



For immediate release:

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SDAT's 2018 Reassessment Reflects Growing Real Estate Market *"Group 3" Assessments Increased by 7.7% Statewide*

The [Maryland State Department of Assessments and Taxation \(SDAT\)](#) today announced its 2018 reassessment of 751,677 residential and commercial properties. These properties, also known as "Group 3," are reassessed by the Department every three years and account for one-third of the more than two million real property accounts in the state. The 2018 reassessment showed that Group 3 property values increased on average by 7.7% since they were last assessed for the 2015 tax year. This represents an average increase of 5.8% for all residential property and 12.7% for all commercial property.

The 2018 assessments for Group 3 properties were based on an evaluation of 63,322 sales that occurred within the group over the last three years. If the reassessment resulted in a property value being adjusted, any increase in value will be phased-in equally over the next three years, while any decrease in value will be fully implemented in the 2018 tax year. For the 2018 reassessment, 68.9% of Group 3 residential properties saw an increase in property value.

Residential property owners who apply and meet certain qualifications can also receive a Homestead Tax Credit, which limits their principal residence's taxable assessment from increasing by more than a certain percentage each year. Although statewide legislation caps the increase at no more than 10% per year, many local governments have established property tax caps at smaller percentages. In prior years, counties were required to set their Homestead credit percentages by November, but legislation passed earlier this year moved that deadline 4 months back to March. To see a breakdown of Homestead percentages at this time, you may reference table R-4, which is attached to this release. For additional information on the Homestead Tax Credit generally, please visit <http://dat.maryland.gov/realproperty/Pages/Maryland-Homestead-Tax-Credit.aspx>.

Property tax assessment notices will be mailed out to Group 3 property owners on Thursday, December 28, 2017. A map of which properties fall into Groups 1, 2, and 3 and their respective years for reassessment can be viewed at <http://dat.maryland.gov/realproperty/Pages/Maryland-Assessment-Offices.aspx>. For additional statistics and information, please visit the Department's Statistics & Reports webpage at <http://dat.maryland.gov/Pages/Statistics-Reports.aspx>.

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**Table R-1
Residential and Commercial Full Cash Value Change**

Value and Percent Change for Reassessment Group 3

January 1, 2015 Base Full Cash Values Compared To January 1, 2018 Reassessment Full Cash Values

Group 2 Jurisdiction	Residential			Commercial			Residential & Commercial Combined		
	1-Jan-15	1-Jan-18	% Change	1-Jan-15	1-Jan-18	% Change	1-Jan-15	1-Jan-18	% Change
Allegany	722,462,500	715,153,900	-1.0%	367,059,900	378,623,000	3.2%	1,089,522,400	1,093,776,900	0.4%
Anne Arundel	23,106,278,565	24,932,087,100	7.9%	4,725,689,900	5,390,441,500	14.1%	27,831,968,465	30,322,528,600	8.9%
Baltimore City	8,498,107,100	8,506,293,100	0.1%	6,042,450,400	6,554,613,000	8.5%	14,540,557,500	15,060,906,100	3.6%
Baltimore	17,679,783,000	18,569,024,100	5.0%	5,638,613,200	6,298,912,700	11.7%	23,318,396,200	24,867,936,800	6.6%
Calvert	3,575,516,500	3,727,362,300	4.2%	580,351,000	595,617,000	2.6%	4,155,867,500	4,322,979,300	4.0%
Caroline	458,565,800	509,200,200	11.0%	145,273,000	136,905,900	-5.8%	603,838,800	646,106,100	7.0%
Carroll	4,240,526,100	4,508,764,400	6.3%	1,234,645,800	1,354,302,100	9.7%	5,475,171,900	5,863,066,500	7.1%
Cecil	2,822,311,200	2,976,133,000	5.5%	916,695,541	987,048,700	7.7%	3,739,006,741	3,963,181,700	6.0%
Charles	5,561,185,000	5,885,272,900	5.8%	682,193,700	708,398,400	3.8%	6,243,378,700	6,593,671,300	5.6%
Dorchester	739,590,200	694,213,700	-6.1%	130,086,900	131,042,300	0.7%	869,677,100	825,256,000	-5.1%
Fredrick	5,648,412,300	5,856,816,500	3.7%	1,792,576,500	2,047,044,100	14.2%	7,440,988,800	7,903,860,600	6.2%
Garrett	1,196,144,680	1,195,814,100	0.0%	156,207,300	158,589,600	1.5%	1,352,351,980	1,354,403,700	0.2%
Harford	7,196,646,000	7,457,076,800	3.6%	3,081,182,000	3,280,598,500	6.5%	10,277,828,000	10,737,675,300	4.5%
Howard	11,689,931,600	12,001,955,800	2.7%	3,879,308,900	4,481,118,100	15.5%	15,569,240,500	16,483,073,900	5.9%
Kent	691,383,300	705,990,700	2.1%	274,516,600	281,202,600	2.4%	965,899,900	987,193,300	2.2%
Montgomery	42,714,916,200	44,395,478,500	3.9%	20,910,539,100	24,549,404,800	17.4%	63,625,455,300	68,944,883,300	8.4%
Prince George's	15,920,025,100	19,322,061,600	21.4%	8,841,500,400	9,779,053,500	10.6%	24,761,525,500	29,101,115,100	17.5%
Queen Anne's	3,001,497,300	3,264,732,200	8.8%	464,458,900	498,209,500	7.3%	3,465,956,200	3,762,941,700	8.6%
St. Mary's	3,417,770,725	3,418,901,500	0.0%	1,144,694,000	1,242,040,600	8.5%	4,562,464,725	4,660,942,100	2.2%
Somerset	498,322,400	496,725,000	-0.3%	152,255,100	157,248,700	3.3%	650,577,500	653,973,700	0.5%
Talbot	2,108,119,400	2,069,370,900	-1.8%	84,019,100	87,637,100	4.3%	2,192,138,500	2,157,008,000	-1.6%
Washington	2,370,993,800	2,439,311,600	2.9%	1,549,069,100	1,637,949,900	5.7%	3,920,062,900	4,077,261,500	4.0%
Wicomico	1,544,183,400	1,600,665,900	3.7%	406,511,400	467,661,100	15.0%	1,950,694,800	2,068,327,000	6.0%
Worcester	7,325,021,800	7,524,233,400	2.7%	810,531,700	958,696,800	18.3%	8,135,553,500	8,482,930,200	4.3%
TOTAL	172,727,693,970	182,772,639,200	5.8%	64,010,429,441	72,162,359,500	12.7%	236,738,123,411	254,934,998,700	7.7%

State Department of Assessments and Taxation
December-2017

Table R-2
Increases in Group 3 Full Cash Values
Compares the January 1, 2018 Reassessment Full Cash Values
to the Prior Valuation done January 1, 2015

County	Total Number of Residential Improved Properties	Number That Increased in Value	Percentage That Increased in Value	Total Number of All Properties	Number That Increased in Value	Percentage That Increased in Value
Allegany	9,013	3,323	36.87%	12,856	3,355	26.10%
Anne Arundel	55,243	45,022	81.50%	62,875	47,832	76.07%
Baltimore City	61,678	25,695	41.66%	69,538	25,834	37.15%
Baltimore County	88,568	70,880	80.03%	100,758	71,100	70.57%
Calvert	13,097	9,538	72.83%	16,829	9,627	57.20%
Caroline	3,116	2,612	83.83%	4,482	2,623	58.52%
Carroll	17,108	12,164	71.10%	20,301	12,292	60.55%
Cecil	12,112	8,997	74.28%	15,313	9,263	60.49%
Charles	17,663	12,942	73.27%	22,534	13,530	60.04%
Dorchester	3,083	459	14.89%	5,443	491	9.02%
Frederick	19,568	14,938	76.34%	24,217	15,105	62.37%
Garrett	5,280	1,782	33.75%	9,814	1,836	18.71%
Harford	32,824	23,791	72.48%	37,872	24,932	65.83%
Howard	33,421	20,766	62.13%	35,797	20,831	58.19%
Kent	2,594	1,447	55.78%	3,856	1,458	37.81%
Montgomery	113,486	75,352	66.40%	120,865	75,970	62.86%
Prince George's	77,218	74,256	96.16%	86,766	74,382	85.73%
Queen Anne's	7,635	6,609	86.56%	10,272	7,467	72.69%
St. Mary's	13,560	4,867	35.89%	16,636	5,037	30.28%
Somerset	3,812	689	18.07%	6,549	789	12.05%
Talbot	4,389	3,161	72.02%	5,634	3,197	56.74%
Washington	11,890	5,420	45.58%	15,680	5,598	35.70%
Wicomico	10,573	6,839	64.68%	15,679	6,923	44.15%
Worcester	30,119	14,422	47.88%	31,111	14,499	46.60%
Totals	647,050	445,971	68.92%	751,677	453,971	60.39%

Table R-3
Triennial Change in Full Cash Value (Residential & Commerical)

January 1, 2005 through January 1, 2018

	2005 Group 2	2006 Group 3	2007 Group 1	2008 Group 2	2009 Group 3	2010 Group 1	2011 Group 2	2012 Group 3	2013 Group 1	2014 Group 2	2015 Group 3	2016 Group 1	2017 Group 2	2018 Group 3
Allegany	10.6%	21.4%	43.3%	34.5%	16.8%	0.4%	-4.5%	-5.3%	-2.4%	-2.8%	-0.4%	1.3%	-0.2%	0.4%
Anne Arundel	47.6%	65.9%	55.4%	34.9%	-0.3%	-17.9%	-16.6%	-12.6%	-1.9%	9.9%	10.8%	11.5%	12.4%	8.9%
Baltimore City	21.6%	45.6%	58.5%	75.0%	20.9%	-2.6%	-8.7%	-6.8%	-3.1%	7.0%	9.6%	10.9%	6.2%	3.6%
Baltimore	38.1%	53.4%	64.8%	32.6%	13.3%	-13.2%	-13.6%	-14.5%	-8.1%	1.2%	6.4%	12.4%	8.5%	6.6%
Calvert	50.4%	71.7%	69.7%	38.3%	3.1%	-15.1%	-20.7%	-16.1%	-11.4%	-2.9%	0.8%	3.9%	3.8%	4.0%
Caroline	38.9%	49.7%	73.6%	40.6%	13.4%	-15.6%	-18.8%	-18.9%	-15.7%	-3.6%	-2.8%	0.5%	-0.8%	7.0%
Carroll	42.2%	54.0%	56.9%	37.4%	5.1%	-19.2%	-19.6%	-15.4%	-3.8%	-3.0%	4.1%	6.0%	5.3%	7.1%
Cecil	33.1%	56.7%	54.0%	33.3%	2.5%	-11.0%	-20.0%	-15.4%	-10.4%	-2.3%	3.9%	1.1%	6.1%	6.0%
Charles	47.2%	70.2%	62.6%	41.4%	-4.6%	-19.8%	-26.6%	-15.2%	-6.8%	-4.2%	3.3%	12.4%	8.3%	5.6%
Dorchester	32.5%	60.8%	58.5%	34.5%	6.8%	-9.9%	-21.4%	-10.8%	-11.7%	-7.9%	-0.8%	-1.4%	2.1%	-5.1%
Frederick	56.0%	60.9%	52.2%	27.4%	-4.7%	-22.0%	-24.1%	-18.8%	-2.2%	4.0%	11.2%	9.3%	6.3%	6.2%
Garrett	39.2%	47.6%	38.3%	29.0%	8.5%	0.0%	-2.4%	-14.7%	-3.6%	-14.0%	-2.8%	1.5%	0.1%	0.2%
Harford	37.6%	48.2%	55.5%	38.6%	9.0%	-14.3%	-15.3%	-5.8%	-6.5%	1.6%	3.1%	3.2%	6.0%	4.5%
Howard	48.5%	58.7%	50.3%	24.2%	-2.3%	-19.8%	-18.8%	-8.7%	2.5%	8.1%	10.5%	9.0%	6.1%	5.9%
Kent	46.5%	36.8%	65.2%	37.3%	13.5%	-10.3%	-12.5%	-9.0%	-6.0%	-5.5%	-0.7%	-1.6%	-0.2%	2.2%
Montgomery	65.0%	63.3%	43.4%	16.2%	-10.6%	-17.0%	-14.5%	-8.6%	4.1%	11.0%	18.7%	11.1%	7.8%	8.4%
Prince George's	40.1%	60.6%	79.5%	51.6%	14.6%	-18.4%	-28.7%	-24.8%	-10.6%	5.3%	19.5%	24.7%	13.5%	17.5%
Queen Anne's	48.3%	58.7%	50.1%	36.8%	7.2%	-12.4%	-18.6%	-13.7%	-9.0%	-10.3%	1.2%	7.7%	3.6%	8.6%
St. Mary's	37.2%	57.2%	84.3%	49.0%	8.2%	-15.5%	-16.0%	-9.6%	-7.9%	-2.2%	1.5%	0.8%	0.5%	2.2%
Somerset	49.5%	65.0%	79.6%	45.5%	4.4%	-10.6%	-18.5%	-20.6%	-11.5%	-13.3%	3.1%	-5.2%	-6.4%	0.5%
Talbot	47.9%	53.5%	54.8%	42.7%	13.6%	-9.0%	-15.0%	-15.3%	-11.5%	-11.4%	-7.1%	1.7%	-0.5%	-1.6%
Washington	32.4%	58.6%	64.7%	40.2%	3.0%	-18.4%	-18.3%	-9.0%	-6.9%	-3.0%	5.5%	4.3%	2.2%	4.0%
Wicomico	21.3%	40.2%	53.2%	40.6%	5.1%	-15.6%	-20.1%	-20.2%	-17.4%	-6.2%	2.6%	3.5%	6.4%	6.0%
Worcester	26.7%	78.9%	54.1%	33.3%	-12.7%	-20.0%	-14.9%	-17.4%	-14.3%	-7.8%	2.2%	9.4%	4.1%	4.3%
State Average	46.6%	60.2%	56.1%	33.2%	0.8%	-16.1%	-17.9%	-13.0%	-3.6%	4.7%	10.8%	10.9%	8.2%	7.7%

Table R-4
July 1, 2018 County Established Assessment Caps
as of December 28, 2017*

Jurisdiction	July 1, 2018 County Assessment Cap**
Allegany	4%
Anne Arundel	2%
Baltimore City	4%
Baltimore	4%
Calvert	10%
Caroline	5%
Carroll	5%
Cecil	4%
Charles	7%
Dorchester	5%
Frederick	5%
Garrett	5%
Harford	5%
Howard	5%
Kent	5%
Montgomery	10%
Prince George's	2%
Queen Anne's	5%
St. Mary's	5%
Somerset	10%
Talbot	0%
Washington	5%
Wicomico	5%
Worcester	3%

*These percentages are subject to change. Legislation (CH239) passed in 2017 now allows counties to change their Homestead percentage through March.

**Annual assessment cap applies only to owner-occupied properties.

Change in Statewide Assessments Value from 2005 - 2018

