



## UNITED STATES – February 2026

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### 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.

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## International Property Tax Institute

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## USA GENERAL

### **These states are considering eliminating property taxes for homeowners**

This article reports that at least five states are currently considering eliminating property taxes altogether which would require states to turn to other sources of funding for key public services, school funding and local revenue. The article looks at proposals in North Dakota, Georgia, Florida, Texas and Indiana.

The article can be accessed via the following link:

[5 states weigh measures to ease or eliminate property taxes for homeowners | Fox Business](#)

### **Is 2026 the Beginning of the End for Homeowner Property Taxes? These State Lawmakers Think So**

This article provides another view of the five states aiming to ease or eliminate property taxes for homeowners.

The article can be accessed via the following link:

[These State Lawmakers Move To Kill Property Taxes in 2026](#)

### **What Really Rankles Property Taxpayers**

This article considers that the reason property taxpayers are all frustrated with increasing property tax bills is in part that there is a lack of transparency which is made worse by a failure to effectively communicate the rationale behind the valuations that are carried out by computer-aided techniques.

The article can be accessed via the following link:

<https://www.governing.com/finance/what-really-rankles-property-taxpayers>

### **Where are property taxes highest and lowest? Analysis of cities and states**

This article provides information relating to the States and cities which pay the most and least property tax in the country by illustrative map and property tax rate.

The article can be accessed via the following link:

[Where are property taxes highest and lowest? Analysis of cities and states | LiveNOW from FOX](#)

### **Property tax divide widens as data reveals stark gaps across all 50 states**

This article looks at states that charge the highest property and vehicle tax.

The article can be accessed via the following link:

#### **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.

[Property tax divide widens as data reveals stark gaps across all 50 states - InvestmentNews](#)

## **ALABAMA**

### **Walmart Settles Tax Assessment Dispute With Auburn**

This article reports that Walmart has reached a settlement with the City of Auburn over the assessed value of its store. The settlement reduces the properties full market value from \$18m to \$17.333m for this three-year assessment period.

The article can be accessed via the following link:

[Walmart Settles Tax Assessment Dispute With Auburn – Finger Lakes Daily News](#)

## **ALASKA**

### **Mayor orders review of property tax appraisals after ‘unusually’ high increases**

This article looks at a request by the mayor of Anchorage for the assessors’ office to review unusually high value increases in the latest revaluation. The article reports that approximately 10% of residential properties have had increases as high as 40%, which has led to an increase in appeals.

The article can be accessed via the following link:

[Mayor orders review of property tax appraisals after ‘unusually’ high increases - Anchorage Daily News](#)

## **CALIFORNIA**

### **California ballot proposal would exempt seniors from paying property taxes**

This article reports on a proposed ballot measure in California which would exempt over 60s from paying property tax on their primary residences. The article looks at arguments for and against the measure, concluding that it could reduce local revenues by \$12-\$20 billion each year.

The article can be accessed via the following link:

[California ballot proposal would exempt seniors from paying property taxes](#)

### **California Cities’ Property Tax Bills Rank Among the Highest in US, Study Finds**

This article reports that although Californian property tax rate is amongst the lowest in the country, the rate of increase in the cost of housing means that property taxpayers still pay some of the highest property tax bills in the country. The article looks at the median property taxes paid in several cities across the state.

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The article can be accessed via the following link:

[California Cities' Property Tax Bills Rank Among the Highest in US, Study Finds - edhat](#)

### **The Hidden Costs of L.A.'s “Mansion Tax”**

This article reports that after four years of Measure ULA, the so-called ‘mansion tax’ in Los Angeles, the policy, which was supposed to impose an additional tax on wealthy homeowners with properties valued at over \$5 m, and use the funds to address homelessness in the city, has not worked.

The article can be accessed via the following link:

[L.A.'s “Mansion Tax” Hasn't Worked as Intended](#)

### **Amazon Warehouse Seen as Potential Revenue Lifeline in Tight County Budget**

This article reports that a new Amazon distribution warehouse in Humboldt County will lead to greater property tax and sales tax revenue in a municipality where budget spending is estimated to exceed revenue in the current fiscal year.

The article can be accessed via the following link:

[Amazon Warehouse Seen as Potential Revenue Lifeline in Tight County Budget - Redheaded Blackbelt](#)

### **Deserted LA office buildings could be revamped into thousands of much-needed new apartments under game-changing new law**

This article reports on the Citywide Adaptive Reuse Ordinance now in use in Los Angeles to enable vacant commercial buildings to be turned into apartments. The article reports that there are still some obstacles for developers to face including the impact of Measure ULA.

The article can be accessed via the following link:

[Deserted LA office buildings could be revamped into much-needed apartments](#)

### **Santa Clara County property owners to pay fee for assessment appeals**

This article reports that the Board of Supervisors have unanimously agreed to charge residential, agricultural and vacant land property taxpayers in Santa-Clara County \$290 to appeal their property tax assessment. Commercial, industrial and multifamily property taxpayers will pay \$675. The fees will be non-refundable.

The article can be accessed via the following link:

[Santa Clara County property owners to pay fee for assessment appeals - Mountain View Voice](#)

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## **COLORADO**

### **Why your Colorado property tax bill still increased this year**

This article reports many property owners in Colorado will see their bills rise again this year, even though their homes may be worth less. The article discusses the fact that property tax rates are effectively increasing as temporary tax discounts are expiring. The article provides an example of how this may result in higher payments.

The article can be accessed via the following link:

[Why your Colorado property tax bill still increased this year](#)

## **FLORIDA**

### **Manatee County Appraiser promises to fix costly mistake in this year's tax rolls**

This article looks at a dispute between the town of Longboat Key and the Manatee County Property Appraiser's office. The article reports that the appraiser's office has accepted that it might have wrongly reduced the assessments of some properties for the 2005 financial year to reflect storm damage, to the extent of \$500,000 of tax revenue by incorrectly identifying the properties affected.

The article can be accessed via the following link:

[Manatee County Appraiser promises to fix costly mistake in this year's tax rolls | Your Observer](#)

### **Florida property tax reform: A rush to disaster?**

This article the writer of this article compares the possible elimination of property taxes in Florida to the poem by Lewis Carroll, the Walrus and the Carpenter. The writer believes that property taxpayers will be buoyed along with the idea of eliminating property tax only to find that other taxes to replace property tax are higher. The article looks at the problems with rushing through legislative measures and who will ultimately pay if this goes ahead.

The article can be accessed via the following link:

[Florida property tax reform: A rush to disaster? | Column](#)

### **Homeowners to see property taxes cut in HALF as state introduces new 'fast-tracked' bill**

This article reports on the progress of House Joint Resolution Bill 203 which, if approved, would effectively phase out non-school property taxes for homesteaded properties in January 2027.

The article can be accessed via the following link:

## **International Property Tax Institute**

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[Homeowners to see property taxes cut in HALF as state introduces new 'fast-tracked' bill](#)

## GEORGIA

### **State House amended budget, prioritizes property tax relief over income rebates**

This article reports on the changes that the State House recently made to the Georgia budget, cutting funding for highway projects in favour of mental health facilities, rural infrastructure etc. Property tax relief measures were also discussed.

The article can be accessed via the following link:

[Georgia House passes budget, shifts tax relief to homeowners](#)

### **Pitts seeks fair assessment of 'trophy properties' and data centers**

This article addresses the public concern that 'trophy properties' - high value commercial properties and data centres - are being undervalued for property tax purposes. The article reports that Fulton County Board of Commissioners are bringing in an outside firm to audit these valuations.

The article can be accessed via the following link:

[Fulton County to Audit Undervalued Commercial Properties - Rough Draft Atlanta](#)

## HAWAII

### **'Ultra luxury' Hawai'i Island homes could get separate property tax tier**

This article looks at the Hawai'i County Council's Bill 128 which proposes a third tier for residential property tax for those homes worth over \$4m.

The article can be accessed via the following link:

['Ultra luxury' Hawai'i Island homes could get separate property tax tier | Hawai'i Public Radio](#)

## ILLINOIS

### **Gov. JB Pritzker talked Bears with NFL commissioner, says progress is being made to keep team in Illinois**

This article discusses the efforts that are being made to keep the Chicago Bears in Illinois. The article looks at sticking points relating to how the state would legislatively or financially aid the team to build a stadium in Chicago's Northwest suburbs. The article states that legislation may make it easier for the Bears to negotiate with local governments over property taxes.

The article can be accessed via the following link:

#### **International Property Tax Institute**

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[JB Pritzker talked with Goodell, working to keep Bears in Illinois](#)

## **INDIANA**

### **Marion County (Ind.) Assessor Adds Nearly \$2 Billion of Assessed Value to Indianapolis**

This article informs Indianapolis taxpayers to scrutinise their assessment notices and tax bills and to make appeals prior to the deadline if their assessments appear excessive or inequitable.

The article can be accessed via the following link:

[Marion County \(Ind.\) Assessor Adds Nearly \\$2 Billion of Assessed Value to Indianapolis Apartment Assessments, with More Increases on the Way — and Higher Tax Bills | Publications | Insights | Faegre Drinker Biddle & Reath LLP](#)

### **Why eliminating Indiana's property tax is a bad idea**

This article provides the view of an economics professor that eliminating property tax is a bad idea. The article looks at the reasons why he proposes keeping property tax, and argues that eliminating the tax would transfer wealth from young to old.

The article can be accessed via the following link:

[Hicks: Why eliminating Indiana's property tax is a bad idea](#)

## **KANSAS**

### **Kansas House dramatically amends bill aimed at constraining local property tax increases**

This article reports that the Kansas House has voted to alter a property tax reform bill to allow a public vote in decisions by local government to raise property taxes more than 3% annually, except in specified circumstances and not in relation to public school districts.

The article can be accessed via the following link:

[Kansas House dramatically amends bill aimed at constraining local property tax increases – The Lawrence Times](#)

## **MAINE**

### **Augusta is reassessing real estate. What does that mean for your property taxes?**

This article looks at the full revaluation for property tax purposes taking place in Augusta, the first since 2006. With evaluations currently sitting at 56% of market value, the article

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considers the large increases that may result. The article Provides answers to questions such as why Augusta needs to update its property valuations, whether property taxes will go up and when notices will be issued.

The article can be accessed via the following link:

[Will your property taxes go up after Augusta's revaluation?](#)

## **MASSACHUSETTS**

### **Are Boston's most expensive homes taxed fairly? A \$22M sale raises doubts**

This article considers the sale of the most expensive family home in Boston, selling for £22m and with a property tax assessment of \$5.2m. The article looks at the claim that the assessor's values are inequitable and shifting the burden of property taxes to middle-class locations.

The article can be accessed via the following link:

[Boston property tax inequity: Why expensive homes pay less - masslive.com](#)

## **MONTANA**

### **Montana property owners file class-action lawsuit over assessment methods**

This article reports that a class action lawsuit has been filed by some Montana property owners challenging how the Department of Revenue assesses property values. The lawsuit states that the DOR have used values outside the legal dates for sale values thereby overestimating values.

The article can be accessed via the following link:

[Montana property owners file class-action lawsuit over assessment methods](#)

## **NEW JERSEY**

### **2026 Tax Appeal Alert**

This article urges commercial property taxpayers to consider the deadlines for appeal and provides details of economic trends, such as continued high interest rates and elevated vacancy rates, which may indicate the need for review of the property tax assessment. The article outlines the benefits of achieving a successful appeal.

The article can be accessed via the following link:

[2026 Tax Appeal Alert | Cole Schotz - JDSupra](#)

## **International Property Tax Institute**

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## **N.J. property taxes just hit another painful new high. See the eye-popping bill**

This article reports that New Jersey's increase in property taxes outpaced inflation last year and that the average homeowner paid \$10,570 in property taxes. The article compares data in various counties.

The article can be accessed via the following link:

[N.J. property taxes hit record high again in 2025 - nj.com](#)

## **Average NJ property tax bill tops \$10K; thousands of homeowners challenge billions in assessed value**

This article reports that more than 15,700 property tax appeals were filed by New Jersey taxpayers in 2025 resulting in \$2 billion in assessment reductions statewide. The article provides more detailed data about the appeals, outlines the effect that these have on taxpayers and includes details of how to appeal against 2026 assessments.

The article can be accessed via the following link:

[NJ property tax appeals top 15K as \\$2B in reductions approved | FOX 29 Philadelphia](#)

## **Updated NJ Homeowner's Property Tax Guide Available**

This article reports that the New Jersey Society of Certified Public Accountants, New Jersey Realtors and the Association of Municipal Assessors of New Jersey have published an update to their joint "New Jersey Homeowner's Guide to Property Taxes." The free online guide offers insight into where the money raised by property taxes goes, how property taxes are determined by taxing district, and how to appeal the assessment of a home.

The article can be accessed via the following link:

[Updated NJ Homeowner's Property Tax Guide Available - NJBIA](#)

## **NEW YORK**

### **New York Property Taxes Hit Record Highs, Hammering Homeowners**

This article examines the claim that New York residential property taxpayers are paying record property tax amounts. The article gives details of the municipalities with the highest and lowest median yearly property taxes and the median highest real estate listing prices.

The article can be accessed via the following link:

[New York Property Taxes Hit Record Highs, Hammering Homeowners](#)

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## **Mamdani floats increasing New York City property taxes as part of \$127B budget plan**

This article reports that the New York mayor has proposed increasing property taxes again this year in an effort to pressure Albany to hike taxes on the wealthy. The article explains that the mayor does not want to increase the property tax bills for everyday citizens, what he really wants to do is to increase taxes on millionaires and major corporations this year — new levies that only Albany can enact.

The article can be accessed via the following link:

[Mamdani floats increasing New York City property taxes as part of \\$127B budget plan - POLITICO](#)

## **How NYC's Tangled Property Tax System Works, and Why You Should Care**

This article looks at New York City's complex property tax system and provides information on how the property tax system works, what is the issue with the system, how is the tax rate calculated, why do different types of residential properties pay differing amounts and is it possible to fix the system.

The article can be accessed via the following link:

[How NYC's Tangled Property Tax System Works, and Why You Should Care | THE CITY — NYC News](#)

## **OHIO**

### **DeWine warns on property taxes: sales tax could hit 20% as a result**

This article looks at the reliance of local government on property taxes in Ohio and the growing movement to eliminate property taxes. The article uses Geauga County as an example, indicates how much the schools districts rely on property tax revenue and considers where replacement funding would come from.

The article can be accessed via the following link:

[DeWine warns on property taxes: sales tax could hit 20% as a result](#)

## **OKLAHOMA**

### **Panel passes bill to increase Oklahoma homestead exemption**

This article reports that a Senate committee on Monday passed a bill to reduce property taxes. The article reveals that the bill would increase the homestead exemption to \$5,000 from \$1,000 beginning in tax year 2027 but warns that it is unknown at this stage what the

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expected fiscal impact of the measure would be. The bill must clear the full Senate before it can be considered by the House.

The article can be accessed via the following link:

[Panel passes bill to increase Oklahoma homestead exemption • Oklahoma Voice](#)

## **OREGON**

### **Portland's 20 largest office buildings have lost \$2 Billion in market value since 2019**

This article looks at the dramatic drops in the value of office buildings in Multnomah County, Equating to 70% of market value of since 2019. The article looks at the effect on commercial property tax revenue. The article considers the effects this might have on budget setting.

The article can be accessed via the following link:

[Portland's 20 largest office buildings have lost \\$2 Billion in market value since 2019](#)

## **PENNSYLVANIA**

### **Franklin County, others, lag on updating property assessments**

This article reports that Pennsylvania is the only state that doesn't mandate regular countywide property reassessments. Many counties have not reassessed since before 2000. The article states that this has led to outdated assessments and an imbalance in tax bases.

The article can be accessed via the following link:

[Many PA property assessments out of date by years if not decades](#)

## **TENNESSEE**

### **Tennessee bill would limit local property tax increases**

This article reports that Tennessee is one of just four states without a cap on property tax increases. The article looks at a bill currently being proposed which, if approved by voters, would limit property tax increases to 2% per annum over three years.

The article can be accessed via the following link:

[TN bill would limit local property tax increases](#)

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## WASHINGTON

### How Property Tax and Valuation Works in Washington

This article explains the difference between the total amount a taxing district is allowed to collect, called the levy, and the individual property tax bill. The article describes the process, starting with the taxing district adopting the budget, how the levies are legally limited and how the tax rate is derived. The article also explains how values are assessed and why they may increase.

The article can be accessed via the following link:

[How Property Tax and Valuation Works in Washington | Yakima County, WA](#)

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