



UNITED STATES – July 2026

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USA GENERAL

What history has to say about the fairness of tax sales

This article considers the history of tax sales, focussing on fairness, in the light of the recent case of Pung v. Isabella County. The article explains how the concept of fairness has been interpreted over time and suggests that the latest case has left that question open.

The article can be accessed via the following link:

https://pacificlegal.org/what-history-has-to-say-about-the-fairness-of-tax-sales/?utm_source=newsletter&utm_medium=email&utm_term=07+06+2026&utm_campaign=Daily+NAPTA+Update+7+3+2026

Office Vacancy Falls In More Than Half Of Major U.S. Cities

This article reports that the US office market is slowly recovering with vacancies falling. The article looks at the statistics and reasons.

The article can be accessed via the following link:

https://www.bisnow.com/national/news/office/office-recovery-spreads-outward-as-vacancy-declines-in-more-than-half-the-us-135367?utm_source=newsletter&utm_medium=email&utm_term=07+14+2026&utm_campaign=Daily+NAPTA+Update+7+13+2026

Homeowners Paying More for Insurance Than Property Taxes in Almost One Third of U.S. States

This article looks at the effects of climate change disasters in the Western and Southern states and advises that insurance premiums in these areas are now higher than property taxes. The article names the states where this is the case and provides data regarding the ratios between the two outgoings.

The article can be accessed via the following link:

https://www.rismedia.com/2026/07/14/homeowners-paying-more-for-insurance-than-property-taxes-in-almost-one-third-of-u-s-states/?utm_source=newsletter&utm_medium=email&utm_term=07+15+2026&utm_campaign=Daily+NAPTA+Update+7+15+2026

Property Taxes Are Good, Actually

This article looks at the Governor's property tax system reform to curtail or eliminate local property taxes. The article argues that there should be property taxes to pay the government for keeping your claim to your house safe and providing services. The article

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goes on to consider that the questions that should be considered are whether public money is used effectively and the tax burden distributed fairly.

The article can be accessed via the following link:

<https://www.currentaffairs.org/news/property-taxes-are-good-actually>

Localities Try Vacant Land Taxes, Mansion Taxes and Second Home Taxes, while States Stick to Same-old Tax-cut Strategies

This article looks at the cuts in funding for municipalities from federal and state governments and looks at the wide variety of taxes that municipalities are employing to try to raise revenue to keep local services going.

The article can be accessed via the following link:

<https://itep.org/local-property-taxes-2026-vacant-land-tax-mansion-tax/>

Property taxes are poised for major midterm elections ballot battles across many U.S. states

This article discusses the 26 ballot initiatives covering 13 states in the midterm elections and examines those that relate to property taxes.

The article can be accessed via the following link:

<https://www.cnbc.com/2026/07/21/property-taxes-midterm-elections-ballots-issues.html>

Property Tax Assessment Errors: The Hidden Overassessment Opportunity Investors Overlook

This article advises that property taxpayers, when faced with high increases in their assessments, should consider appealing on the grounds of overassessment rather than deciding to sell up. The article provides details of how to appeal and from where to draw evidence. The article also provides helpful questions and answers.

The article can be accessed via the following link:

<https://medium.com/@atchutneelamuk/property-tax-assessment-errors-the-hidden-overassessment-opportunity-investors-overlook-35a21d3bc93e>

The fraud that is property tax

This article provides the writer's experience of presenting his property tax appeal at the appeal board and his opinion that the decision took no notice of the evidence presented and confirmed a patent overassessment.

The article can be accessed via the following link:

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<https://www.americanthinker.com/blog/2026/07/the-fraud-that-is-property-tax/>

Tax Increment Financing (TIF) FAQ

This article explains that TIF is used as a financing mechanism to help provide public infrastructure and incentivize the redevelopment of declining locations. The article provides information on how TIF works, the main arguments for it, and why the policy has many critics.

The article can be accessed via the following link:

<https://www.theunseenandtheunsaid.com/p/tax-increment-financing-tif-faq>

Does Your State Still Steal People's Homes?

This article examines home equity theft occurs when local governments seize properties to cover unpaid property tax debt but then keep the entire proceeds of the sale. The article explains that this was outlawed by the Supreme Court in a 2023 case and whilst most states have legislated against it, a minority still carry out the practice, 12 of which are named in the article.

The article can be accessed via the following link:

<https://www.ntu.org/foundation/detail/does-your-state-still-steal-peoples-homes>

CALIFORNIA

What a 'mansion tax' did to Los Angeles

This article provides the view of a professor of urban planning on the effectiveness of Measure ULA (the mansion tax) in respect of its aims to redistribute real estate wealth to fund affordable housing, and why it is failing.

The article can be accessed via the following link:

<https://www.washingtonpost.com/opinions/2026/06/29/measure-ulas-mansion-tax-makes-los-angeles-housing-shortage-worse/>

Ventura County Assessor certifies 2026-27 Annual Assessment Roll at \$194.4 Billion

This article reports that the revaluation that has taken place in Ventura County represents a 3.95% increase in the net assessed value. The article hears from the local assessor who puts the increase down to reassessments due to a Change in Ownership and the California CPI Proposition 13 Indexing for properties that have not changed ownership.

The article can be accessed via the following link:

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https://www.edhat.com/ventura/news/ventura-county-assessor-certifies-2026-27-annual-assessment-roll-at-194-4-billion/#google_vignette

High Desert Property Values Jump 8.5%, Adding \$1 Billion to San Bernardino County Assessment Roll

This article looks at the recent reappraisal of San Bernadino County and provides statistical data and analyses relating to areas of high growth.

The article can be accessed via the following link:

[High Desert Property Values Jump 8.5%, Adding \\$1 Billion to San Bernardino County Assessment Roll - Victor Valley News](#)

LACo Property Values Top \$2.2T Despite Wildfires

This article provides more information about the total assessment value for Los Angeles for the 2026 revaluation, which has exceeded the 2025 total despite the reductions given following the fires in Pacific Palisades and Altadena.

The article can be accessed via the following link:

https://mynewsla.com/business/2026/07/14/la-county-property-values-top-2-2-trillion-despite-wildfires/?utm_source=newsletter&utm_medium=email&utm_term=07+15+2026&utm_campaign=Daily+NAPTA+Update+7+15+2026

Homes lift a California county's tax roll, but a surge in assessment challenges shows the strain

This article reports that the increase in Palo Alto's assessed property values rose in 2025, outpacing Santa Clara Countywide increase. The article considers that this can boost support for public services but has repercussions for homeowners in terms of affordability especially while office remain weak and Proposition 13 creates unequal tax burdens for new buyers.

The article can be accessed via the following link:

https://www.yahoo.com/news/us/articles/homes-lift-california-countys-tax-225300480.html?guccounter=1&guce_referrer=aHRocHM6Ly93d3cuZ29vZ2xlLmNvbS8&guc e_referrer_sig=AQAAAJxoF64RUoicy4Yexnl3Gy_j-e62_8uWVn_1HLkLNCC5gPVvAYHfsggv6aKexjTh8ewEqZGfa_TZsDDnarMuNdvmNRUR6Boh WZZDi7ZFv6l549GOnCXgzOp_J8jnKrfF8eNOW445_InIGfoS5h_ykbEjv_oLGJV5TTIJl6D3MNM m

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FLORIDA

Disney Cast Members and Orange County Classroom Teachers to Present 5,000 Petitions Opposing Disney Property Tax Lawsuits

This article reports that Disney is being pressed to give up its property tax lawsuits by both cast members and local teachers in order to provide funding for teachers' raises.

The article can be accessed via the following link:

[Disney Cast Members and Orange County Classroom Teachers to Present 5,000 Petitions Opposing Disney Property Tax Lawsuits - WDW News Today](#)

Disney Wins Another Property Tax Challenge as Art of Animation Value Reduced by Millions

This article reports that Disney have successfully challenged the Orange County Property Appraiser in respect of two lawsuits relating to the Art of Animation Resort. The article provides details of the decisions.

The article can be accessed via the following link:

https://www.edhat.com/ventura/news/ventura-county-assessor-certifies-2026-27-annual-assessment-roll-at-194-4-billi on/#google_vignette

How some Florida municipalities might make up for lost property taxes

This article reveals that Polk County has begun to consider where its revenue will come from if the November ballot votes in favour of increasing the homestead exemption. The article examines alternatives such as increasing the mil rate or increasing non ad-valorem assessments or fees.

The article can be accessed via the following link:

<https://eu.tallahassee.com/story/news/politics/government/2026/07/16/florida-municipalities-that-lose-property-taxes-can-tax-in-other-ways/90928689007/>

Local governments could lose \$12B under Florida property tax plan

This article considers state economists' forecasts that if the November property tax amendment ballot passes, municipalities will face steep budget losses.

The article can be accessed via the following link:

<https://www.tampabay.com/news/2026/07/22/property-tax-amendment-desantis-local-government-impacts/>

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Florida police and fire unions oppose property tax rollback

This article reports that one of the Florida police officers' Union will follow the Florida Professional Firefighters and the Florida Fire Chiefs Association Unions will oppose the property tax amendment on the November ballot.

The article can be accessed via the following link:

<https://cbs12.com/news/florida/florida-police-fire-unions-property-tax-rollback-ballot-measure-florida-election-2026-homestead-exemption-fraternal-order-of-police-public-safety-law-enforcement-florida-news>

GEORGIA

Press Release Announcing a Proposed Property Tax Increase

This article reports on an announcement by the Cobb County Board of Commissioners that it will increase the property taxes it will levy this year by 4.07% above the rollback millage rate (or amount that would have produced the same revenue as the previous year). There are to be three public hearings on the subject.

The article can be accessed via the following link:

[Press Release Announcing a Proposed Property Tax Increase | Cobb County Georgia](#)

Chief appraiser explains assessments

This article reports on large increases in property taxes for some homeowners in Candler County. The article hears from the assessor who provides information about the increases, reminds taxpayers that it is the assessment that has been notified, not the actual tax bill, and provides information on appeals.

The article can be accessed via the following link:

[Chief appraiser explains assessments - Metter Advertiser](#)

Monroe mayor praises county after year-long push for property assessment equity

This article reports that the Monroe Mayor has stated that property assessment equity has been achieved following his concern last year that residential property was being valued closer to market value than commercial and industrial business property, unfairly placing a larger tax burden on homeowners.

The article can be accessed via the following link:

<https://news.monroelocal.org/monroe-mayor-praises-county-after-year-long-push-for-property-assessment-equity/>

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ILLINOIS

Illinois Will Finally Stop Stripping People of Their Home Equity—3 Years After the Supreme Court Outlawed It

This article reports that 3 years after a supreme court judgement, the Governor has signed a bill into legislation that will finally allow property owners to receive surplus proceeds when their homes are seized and sold to satisfy tax debts. The article states that the new law will also help those with previous claims to receive compensation.

The article can be accessed via the following link:

<https://reason.com/2026/07/16/illinois-will-finally-stop-stripping-people-of-their-home-equity-3-years-after-the-supreme-court-outlawed-it/>

\$63 million later, Cook County tax system still broken

This article looks at the problems that have been encountered during Cook County's transition to new technology to produce property tax bills and the reasons behind them.

The article can be accessed via the following link:

https://wgntv.com/news/wgn-investigates/63-million-later-cook-county-tax-system-still-broken/?utm_source=newsletter&utm_medium=email&utm_term=07+23+2026&utm_campaign=Daily+NAPTA+Update+7+23+2026

MAINE

The time for property tax reform in Maine is now | Opinion

This article provides the view of an Augusta resident and former city manager on the large increases in property tax assessments that have just been notified. The author explains what he considers to be the three factors causing Maine state government's negative impact on local property taxes.

The article can be accessed via the following link:

[The time for property tax reform in Maine is now | Opinion](#)

MASSACHUSETTS

Mayor Michelle Wu Signs City Order to Expand Property Tax Relief For Older Homeowners

This article reports that the Boston mayor has signed a city order that lets Boston adjust the senior property tax break each year by increasing the income and assets limits for the senior exemption annually, based on the federal Consumer Price Index.

The article can be accessed via the following link:

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[Mayor Michelle Wu Signs City Order to Expand Property Tax Relief For Older Homeowners | Boston.gov](#)

Boston University signs first PILOT deal in 25 years

This article reports that Boston University has provided a written agreement for a payment in lieu of taxes (PILOT) for the first time in 25 years. The article examines the pressure being extended to large landowners who are exempt from property taxes to make voluntary PILOT payments.

The article can be accessed via the following link:

https://www.axios.com/local/boston/2026/07/21/bu-pilot-agreement-boston-university-payment-lieu-taxes-2026-property-tax?utm_source=newsletter&utm_medium=email&utm_term=07+22+2026&utm_campaign=Daily+NAPTA+Update+7+22+2026

MINNESOTA

What's behind the plunging assessed value of Best Buy's campus?

This article examines a press release from the City of Richfield which announced that the property tax assessment of the Best Buy office campus will drop from \$63m to \$32m in 2027. The article looks at the minimum assessment agreement on the campus, how this will affect the City's commercial tax base etc.

The article can be accessed via the following link:

[What's behind the plunging assessed value of Best Buy's campus?](#)

MISSOURI

Jackson County executive announces 'major step forward' in property tax assessment relief

This article reports on a proposed settlement agreement, which has been passed by legislature and now requires review by the 16th Circuit Court, which will end a class action lawsuit and move forward with a property tax credit program. The article looks at the details of the proposed settlement and opposition to it by two school districts who have sued the county.

The article can be accessed via the following link:

<https://www.kshb.com/news/local-news/property-tax/jackson-county-executive-announces-major-step-forward-in-property-tax-assessment-relief>

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NEBRASKA

Nebraska data centers have received \$519M in property tax exemptions since 2021

This article reports that the Governor has ordered a review of data center policy, including property tax exemptions and has signed an executive order blocking future large-scale data centers from receiving state business tax incentives.

The article can be accessed via the following link:

https://www.1011now.com/2026/07/20/nebraska-data-centers-have-received-519m-property-tax-exemptions-since-2021/?utm_source=newsletter&utm_medium=email&utm_term=07+21+2026&utm_campaign=Daily+NAPTA+Update+7+21+2026

NEW YORK

Mamdani's new pied-à-terre tax leaves wealthy with few loopholes

This article looks at New York's pied-à-terre tax - a surcharge which applies to second homes in New York City over certain values. The article examines the search for loopholes to allow reduced/non-payment of the tax and concludes that there are few loopholes and penalties for avoidance.

The article can be accessed via the following link:

[Mamdani's new pied-à-terre tax leaves wealthy with few loopholes](#)

Mall owner files new assessment challenge

This article reports that the owners of Chautauqua Mall are, again, challenging its tax assessment. The article considers the history of appeals on this property and looks at the financial implications.

The article can be accessed via the following link:

https://www.observertoday.com/news/business/2026/07/mall-owner-files-new-assessment-challenge/?utm_source=newsletter&utm_medium=email&utm_term=07+08+2026&utm_campaign=Daily+NAPTA+Update+7+8+2026

Tax Cap Remains at 2% for 2027

This article announces that for the 5th year in a row, the 2027 property tax levy growth will be capped at 2% for local governments that operate on a calendar-based fiscal year with the inflation figure calculated at 3.13%.

The article can be accessed via the following link:

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https://www.osc.ny.gov/press/releases/2026/07/dinapoli-tax-cap-remains-2-percent-2027?utm_source=newsletter&utm_medium=email&utm_term=07+16+2026&utm_campaign=Daily+NAPTA+Update+7+16+2026

OHIO

Butler County Home Values Soar 19 Percent, Tax Jitters Follow

This article looks at the recent revaluation in Butler County which pegs the median residential appraisal about 19% higher than before. The article considers that the increases may not correspond to similar increases in the tax bill and advises taxpayers how to appeal.

The article can be accessed via the following link:

https://hoodline.com/2026/07/butler-county-home-values-soar-19-percent-tax-jitters-follow/?utm_source=newsletter&utm_medium=email&utm_term=07+06+2026&utm_campaign=Daily+NAPTA+Update+7+3+2026

Amazon, Meta avoid millions in property taxes for Ohio data centers

This article reports on the large property tax breaks afforded to data centers in the state and outlines the arguments for and against them.

The article can be accessed via the following link:

[Ohio data centers benefit from millions in property tax breaks](#)

What would a land value tax mean for Cincinnati residents?

This article reports that the introduction of land tax in Cincinnati would shift more property taxes onto vacant and underdeveloped lots while reducing taxes on homes and other buildings. The article states that consideration is being given to a constitutional amendment to allow split rate taxation.

The article can be accessed via the following link:

<https://www.wvxu.org/politics/2026-07-20/land-value-tax-cincinnati>

PENNSYLVANIA

City of Philadelphia to Mail 2027 Property Assessments and Launch Expanded Outreach to Connect Homeowners to Tax Relief

This article announces that property tax assessment notices for 2027 will be shortly mailed out. The article looks at the measures being taken by the Department of Revenue to ensure awareness of property relief programmes. The article provides a list of property tax reliefs and advises how to appeal an assessment.

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The article can be accessed via the following link:

[City of Philadelphia to Mail 2027 Property Assessments and Launch Expanded Outreach to Connect Homeowners to Tax Relief | Department of Revenue | City of Philadelphia](#)

RHODE ISLAND

"Taylor Swift tax" takes effect

This article reports that legislation for the new property tax on high value second homes has been given effect. The article looks at the inherited family properties falling into the tax bracket and the possibility of a constitutional lawsuit on behalf of the homeowners.

The article can be accessed via the following link:

<https://www.jpost.com/business-and-innovation/banking-and-finance/article-901185>

TENNESSEE

When property taxes jump from \$129,000 to \$589,000: Nashville has no income tax, but small businesses are getting crushed as costs skyrocket

This article reports that although Tennessee has no income tax, small businesses are finding the recent increases in property tax unsustainable and are lobbying the Governor, as part of the Business Coalition Group, to firstly allow payment on last year's assessment until appeals are heard and secondly to expand the Equalization Board to speed up those appeals.

The article can be accessed via the following link:

https://www.msn.com/en-us/money/economy/when-property-taxes-jump-from-129-000-to-589-000-nashville-has-no-income-tax-but-small-businesses-are-getting-crushed-as-costs-skyrocket/ar-AA28i3e1?utm_source=newsletter&utm_medium=email&utm_term=07+21+2026&utm_campaign=Daily+NAPTA+Update+7+21+2026

TEXAS

Put Beehives on Your Land and Your Property Tax Can Drop by Thousands

This article provides information on how to reduce the property tax on land assessed with a house by keeping bees and claiming agricultural exemption under Texas Tax Code Section 23.51(2). The article explains how this works but also provides the downsides of the Code.

The article can be accessed via the following link:

<https://finance.yahoo.com/real-estate/articles/put-beehives-land-property-tax-231355488.html?guccounter=1>

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VERMONT

In statewide reappraisal, your house is worth whatever Vermont says it is

This article looks at a report which estimates that taxable property statewide is currently assessed at only about 70% of its fair market value. The article suggests that reappraisals will now become more frequent and provides information about what this will mean for property taxpayers.

The article can be accessed via the following link:

<https://vermontdailychronicle.com/your-house-is-worth-whatever-vermont-says-it-is/>

WASHINGTON DC

Making tax assessment process transparent, realistic for D.C. Properties

This article examines comments from the DC Policy Center who support reforms to the tax assessment process for income generating properties but consider that the current bill does not address two main issues that distort assessments. The article looks at these issues.

The article can be accessed via the following link:

<https://www.dcpolicycenter.org/publications/making-assessments-transparent-realistic-for-businesses/>

WISCONSIN

Westin hotel owner wins assessment lawsuit

This article reports the decision of a property tax case concerning the Westin Hotel in Milwaukee. The article gives details of the case which considered the amount of value to be included in respect of the real estate excluding the value of the franchise, management etc. – intangible assets which should not be reflected in the valuation.

The article can be accessed via the following link:

<https://wislawjournal.com/2026/07/20/westin-hotel-owner-wins-assessment-lawsuit/>

WYOMING

Data Centers Test Wyoming's Promise Not To 'Piss Away' The Next Boom

This article looks at the boom in data centres in the state and considers exactly what residents of the state are willing to give away in order to satisfy the demand.

The article can be accessed via the following link:

[Data Centers Test Wyoming's Promise Not To 'Piss Away' The Next Boom | Cowboy State Daily](#)

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