

Contents

Foreword	vii
<i>David C. Lincoln</i>	
Preface	viii
<i>Wallace E. Oates</i>	
A Conversation with C. Lowell Harriss	1
1 Property Taxation and Local Government Finance	21
An Overview and Some Reflections	
<i>Wallace E. Oates</i>	
2 Municipal Corporations, Homeowners and the	33
Benefit View of the Property Tax	
<i>William A. Fischel</i>	
3 Reflections on the New View and the Benefit View	79
of the Property Tax	
<i>George R. Zodrow</i>	
4 The Benefit View and the New View	113
Where Do We Stand, Twenty-Five Years into the Debate?	
<i>Thomas J. Nechyba</i>	
5 A History of the Property Tax in America	123
<i>John Joseph Wallis</i>	
Commentary	148
<i>Robert Inman</i>	
6 Property Taxation and Urban Sprawl	153
<i>Jan K. Brueckner</i>	
Commentary	173
<i>Karl E. Case</i>	
7 Limits on Local Property Taxation	177
The United States Experience	
<i>Arthur O'Sullivan</i>	
Commentary	201
<i>Jon Sonstelie</i>	

8	The Property Tax and Education Finance Uneasy Compromises <i>William N. Evans, Sheila E. Murray and Robert M. Schwab</i>	209
	Commentary <i>Susanna Loeb</i>	236
9	Alternative Paths to Property Tax Relief <i>William Duncombe and John Yinger</i>	243
	Commentary <i>David F. Bradford</i>	295
10	Alternatives to Property Taxation for Local Government <i>Therese J. McGuire</i>	301
	Commentary <i>Steven M. Sheffrin</i>	315
11	Local Property Taxation in Theory and Practice Some Reflections <i>Dick Netzer</i>	321
	Commentary <i>Richard A. Musgrave</i>	339
12	Thanks, and a Challenge <i>C. Lowell Harriss</i>	343