

CONTENTS

<i>List of Illustrations</i>	<i>vii</i>
<i>Preface</i>	<i>xi</i>
1 ■ Getting Property Taxes Right: An Impossible Dream?	1
2 ■ Financing Local Governments and Schools in Ontario	11
3 ■ The Property Tax in Ontario: Is an Old Tax Always a Good Tax?	37
4 ■ The 1998 Property Tax Reform: A Never-Ending Story	57
5 ■ Assessment Reform in Ontario: Is Success Enough?	83
6 ■ Local Property Taxation and Education Finance	121
7 ■ The Property Tax Family	145
8 ■ Property Taxes in the Greater Toronto Area: Revenue Hills and Tax Competition	175
9 ■ Rethinking the Property Tax in Ontario	223
<i>References</i>	249
<i>About the Authors</i>	263
<i>Index</i>	265
<i>About the Lincoln Institute of Land Policy</i>	277