what to do about your new assessment](#)

## FLORIDA

### **Disney World is suing over its property tax bills for Magic Kingdom, Star Wars hotel, more**

This article reports that Disney has recently filed 15 lawsuits against property tax assessments with Orange Circuit Court claiming that "the assessments do not represent the just value of the subject property as of the lien date because they exceed the market value". The article states that Disney has sued regularly over its property taxes for years.

The article can be accessed via the following link:

[Disney World is suing over its property tax bills for Magic Kingdom, Star Wars hotel, more](#)

## ILLINOIS

### **Chicago homeowners line up outside Cook County Assessor's office after property tax bills skyrocket**

This article hears comments from a resident in Chicago whose property tax bill has doubled. The article reports that properties in West Garfield Park and North Lawndale have seen

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average increases of 133% and 99% respectively. The article urges taxpayers who are dissatisfied to appeal their assessments.

The article can be accessed via the following link:

[Chicago homeowners line up outside Cook County Assessor's office after property tax bills skyrocket - CBS Chicago](#)

### **City Council approves alternate revenue plan — minus Mayor Brandon Johnson's corporate head tax**

This article reports that the Chicago City Council has approved an alternative revenue plan which would avoid a shutdown of services on December 30 if there is no veto by the Mayor.

The article can be accessed via the following link:

[In a blow to Mayor Brandon Johnson, Chicago City Council OKs alternate revenue plan minus corporate head tax - Chicago Sun-Times](#)

### **Bears Vow to Leave Chicago for Indiana After State Leaders Balk at Tax Break for New Stadium**

This article reports that the Chicago Bears are considering building their new stadium in Indiana if the property tax breaks and infrastructure funding for the stadium are not forthcoming. The article refers to the fact that Illinois state leaders have told them that this will not be a priority for 2026.

The article can be accessed via the following link:

[Bears Vow to Leave Chicago for Indiana After State Leaders Balk at Tax Break for New Stadium – Patriot TV](#)

### **A clearer picture of the Board of Review: Commissioners fix errors on property tax assessments**

This article is written by a commissioner on the Board of Review who explains the legal background to the work that they do and answers erroneous claims by other county agencies that the increases in property tax bills are directly attributable to the work of the Board of Review.

The article can be accessed via the following link:

[Clearer picture of the Board of Review: Commissioners fix errors on property tax assessments - Chicago Sun-Times](#)

## MAINE

### **Value of all property in Portland rises by billions of dollars**

This article reports that the revaluation for property tax purposes in Portland has been completed and provides information relating to increases in values and the announcement of the mill rate.

The article can be accessed via the following link:

[Value of all property in Portland rises by billions of dollars](#)

## MASSACHUSETTS

### **Property Tax Bill for Average Residence to Increase More Than 9%**

This article reports on increases in property tax for the town of Bedford next year. The article provides data in relation to residential and commercial property. This is not a reappraisal year – the next one is to take place in 2028 - but changes in assessments have occurred as a result from the town's continuing review of individual properties.

The article can be accessed via the following link:

[Property Tax Bill for Average Residence to Increase More Than 9% - The Bedford Citizen](#)

### **Media Coverage - City of Boston Commercial Property Class Action**

This article reports on a class action filed against the City of Boston, alleging that the Assessor's Office has penalised commercial taxpayers for exercising their rights to appeal property tax assessments.

The article can be accessed via the following link:

[Media Coverage - City of Boston Commercial Property Class Action | Sullivan & Worcester - JD Supra](#)

## MINNESOTA

### **Property tax levies for 2026 getting final reviews**

This article reports that the total amounts of property tax expected to be collected in the 2026 to balance the proposed city and county budgets are being reviewed by the Rochester City Council and Olmsted County commissioners. The discussions will include a public hearing, allowing property owners to have their say, and the article provides the dates of the meetings.

The article can be accessed via the following link:

### **International Property Tax Institute**

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[Property tax levies for 2026 getting final reviews - Post Bulletin | Rochester Minnesota news, weather, sports](#)

### **Our View: Property tax increases troubling**

This article provides an overview of the property tax increases that owners in the Mankato City Council area will face in 2026. The article provides reasons for the increases, including the loss of retail stores and reductions in commercial values, and also looks at factors affecting the economic climate.

The article can be accessed via the following link:

[Our View: Property tax increases troubling - CNHI](#)

### **MISSOURI**

#### **Jackson County has a new plan to relieve property owners who contested their 2023 assessments**

This article looks at the inequitable situation arising from the 2023 reassessment in Jackson County which saw an increase of 30% that was later capped at 15% following a State Tax Commission ruling. Tax credits were given for overpayment, but not for those who had appealed their assessments and agreed to a reduction higher than the capped rate. The article states that the County has now agreed to provide tax credits to these property owners as well.

The article can be accessed via the following link:

[Jackson County has a new plan to relieve property owners who contested their 2023 assessments | KCUR - Kansas City news and NPR](#)

### **The Political Hot Potato of Property Assessments**

This article looks at the backlash over the 2023 property tax reassessment in Jackson County which led to substantial increases in the tax bills and the replacement of the County Executive. The article explains the reasons for the high increases and looks at the measures being taken – including a 15% increase cap – by the new County Executive.

The article can be accessed via the following link:

[The Political Hot Potato of Property Assessments](#)

### **Taxpayer-Funded Palaces for Billionaires: The Chiefs' Stadium Saga Exposes Government Priorities**

This article looks at another example of the movement of a state NFL team considering relocating to an adjacent state to take advantage of public funding.

### **International Property Tax Institute**

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The article can be accessed via the following link:

[Taxpayer-Funded Palaces for Billionaires: The Chiefs' Stadium Saga Exposes Government Priorities – Silence is Compliance](#)

## **NEW JERSEY**

### **NJ wants to charge people more to challenge their property tax assessments**

Against the background of the average New Jersey property tax bill exceeding \$10,000 for first time, this article reports that a Senate Committee has just approved legislation to increase filing fees for those wishing to appeal against their property tax assessments. The article provides details of the increased charges.

The article can be accessed via the following link:

[NJ wants to charge people more to challenge their property tax assessments | NJ Spotlight News](#)

### **Treasury Announces New Online Portal to Modernize Farmland Assessment Program**

The Farmland Assessment Program in New Jersey allows provides that is actively devoted to an agricultural or horticultural use to be assessed at productivity value, allowing property tax relief to farmers. This article reports that a digital system is to be introduced in 2026, for tax year 2027, to cut down administration time, allow for greater numbers of inspections to ensure the benefit is correctly applied.

The article can be accessed via the following link:

[Department of the Treasury](#)

### **The year in property taxes**

This article recaps what happened in relation to property taxes in 2025. These include: the highest average property tax bills ever, the budget for property tax relief, the Stay NJ relief for seniors and the consideration of an increase in fees for appealing property tax assessments.

The article can be accessed via the following link:

[NJ 2025: The year in property taxes | NJ Spotlight News](#)

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## NEW MEXICO

### **Valencia County Commission votes to conduct independent investigation into property tax issue**

This article reports that following the Valencia County Assessor's admission that she entered the incorrect property valuation amount for the village of Los Lunas, the commission has voted to engage an independent investigator to look into the mistake. The corrected valuations have now been submitted to the New Mexico Taxation and Revenue Department and will need to be approved by them and the Department of Finance and Administration before a certificate can be issued to the County.

The article can be accessed via the following link:

[Valencia County Commission votes to conduct independent investigation into property tax issue | News | news-bulletin.com](https://www.news-bulletin.com/news/valencia-county-commission-votes-to-conduct-independent-investigation-into-property-tax-issue)

## NEW YORK

### **New Law Lets Thousands of Homeowners Slash Their Property Tax Bill by 65%**

This article reports that new legislation has recently been signed by the Governor which allows local authorities in New York to provide a "real property tax exemption" of up to 65% of the assessed value of their properties to seniors who meet the income eligibility limits.

The article can be accessed via the following link:

[New Law Lets Thousands of Homeowners Slash Their Property Tax Bill by 65% - Newsweek](https://www.newsweek.com/new-law-thousands-homeowners-slash-their-property-tax-bill-65-1500000)

### **Real Property Taxation of Solar and Wind Energy Systems in New York State Update: New Amendments to RPTL §575-b Intended to Clarify the State's Assessment Model**

This article details new amendments to the Real Property Tax Law for New York State which follow a second legal challenge brought by municipal officials in respect of the valuation of solar and wind farms by discounted cash flow. The amendments relate to the treatment of income and expenditure.

The article can be accessed via the following link:

[Real Property Taxation of Solar and Wind Energy Systems in New York State Update: New Amendments to RPTL §575-b Intended to Clarify the State's Assessment Model | Farrell Fritz, P.C. - JDsupra](https://www.jdsupra.com/legalnews/real-property-taxation-of-solar-and-wind-energy-systems-in-new-york-state-update-new-amendments-to-rptl-575b-intended-to-clarify-the-state-s-assessment-model-1000000/)

## **NORTH CAROLINA**

### **2026 Tax Revaluation Timeline & Information for Property Owners**

This article provides the revaluation timeline for the 4 yearly reappraisal of property tax values in Onslow County. The article explains why the revaluation is taking place and advises how the valuations are carried out.

The article can be accessed via the following link:

[News Flash • 2026 Tax Revaluation Timeline & Information for](#)

### **Property tax reform raises thorny questions**

This article reports on that a property tax committee has been set up by the House Speaker to consider property tax reduction and reform. The article outlines the questions the committee will initially consider including: should there be more frequent revaluations; should the State play a part in controlling local government budgets; what other revenues could contribute to budgets; the role of reliefs etc.

The article can be accessed via the following link:

[Property tax reform raises thorny questions](#)

## **NORTH DAKOTA**

### **The era of promiscuous property tax exemptions may be over**

This article reports on why the Governor's measures for property tax reform (tax credits for primary residences and a 3% cap on local spending growth), which are now in legislation have forced local elected leaders away from handing out excessive numbers of property tax exemptions.

The article can be accessed via the following link:

[Port: The era of promiscuous property tax exemptions may be over](#)

## **OHIO**

### **Property Tax Reform in Ohio Impacts Funding for Schools and Local Governments**

This article looks in detail at 5 pieces of legislation, passed by the General Assembly as part of the property tax reform, which will help to protect property taxpayers from significant increases, but will also impact local government funding.

The article can be accessed via the following link:

### **International Property Tax Institute**

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[Property Tax Reform in Ohio Impacts Funding for Schools and Local Governments | Roetzel & Andress - JDSupra](#)

## **RHODE ISLAND**

### **Realtors Are Warning That RI's "Taylor Swift" Tax Is Already Chilling the Market**

This article informs that realtors in Rhode Island are reporting that the "Taylor Swift" tax (a non-resident tax for properties over \$1m) is affecting the market in advance of it coming into effect in July 2026. The realtors also advise that it is likely that there will be legal challenges.

The article can be accessed via the following link:

[GoLocalProv | Realtors Are Warning That RI's "Taylor Swift" Tax Is Already Chilling the Market](#)

## **TENNESSEE**

### **TN House Speaker asks for review of Nashville property assessments after 'staggering' property valuation increases**

This article reports that the Tennessee House Speaker has asked the Tennessee Comptroller's Office to review the recent reappraisal for property tax purposes of properties in Nashville after reports of increases up to 300%. The article hears comments from business property taxpayers, a council member and a local assessor.

The article can be accessed via the following link:

[TN House Speaker asks for review of Nashville property assessments after 'staggering' property valuation increases](#)

## **VERMONT**

### **Nearly 12% Vermont property tax increase projected for next year**

This article reports that a 12% property tax increase is projected for 2026 driven by the educational property tax increases. The article examines the reasons why this is happening and comments on the progress of Act 73, which was established to change how education is paid for and governed in Vermont.

The article can be accessed via the following link:

[12% property tax increase predicted for Vermont in 2026 - Valley News](#)

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## **VIRGINIA**

### **Updated property reassessments to be mailed in January**

This article reports that property owners on Henry County will shortly be receiving their 2026 reassessment notices. The article provides data of the residential and commercial property sector movements and advises on the procedure for appeal.

The article can be accessed via the following link:

[Updated property reassessments to be mailed in January – Henry County Enterprise](#)

## **WISCONSIN**

### **What you need to know about property taxes in Milwaukee**

This article gives a breakdown of how property taxes work in Milwaukee provided by the assessor's office, and including: why they are paid, how to object, details of the tax rate and exemptions, delinquency etc.

The article can be accessed via the following link:

[What you need to know about property taxes in Milwaukee](#)

### **The major reason property taxes are so high in Wisconsin**

This article is written by 4 mayors in the state of Wisconsin who explain that the reason for escalating property taxation is the state legislation that requires the local governments to fund capital expenditure above the levy limits by issuing debt. This has led to large debt service payments and the mayors put forward an alternative – funding such expenditure from the large surplus funds held by the State.

The article can be accessed via the following link:

[Wisconsin, here's the major reason your property taxes are so high](#)

## **WYOMING**

### **Property tax relief brings unintended strain to towns, counties**

This article examines the balance between property tax relief and funding for essential services by looking at the way Wyoming's recent property tax cuts have given meaningful relief to many homeowners but at the cost of impacts on local services. The article uses the County of Big Horn as an example.

The article can be accessed via the following link:

[Property tax relief brings unintended strain to towns, counties | Greybull Standard](#)

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