



UNITED STATES – March 2026

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USA GENERAL

Property Tax Exposure in the Commercial Real Estate Distress Cycle

This article looks at the current state of the commercial property market and how property tax assessments from more buoyant periods in the market are causing exposure when titles

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transfer through foreclosure, surrenders or when foreclosure results in a property tax reassessment.

The article can be accessed via the following link:

[Property Tax Exposure in the Commercial Real Estate Distress Cycle | Publications | Insights | Faegre Drinker Biddle & Reath LLP](#)

Better Ways to Head Off Spiking Property Tax Bills

This article provides the views of two tax policy specialists who conclude that growth caps and the possibility of eliminating property tax altogether may be politically appealing, but they hamper local governments' ability to fund essential services. The article looks at the real growth in property taxes since 2020 which has equated to the inflation rate. The article looks at the reasons why some states frequently adjust property tax rates and why others have been reluctant to do so.

The article can be accessed via the following link:

[Better Ways to Head Off Spiking Property Tax Bills](#)

Ending Property Taxes Would Be a Mistake

This article puts forward the argument that property taxes are the best available source of local revenue. The article details the reasons for this argument and outlines possible reforms which may make the current system more palatable.

The article can be accessed via the following link:

[Ending Property Taxes Would Be a Mistake](#)

Property taxes are skyrocketing. But states are learning that cutting them has major consequences.

This article reports that none of the states contemplating abolishing property taxes have passed laws to do so. The article reports on the difficulties those states have encountered.

The article can be accessed via the following link:

[Property taxes are skyrocketing. But states are learning that cutting them has major consequences.](#)

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ALASKA

Mat-Su eyes replacing skyrocketing property taxes with sales tax

This article reports that the Mat-Su Borough Assembly is introducing a ballot measure that could potentially eliminate property taxes in favour of a borough-wide sales tax. The article provides details of how the sales tax would be implemented.

The article can be accessed via the following link:

[Mat-Su eyes replacing skyrocketing property taxes with sales tax](#)

CALIFORNIA

Proposition 13 Isn't Enough: Abolish Property Taxes in California

This article looks at the inequity proposition 13 promulgates towards new property buyers whose assessed value is the purchase price and not the suppressed value under the legislation. The article proposes that the abolition of property tax and advocates a fairer taxation system where people only pay for the services they consume.

The article can be accessed via the following link:

[Proposition 13 Isn't Enough: Abolish Property Taxes in California: News Article - Independent Institute](#)

Assessor-recorder Joaquin Torres launches New Online Portal for Property Owners

This article reports that the San Francisco Assessors' Office has completed their new System for Managing Records, Assessments and Transaction Project (SMART) providing an online portal for property owners which will allow them to submit forms, access records and manage property services online including requesting reviews and asking questions.

The article can be accessed via the following link:

[Assessor-Recorder Joaquín Torres Launches New Online Portal for Property Owners | SF.gov](#)

CONNECTICUT

Homeowners make the case that their assessments are too high

This article reports on the almost 400 appeals being heard by the Board of Assessment Appeals for Westport following an almost 50% increase in the total value of properties in the grand list following the town's property assessment revaluation.

The article can be accessed via the following link:

[Homeowners challenge revaluation on property assessments](#)

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FLORIDA

Florida property tax debate continues after session ends

This article confirms that Florida legislators have ended their session without a bill to abolish all homestead property taxes.

The article can be accessed via the following link:

[Florida property tax elimination debate continues](#)

GEORGIA

Nationwide voter revolt over property taxes collides with reality that every other revenue source has been slashed already

This article reports that while states are considering how to provide tax relief for residential property owners, a state constitutional amendment in Georgia which would have cut property taxes for homeowners by 75% has failed.

The article can be accessed via the following link:

[Nationwide voter revolt over property taxes collides with reality that every other revenue source has been slashed already | Fortune](#)

HAWAII

Hawai'i County Council passes new tier 3 tax rate for second homes worth \$4 million plus

This article reports that Hawai'i County Council has passed a new Tier 3 property tax rate for second homes which are assessed at more than \$4m but exclude affordable or long-term rentals. The bill now goes to the County Mayor.

The article can be accessed via the following link:

[Hawai'i County Council passes new tier 3 tax rate for second homes worth \\$4 million plus : Big Island Now](#)

ILLINOIS

Chicago property taxes jump — but unevenly

This article examines a Cook County report which states that the citywide median rise in property tax for homeowners was 16.7%, although many of the poorer communities saw the largest increases. The article explores the reasons behind this.

The article can be accessed via the following link:

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[Chicago property taxes jump — but unevenly](#)

Cook County Assessor Fritz Kaegi lost big where property taxes in city, suburbs soared

This article reports that Fritz Kaegi the incumbent assessor at Cook County has lost the vote for the county assessor to Lyons Township Assessor Pat Hynes in a surprising victory. The article examines the votes and concludes that Kaegi lost in areas where property taxes had risen more dramatically in recent years.

The article can be accessed via the following link:

[Cook County Assessor Fritz Kaegi lost big where property taxes in city, suburbs soared - Chicago Sun-Times](#)

INDIANA

Nearly \$2 Billion in New Assessed Value Just Hit Indianapolis Multi-family Properties

This article reports that the Marion County Assessor's Office added more than \$2 billion in assessed value across about 1,000 apartment complexes with 20 or more units. The article looks at why this has happened, how multi-family properties are valued for property tax purposes and how to contest a valuation.

The article can be accessed via the following link:

[\\$2B in New Assessed Value Hits Indianapolis Multifamily Properties](#)

IOWA

Iowa cities, counties warn of perils of proposed 2% property tax cap

This article considers the state's proposed 2% revenue growth cap, the opposition it is facing from local government and the effect it would have on already struggling local services.

The article can be accessed via the following link:

[Iowa cities, counties eye service cuts under 2% revenue growth cap](#)

KANSAS

Which assessment limit is best for taxpayers?

This article reports that the Kansas House and Senate are divided on proposed legislation to help property taxpayers. The article confirms that the Senate favour an amendment to limit assessment increases to 3% annually, but the House are in favour of a rolling average. The article also provides the pros and cons of each proposal.

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The article can be accessed via the following link:

[Which assessment limit is best for taxpayers? - The Sentinel](#)

MAINE

What's Actually Happening with Nonprofit Property Tax Exemptions in Portland?

This article reports that the Portland City Assessors' Office has been contacting nonprofits in Portland to advise them that their tax exemption has been revoked. The article looks at the laws that govern municipal property tax exemption for nonprofits and considers the relevant qualifications.

The article can be accessed via the following link:

[Kate Sykes for District Five](#)

Maine needs a new approach to property tax

This article provides the view that in Maine, the problem is not property taxation, but the structural flaws in the system that determines how education is funded. The article examines Maine's Essential Programs and Services formula which determines how much the state contributes to local education costs which is based heavily on property valuations but does not reflect ability to pay and can misrepresent the real economic circumstances of a district.

The article can be accessed via the following link:

[Maine needs a new approach to property tax | Opinion](#)

MINNESOTA

Minnesota Lawmakers Consider Property Tax Task Force as Rising Bills Stir Public Concern

This article reports that the Minnesota House Taxes Committee have advanced legislation to establish a statewide Property Tax Task Force to address concerns about the complexity and transparency of the system and the annual tax increases. The article details the proposed structure and mission of the task force.

The article can be accessed via the following link:

[Minnesota Lawmakers Consider Property Tax Task Force as Rising Bills Stir Public Concern | MinneapolisMedia](#)

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Truth-in-Taxation forms can be a valuable tool for property owners

This article looks at the Truth in Taxation notices that are sent out in the state which provides property taxpayers with an advanced estimate of the actual tax bill, and allows taxpayers to budget for the actual bill or to consider whether they should contest the valuation.. The article states that

The article can be accessed via the following link:

[Truth-in-Taxation forms can be a valuable tool for property owners | Finance & Commerce](#)

MISSOURI

The wrong way to fix property taxes

This article looks at a vote that will go before 4 counties in April on whether to prohibit any property tax increases that are due to reassessments. The author believes that the current property taxation system is a good system merely requiring reforms. The article considers that the effects of passing the legislation would create tax discrepancies, reduce mobility etc.

The article can be accessed via the following link:

[The Wrong Way to Fix Property Taxes](#)

MONTANA

Realtors fear 'unintended consequences' of homestead tax reform in Montana

This article reports on the effect of Montana's new homestead property tax law which creates higher costs for owners of short-term rentals, inherited homes and long-held properties.

The article can be accessed via the following link:

[Realtors fear 'unintended consequences' of homestead tax reform in Montana](#)

NEW HAMPSHIRE

Hampton homeowners fight 'unfair' property value spike in Supreme Court

This article reports that a former selectwoman, acting on behalf of more than 70 property taxpayers, has filed a lawsuit with the Supreme Court arguing that Hampton's 2024 revaluation disproportionately affected certain residents because the revaluation used computer aided mass appraisal instead of a measure and list approach which requires assessors to inspect each property.

The article can be accessed via the following link:

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[Hampton homeowners fight ‘unfair’ property value spike in Supreme Court](#)

NEW JERSEY

New Jersey Pays the Nation’s Highest Property Taxes, Study Confirms

This article provides statistics from the WalletHub study of the state’s property taxes, which shows that the property owners of New Jersey pay the highest. The article also provides details of the programmes available to help property owners save money.

The article can be accessed via the following link:

https://www.tapinto.net/towns/woodbridge-slash-carteret/sections/government/articles/new-jersey-pays-the-nation-s-highest-property-taxes-study-confirms?utm_source=newsletter&utm_medium=email&utm_campaign=napta_updates_3_

NORTH CAROLINA

Guilford County community prepares rally against new property reappraisals, taxes

This article reports on planned protests against property taxes following the receipt of new property tax reappraisals in Guildford County and Greensboro. The protests are concerned with the amount of property tax payable – including city taxes, county taxes and fire district taxes – rather than the property tax appraisals themselves.

The article can be accessed via the following link:

[Guilford County community prepares rally against new property reappraisals, taxes - AOL](#)

Buncombe County homeowners face sticker shock over newly assessed property values

This article reports that following the recent reassessment of property tax values, some residents are facing increases in the region of 100%. The article informs that the 2025 revaluation was postponed due to Storm Helene meaning that the increases reflect a 5 year revaluation cycle.

The article can be accessed via the following link:

[Buncombe County homeowners face sticker shock over newly assessed property values – Mountain Xpress](#)

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OHIO

Should a Land Value Tax Replace Property Tax in Ohio?

This article looks at a proposal from an Ohio state senator to tax land value rather than the total property including improvements like homes and buildings. This is as an alternative to eliminating property taxes entirely, which is currently being considered. The article provides an explanation of why the senator considers that land value taxes are superior to property taxes.

The article can be accessed via the following link:

[Should a Land Value Tax Replace Property Tax in Ohio? - Columbus Underground](#)

PENNSYLVANIA

In some parts of Pennsylvania, 'reassessment' is a dirty word

This article looks at the state of Pennsylvania where some municipalities have not seen a revaluation for property tax purposes since the 1960s. The article examines the consequences of out of date valuations and underlines the necessity to educate the public about property taxation and revaluations.

The article can be accessed via the following link:

[Reassessments in Pennsylvania don't have to mean political surrender](#)

Allegheny County assessors aren't regularly attending property assessments hearings anymore, official says

This article reports that unlike most counties in Pennsylvania, Allegheny County has stopped sending assessors to the Board of Property Appeals when property owners are presenting their cases. This means that it is difficult to clarify property measurements or attributes that are held by the assessors. The article looks at the reasons for this and whether it is legal.

The article can be accessed via the following link:

[Allegheny County assessors aren't regularly attending property assessments hearings anymore, official says - CBS Pittsburgh](#)

How much money would Pittsburgh get if its big nonprofits paid taxes?

This article looks at a report by a research centre which considers how much property tax revenue the county, city and school district are foregoing due to exemptions for nonprofits. The article provides estimates of the property tax revenue that would be received from the 'Big Five' as well as comments from the nonprofits cited about how they either work with or are willing to work with the authorities.

The article can be accessed via the following link:

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[How much money would Pittsburgh get if its big nonprofits paid taxes?](#)

SOUTH CAROLINA

'Not Sustainable': Myrtle Beach seeks solution for property tax relief amid rise in property value

This article reports on the problems that the City of Myrtle Beach are having in sustaining property tax relief for its permanent residents. The article looks at how the city has historically funded the relief and the options they are considering, both of which would cut the property tax credit.

The article can be accessed via the following link:

['Not sustainable': Myrtle Beach seeks solution for property tax relief amid rise in property value](#)

TENNESSEE

Local businesses band together as city property taxes jump

This article reports that commercial property values have seen an unprecedented 45% increase in the recent reassessment and has led to the formation of the Nashville Property Tax Coalition to lobby the municipality to provide relief.

The article can be accessed via the following link:

The article can be accessed via the following link:

[Nashville business owners warn tax burden could force closures](#)

Some receive tax bills, refunds after Tennessee Comptroller's Office corrects Rutherford County Property Assessor

This article reports on the Tennessee Comptroller's Office corrections to the reassessment for property tax carried out by the Rutherford County Assessors' Office in 2023. The article provides details of how the corrections have affected tax bills.

The article can be accessed via the following link:

[Some receive tax bills, refunds after Tennessee Comptroller's Office corrects Rutherford County Property Assessor](#)

Nashville mayor responds to business owners' concerns over property taxes

This article reports on the response of the Nashville mayor to the concerns by a local business group over high property taxes. The article states that the mayor is working with

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business leaders to find out whether there are any specialized circumstances where businesses may face extra constraints.

The article can be accessed via the following link:

[Nashville mayor responds to business owners' concerns over property taxes](#)

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