



For immediate release:

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## **Property Values Rise 8.9% According to SDAT's 2020 Reassessment** *Steady Growth for the Second Consecutive Year Nearly Matches 2018's Increase*

The overall statewide increase for "Group 2" properties was 8.9% over the past three years according to the [Maryland State Department of Assessments and Taxation](#) (SDAT). SDAT announced today its 2020 reassessment of 769,668 "Group 2" residential and commercial properties. In Maryland, there are more than 2 million property accounts which are split into three groups, each appraised once every three years.

The overall statewide increase nearly matched 2018's 9.1% increase. This represents an average increase in value of 7.3% for all residential properties and 13.5% for all commercial properties since the last Group 2 reassessment in 2017.

The 2020 assessments for Group 2 properties were based on an evaluation of 73,106 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 2020 tax year. For the 2020 reassessment, 86.4% of Group 2 residential properties saw an increase in property value.

"All 23 counties and Baltimore City experienced an increase in residential and commercial properties for the second consecutive year, which is a good indicator the market remains strong and growth is steady," said SDAT Director Michael Higgs. "I want to thank all of the Department'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. As part of our Tax Credit Awareness Campaign, each reassessment notice includes 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 capped property taxes at lower percentages.

Property tax assessment notices were mailed to Group 2 property owners on Friday, December 27, 2019. A map of which properties fall into Groups 1, 2, and 3 and their respective years for reassessment can be viewed on SDAT's website [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 2**

January 1, 2017 Base Full Cash Values Compared To January 1, 2020 Reassessment Full Cash Values

Group 2 Jurisdiction	Residential			Commercial			Residential & Commercial Combined		
	1-Jan-17	1-Jan-20	% Change	1-Jan-17	1-Jan-20	% Change	1-Jan-17	1-Jan-20	% Change
Allegany	961,125,400	995,758,000	3.6%	247,010,525	251,233,500	1.7%	1,208,135,925	1,246,991,500	3.2%
Anne Arundel	22,758,131,320	24,359,064,300	7.0%	13,352,300,900	15,642,598,500	17.2%	36,110,432,220	40,001,662,800	10.8%
Baltimore City	7,730,319,340	8,372,933,800	8.3%	7,131,353,400	7,836,518,800	9.9%	14,861,672,740	16,209,452,600	9.1%
Baltimore	26,712,056,100	28,445,786,500	6.5%	11,141,378,100	12,481,747,800	12.0%	37,853,434,200	40,927,534,300	8.1%
Calvert	3,658,103,700	3,926,867,900	7.3%	321,366,300	347,393,100	8.1%	3,979,470,000	4,274,261,000	7.4%
Caroline	908,159,700	977,731,800	7.7%	192,658,000	197,862,600	2.7%	1,100,817,700	1,175,594,400	6.8%
Carroll	5,531,395,300	5,878,874,100	6.3%	481,848,200	504,703,700	4.7%	6,013,243,500	6,383,577,800	6.2%
Cecil	2,526,073,800	2,752,179,800	9.0%	505,015,800	558,644,900	10.6%	3,031,089,600	3,310,824,700	9.2%
Charles	4,100,627,300	4,406,253,000	7.5%	303,974,000	320,503,000	5.4%	4,404,601,300	4,726,756,000	7.3%
Dorchester	771,409,100	836,417,300	8.4%	311,580,000	331,838,000	6.5%	1,082,989,100	1,168,255,300	7.9%
Frederick	8,666,419,620	9,515,698,600	9.8%	1,626,196,500	1,781,882,600	9.6%	10,292,616,120	11,297,581,200	9.8%
Garrett	2,187,579,000	2,270,896,800	3.8%	211,206,500	223,161,800	5.7%	2,398,785,500	2,494,058,600	4.0%
Harford	9,244,671,400	9,766,771,500	5.6%	1,895,512,300	1,993,557,200	5.2%	11,140,183,700	11,760,328,700	5.6%
Howard	15,263,436,600	16,281,042,900	6.7%	4,450,962,000	5,076,272,900	14.0%	19,714,398,600	21,357,315,800	8.3%
Kent	1,146,319,900	1,163,576,600	1.5%	20,679,800	21,976,600	6.3%	1,166,999,700	1,185,553,200	1.6%
Montgomery	49,953,123,800	52,335,932,400	4.8%	15,838,416,100	18,450,182,900	16.5%	65,791,539,900	70,786,115,300	7.6%
Prince George's	31,779,190,745	36,004,355,000	13.3%	9,126,463,200	10,322,219,300	13.1%	40,905,653,945	46,326,574,300	13.3%
Queen Anne's	1,246,817,200	1,336,143,900	7.2%	107,055,200	110,580,100	3.3%	1,353,872,400	1,446,724,000	6.9%
St. Mary's	4,643,603,400	4,948,860,400	6.6%	402,068,900	445,926,700	10.9%	5,045,672,300	5,394,787,100	6.9%
Somerset	305,833,000	309,541,700	1.2%	69,136,700	70,097,400	1.4%	374,969,700	379,639,100	1.2%
Talbot	2,574,680,659	2,716,141,800	5.5%	164,703,300	175,464,600	6.5%	2,739,383,959	2,891,606,400	5.6%
Washington	2,483,143,200	2,675,951,900	7.8%	1,231,362,500	1,267,168,400	2.9%	3,714,505,700	3,943,120,300	6.2%
Wicomico	1,706,572,900	1,813,965,400	6.3%	791,743,700	963,184,500	21.7%	2,498,316,600	2,777,149,900	11.2%
Worcester	2,217,631,600	2,314,515,000	4.4%	589,154,600	624,140,000	5.9%	2,806,786,200	2,938,655,000	4.7%
<b>TOTAL</b>	<b>209,076,424,084</b>	<b>224,405,260,400</b>	<b>7.3%</b>	<b>70,513,146,525</b>	<b>79,998,858,900</b>	<b>13.5%</b>	<b>279,589,570,609</b>	<b>304,404,119,300</b>	<b>8.9%</b>

State Department of Assessments and Taxation  
December 2019

**Table R-2**  
**Increases in Group 2 Full Cash Values**  
**Compares the January 1, 2020 Reassessment Full Cash Values**  
**to the Prior Valuation done January 1, 2017**

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	9,582	7,082	73.91%	13,647	7,341	53.79%
Anne Arundel	74,656	68,006	91.09%	85,723	70,473	82.21%
Baltimore City	71,937	52,117	72.45%	82,201	52,149	63.44%
Baltimore County	80,100	70,245	87.70%	91,906	70,359	76.56%
Calvert	10,655	10,557	99.08%	12,144	10,569	87.03%
Caroline	4,228	3,244	76.73%	5,830	3,592	61.61%
Carroll	18,504	17,592	95.07%	21,234	17,669	83.21%
Cecil	11,206	10,766	96.07%	13,359	11,385	85.22%
Charles	15,188	13,407	88.27%	18,531	13,992	75.51%
Dorchester	5,626	4,505	80.07%	8,875	4,559	51.37%
Frederick	33,913	31,856	93.93%	38,146	32,986	86.47%
Garrett	7,391	6,308	85.35%	10,998	6,370	57.92%
Harford	30,447	24,904	81.79%	33,097	25,540	77.17%
Howard	30,797	24,572	79.79%	33,664	25,347	75.29%
Kent	3,752	2,667	71.08%	5,020	2,672	53.23%
Montgomery	89,989	73,470	81.64%	95,113	73,664	77.45%
Prince George's	101,203	96,022	94.88%	116,046	101,948	87.85%
Queen Anne's	4,818	3,992	82.86%	6,578	4,261	64.78%
St. Mary's	14,249	13,907	97.60%	17,596	15,570	88.49%
Somerset	3,073	1,830	59.55%	5,223	1,944	37.22%
Talbot	4,528	3,610	79.73%	5,715	3,883	67.94%
Washington	16,990	14,537	85.56%	19,552	14,600	74.67%
Wicomico	11,171	10,527	94.24%	14,638	10,737	73.35%
Worcester	10,483	8,227	78.48%	14,832	8,415	56.74%
<b>Totals</b>	<b>664,486</b>	<b>573,950</b>	<b>86.38%</b>	<b>769,668</b>	<b>590,025</b>	<b>76.66%</b>

**Table R-3**  
**Triennial Change in Full Cash Value ( Residential & Commerical )**  
 January 1, 2007 through January 1, 2020

	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	2020 Group 2
Allegany	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%	3.2%
Anne Arundel	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%	10.8%
Baltimore City	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%	9.1%
Baltimore	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%	8.1%
Calvert	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%	7.4%
Caroline	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%	6.8%
Carroll	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%	6.2%
Cecil	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%	9.2%
Charles	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%	7.3%
Dorchester	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%	7.9%
Frederick	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%	9.8%
Garrett	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%	4.0%
Harford	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%	5.6%
Howard	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%	8.3%
Kent	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%	1.6%
Montgomery	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%	7.6%
Prince George's	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%	13.3%
Queen Anne's	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%	6.9%
St. Mary's	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%	6.9%
Somerset	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%	1.2%
Talbot	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%	5.6%
Washington	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%	6.2%
Wicomico	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%	11.2%
Worcester	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%	4.7%
State Average	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%	8.9%

State Department of Assessments and Taxation  
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**Table R-4  
July 1, 2019 County Established Assessment Caps**

Jurisdiction	July 1, 2019 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	3%
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 2007 - 2020

