



For immediate release:
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SDAT's 2019 Reassessment Shows 9.1% Statewide Increase in Group 1 Property Values

All 23 Counties and Baltimore City Increase for the First Time Since 2008

The [Maryland State Department of Assessments and Taxation](#) (SDAT) today announced its 2019 reassessment of 696,947 residential and commercial properties. The overall statewide increase for "Group 1" properties was 9.1%; this is the first reassessment since 2008 where all 23 counties and Baltimore City posted an increase. The properties in "Group 1" 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. This represents an average increase in value of 8.2% for all residential properties and 12.5% for all commercial properties since they were last assessed in 2016.

The 2019 assessments for Group 1 properties were based on an evaluation of 64,807 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 2019 tax year. For the 2019 reassessment, 87.5% of Group 1 residential properties saw an increase in property value.

"Thank you to all of SDAT's real property assessors throughout Maryland for the hard work and dedication they have displayed this year to ensure that Maryland's properties continue to be assessed fairly and uniformly," said SDAT Director Michael Higgs. "As part of our ongoing tax credit awareness campaign, our Department is also dedicating an entire page in each reassessment notice to provide information about the Homeowners' and Homestead Tax Credits, which save Marylanders more than \$260 million in taxes each year."

The [Homeowners' Tax Credit](#) provides relief for eligible homeowners by setting a limit on the amount of property taxes that are owed based on their income. Residential property owners who complete a one-time application and meet certain eligibility requirements 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 regardless of their income level. Although statewide legislation caps the increase at no more than 10% per year, many local governments have established property tax caps at lower percentages. To see a breakdown of Homestead percentages at this time, you may reference table R-4, which is attached to this release.

Property tax assessment notices were mailed out to Group 1 property owners on Thursday, December 27, 2018. A map of which properties fall into Groups 1, 2, and 3 and their respective years for reassessment can be viewed [here](#). For additional statistics and information, please visit the Department's [Statistics & Reports webpage](#).

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Table R-1

Residential and Commercial Full Cash Value Change

Value and Percent Change for Reassessment Group 1

January 1, 2016 Base Full Cash Values Compared To January 1, 2019 Reassessment Full Cash Values

Group 1 Jurisdiction	Residential			Commercial			Residential & Commercial Combined		
	1-Jan-16	1-Jan-19	% Change	1-Jan-16	1-Jan-19	% Change	1-Jan-16	1-Jan-19	% Change
Allegany	1,001,564,584	1,029,536,000	2.8%	378,303,100	383,642,300	1.4%	1,379,867,684	1,413,178,300	2.4%
Anne Arundel	22,583,234,205	24,348,724,300	7.8%	2,970,808,900	3,228,488,200	8.7%	25,554,043,105	27,577,212,500	7.9%
Baltimore City	9,505,362,900	10,061,676,600	5.9%	5,840,927,800	6,578,913,400	12.6%	15,346,290,700	16,640,590,000	8.4%
Baltimore	17,243,736,152	18,993,971,700	10.1%	7,507,159,800	8,457,702,900	12.7%	24,750,895,952	27,451,674,600	10.9%
Calvert	3,399,753,900	3,620,515,700	6.5%	450,544,300	498,005,400	10.5%	3,850,298,200	4,118,521,100	7.0%
Caroline	793,322,800	898,432,600	13.2%	91,721,500	88,676,200	-3.3%	885,044,300	987,108,800	11.5%
Carroll	7,341,677,800	7,894,123,800	7.5%	844,158,300	946,574,700	12.1%	8,185,836,100	8,840,698,500	8.0%
Cecil	2,428,198,800	2,646,015,600	9.0%	732,744,500	816,085,500	11.4%	3,160,943,300	3,462,101,100	9.5%
Charles	4,939,727,400	5,519,758,600	11.7%	2,304,223,500	2,610,762,900	13.3%	7,243,950,900	8,130,521,500	12.2%
Dorchester	876,954,100	950,088,100	8.3%	84,561,400	84,239,900	-0.4%	961,515,500	1,034,328,000	7.6%
Frederick	10,481,516,000	11,381,501,500	8.6%	2,616,239,800	3,030,089,200	15.8%	13,097,755,800	14,411,590,700	10.0%
Garrett	537,866,500	559,062,500	3.9%	113,297,800	116,390,400	2.7%	651,164,300	675,452,900	3.7%
Harford	6,095,757,600	6,471,770,700	6.2%	752,626,500	775,509,300	3.0%	6,848,384,100	7,247,280,000	5.8%
Howard	13,404,887,000	14,491,055,600	8.1%	3,720,565,700	4,088,270,700	9.9%	17,125,452,700	18,579,326,300	8.5%
Kent	698,591,000	718,214,800	2.8%	104,273,600	103,317,300	-0.9%	802,864,600	821,532,100	2.3%
Montgomery	54,389,837,800	57,325,581,600	5.4%	8,218,121,400	9,572,842,200	16.5%	62,607,959,200	66,898,423,800	6.9%
Prince George's	18,136,800,700	21,618,743,700	19.2%	9,776,519,400	10,986,265,600	12.4%	27,913,320,100	32,605,009,300	16.8%
Queen Anne's	2,859,709,900	2,969,374,200	3.8%	476,987,200	492,292,400	3.2%	3,336,697,100	3,461,666,600	3.7%
St. Mary's	2,696,514,500	2,855,984,500	5.9%	191,528,900	211,139,700	10.2%	2,888,043,400	3,067,124,200	6.2%
Somerset	306,577,300	308,955,900	0.8%	51,613,300	52,465,900	1.7%	358,190,600	361,421,800	0.9%
Talbot	2,768,469,100	2,878,778,000	4.0%	845,524,000	875,064,600	3.5%	3,613,993,100	3,753,842,600	3.9%
Washington	3,914,828,600	4,181,009,600	6.8%	1,109,988,100	1,174,877,500	5.8%	5,024,816,700	5,355,887,100	6.6%
Wicomico	1,373,074,900	1,446,739,800	5.4%	386,190,500	505,446,800	30.9%	1,759,265,400	1,952,186,600	11.0%
Worcester	3,516,053,600	3,735,096,100	6.2%	1,155,125,100	1,373,782,000	18.9%	4,671,178,700	5,108,878,100	9.4%
TOTAL	191,294,017,141	206,904,711,500	8.2%	50,723,754,400	57,050,845,000	12.5%	242,017,771,541	263,955,556,500	9.1%

Table R-2
Increases in Group 1 Full Cash Values
Compares the January 1, 2019 Reassessment Full Cash Values
to the Prior Valuation done January 1, 2016

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	8,006	6,059	75.68%	11903	6598	55.43%
Anne Arundel	56,250	50,586	89.93%	61399	52388	85.32%
Baltimore City	64,042	46,907	73.24%	69010	46921	67.99%
Baltimore County	78,073	73,373	93.98%	87803	73871	84.13%
Calvert	9,751	9,420	96.61%	11886	9465	79.63%
Caroline	4,299	4,003	93.11%	5644	4076	72.22%
Carroll	21,260	19,866	93.44%	23648	20191	85.38%
Cecil	12,146	9,687	79.75%	16763	10248	61.13%
Charles	20,616	19,795	96.02%	22603	19927	88.16%
Dorchester	5,456	4,532	83.06%	7726	4772	61.77%
Frederick	30,067	28,579	95.05%	35442	30160	85.10%
Garrett	4,703	3,835	81.54%	7547	3888	51.52%
Harford	22,028	18,111	82.22%	25280	18583	73.51%
Howard	30,140	25,683	85.21%	32136	26202	81.53%
Kent	2,516	2,255	89.63%	4019	2264	56.33%
Montgomery	99,595	84,349	84.69%	106916	85530	80.00%
Prince George's	68,998	66,038	95.71%	78727	69715	88.55%
Queen Anne's	6,779	5,007	73.86%	8429	5250	62.28%
St. Mary's	9,753	9,289	95.24%	13259	10240	77.23%
Somerset	2,195	1,469	66.92%	4190	1505	35.92%
Talbot	7,537	6,219	82.51%	9326	6305	67.61%
Washington	18,113	15,990	88.28%	21085	16273	77.18%
Wicomico	11,351	8,863	78.08%	14433	8933	61.89%
Worcester	14,301	11,882	83.09%	17773	12286	69.13%
Totals	607,975	531,797	87.47%	696,947	545,591	78.28%

Table R-3
Triennial Change in Full Cash Value (Residential & Commercial)
 January 1, 2006 through January 1, 2019

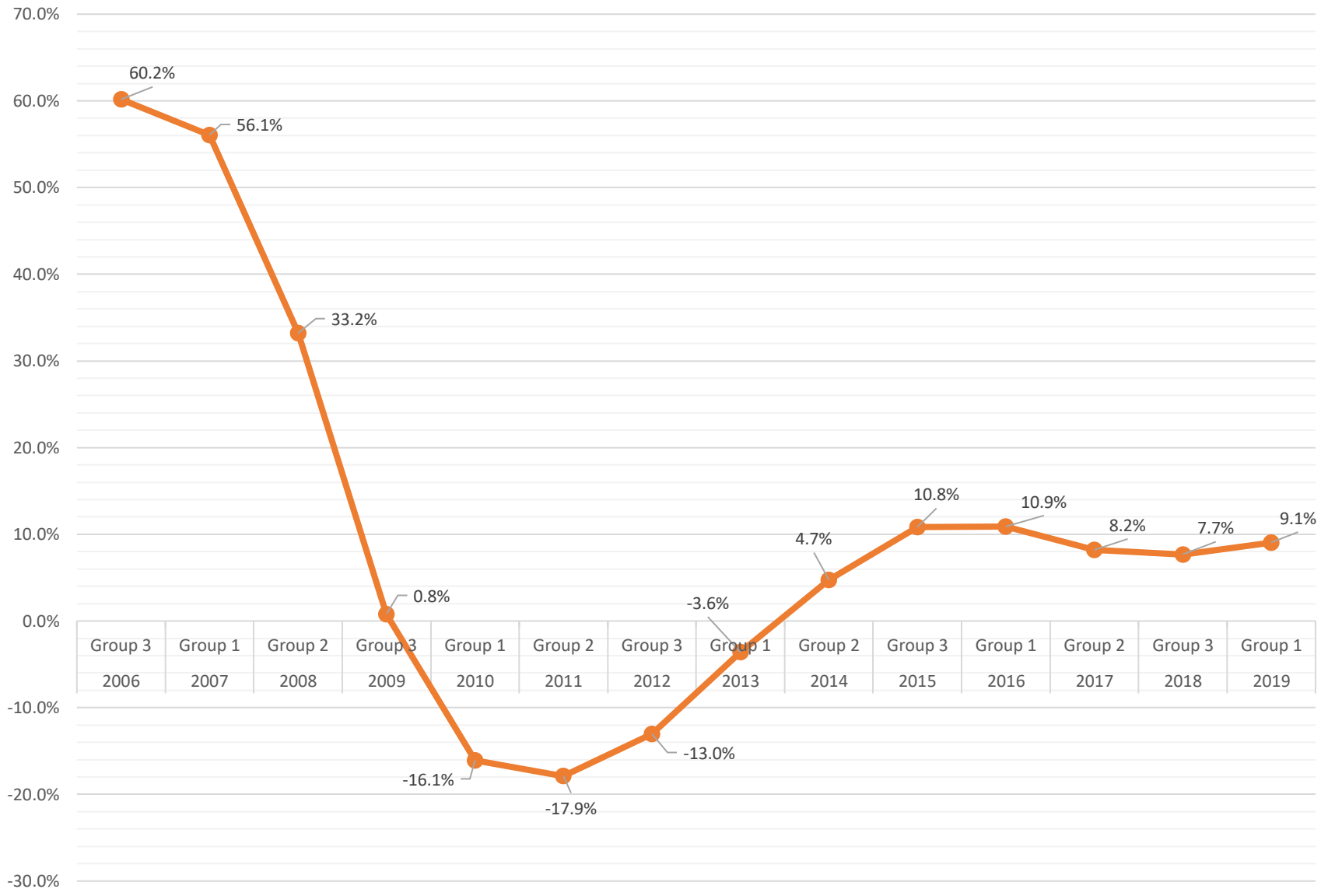
	2006 Group 3	2007 Group 1	2008 Group 2	2009 Group 3	2010 Group 1	2011 Group 2	2012 Group 3	2013 Group 1	2014 Group 2	2015 Group 3	2016 Group 1	2017 Group 2	2018 Group 3	2019 Group 1
Allegany	21.4%	43.3%	34.5%	16.8%	0.4%	-4.5%	-5.3%	-2.4%	-2.8%	-0.4%	1.3%	-0.2%	0.4%	2.4%
Anne Arundel	65.9%	55.4%	34.9%	-0.3%	-17.9%	-16.6%	-12.6%	-1.9%	9.9%	10.8%	11.5%	12.4%	8.9%	7.9%
Baltimore City	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%	8.4%
Baltimore	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%	10.9%
Calvert	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%	7.0%
Caroline	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%	11.5%
Carroll	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%	8.0%
Cecil	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%	9.5%
Charles	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%	12.2%
Dorchester	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%	7.6%
Frederick	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%	10.0%
Garrett	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%	3.7%
Harford	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%	5.8%
Howard	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%	8.5%
Kent	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%	2.3%
Montgomery	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%	6.9%
Prince George's	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%	16.8%
Queen Anne's	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%	3.8%
St. Mary's	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%	6.2%
Somerset	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%	0.9%
Talbot	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%	3.9%
Washington	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%	6.6%
Wicomico	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%	11.0%
Worcester	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%	9.4%
State Average	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%	9.1%

Table R-4
July 1, 2018 County Established Assessment Caps

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	3%
Queen Anne's	5%
St. Mary's	5%
Somerset	10%
Talbot	0%
Washington	5%
Wicomico	5%
Worcester	3%

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

Change in Statewide Assessments Value from 2006 - 2019



70.0%
60.0%
50.0%
40.0%
30.0%
20.0%
10.0%
0.0%
-10.0%
-20.0%
-30.0%

60.2%

56.1%

33.2%

0.8%

-16.1%

-17.9%

-3.6%

4.7%

10.8%

10.9%

8.2%

7.7%

9.1%