

The Estimated Taxable Assessable Base at the County Level

For the tax year beginning July 1, 2025

Base Estimate Date: March 31, 2026

(figures expressed in thousands)

Jurisdiction	Real Property Full Year	Real Property New Construction	Railroad Operating Real Property	Total Assessable Base Subject to the Real Property County Tax Rate	Loss Due to Homestead Tax Credit	County Homestead Tax Credit Percentage	Net Assessable Base Subject to the Real Property County Tax Rate	Railroad Operating Personal Property	Utility Operating Real Property	Utility Operating Personal Property	Business Personal Property	Total Assessable Base Subject to the Personal Property / Utility County Tax Rates	Total Taxable County Assessable Base
Allegany	4,540,601	7,964	25,687	4,574,252	152,482	4%	4,421,770	24,054	9,737	274,271	145,876	453,938	5,028,190
Anne Arundel	114,049,748	237,813	1,293	114,288,854	12,875,335	2%	101,413,519	2,164	83,222	1,644,278	1,500,101	3,229,765	117,518,619
Baltimore City	51,587,164	157,998	331,548	52,076,710	1,536,484	4%	50,540,226	49,484	238,505	1,400,119	1,295,750	2,983,858	55,060,568
Baltimore	110,231,191	245,759	30,091	110,507,041	3,939,731	4%	106,567,309	15,313	232,651	2,293,890	1,956,250	4,498,104	115,005,145
Calvert	15,002,009	24,377	0	15,026,386	28,099	10%	14,998,288	0	402,186	186,183	110,040	698,409	15,724,795
Caroline	3,602,238	8,793	0	3,611,031	162,272	5%	3,448,759	0	7,805	96,582	1,772	106,159	3,717,190
Carroll	26,502,920	30,716	13,465	26,547,101	824,706	5%	25,722,395	6,487	19,222	455,564	355,250	836,523	27,383,624
Cecil	13,816,334	27,753	10,429	13,854,516	256,776	4%	13,597,739	7,674	26,688	287,047	433,601	755,010	14,609,525
Charles	26,008,174	231,057	1,882	26,241,113	433,849	7%	25,807,264	4,232	38,280	331,348	242,700	616,560	26,857,673
Dorchester	3,851,698	16,414	0	3,868,112	76,388	5%	3,791,725	0	3,153	198,543	7,647	209,343	4,077,456
Frederick	49,394,600	367,311	20,580	49,782,492	1,921,953	5%	47,860,538	0	30,760	466,434	19,405	516,599	50,299,091
Garrett	6,930,661	32,238	1,572	6,964,471	216,846	3%	6,747,625	0	41,164	106,622	126,998	274,784	7,239,255
Harford	36,216,791	154,374	3,781	36,374,946	436,054	5%	35,938,892	3,746	65,387	945,539	738,750	1,753,422	38,128,368
Howard	69,607,330	115,738	42,393	69,765,462	1,958,818	5%	67,806,644	10,383	52,809	957,953	961,400	1,982,545	71,748,007
Kent	3,562,375	7,738	0	3,570,113	54,316	5%	3,515,798	0	2,707	89,269	0	91,976	3,662,089
Montgomery	243,501,110	743,542	17,703	244,262,354	899,272	10%	243,363,083	9,931	145,850	2,450,673	1,936,500	4,542,954	248,805,308
Prince George's	135,958,112	577,039	12,178	136,547,328	13,040,951	3%	123,506,378	13,946	95,178	2,097,609	1,635,100	3,841,833	140,389,161
Queen Anne's	11,530,649	39,552	0	11,570,201	299,411	5%	11,270,790	0	9,209	126,940	18,463	154,612	11,724,813
St. Mary's	16,322,661	34,792	0	16,357,453	616,596	3%	15,740,858	0	15,348	129,982	181,900	327,230	16,684,683
Somerset	1,905,637	3,432	4,278	1,913,347	45,427	10%	1,867,921	339	1,975	71,348	126,350	200,012	2,113,359
Talbot	10,543,797	35,115	0	10,578,912	1,439,202	0%	9,139,710	0	3,891	84,454	0	88,345	10,667,257
Washington	18,341,808	44,509	54,850	18,441,167	798,270	5%	17,642,897	22,250	12,577	212,718	575,000	822,545	19,263,712
Wicomico	9,087,722	24,104	6,458	9,118,284	302,334	5%	8,815,950	446	27,919	235,533	214,801	478,699	9,596,983
Worcester	22,538,636	28,616	471	22,567,723	854,423	3%	21,713,300	361	8,025	244,830	230,900	484,116	23,051,840
TOTAL	1,004,633,967	3,196,743	578,659	1,008,409,369	43,169,993		965,239,376	170,810	1,574,248	15,387,729	12,814,554	29,947,341	1,038,356,710

Full year column includes new construction added for the full year (July 1). The New Construction column is property added for partial year levy (Oct. 1, Jan 1, and Apr. 1).

Cecil County business personal property columns include the value of Rock Springs Non-Utility Generator and Wildcat Point Non-Utility Generator.

Garrett County is not levying a tax against business personal property. The figures in that column are for personal property of non-utility generators used to generate electricity which is a separate class of property.

These figures do not include adjustments necessary to calculate State grants to local governments or any tax credits. The above Business Personal Property figures for July 2025 must be adjusted before being used for state aid purposes by substituting the following figures in (\$000) : Worcester County \$212,330.

State Department of Assessments and Taxation

**The Estimated Taxable Assessable Base at the County Level
For the tax year beginning July 1, 2026**

Base Estimate Date: March 31, 2026
(figures expressed in thousands)

Jurisdiction	Real Property Full Year	Real Property New Construction	Railroad Operating Real Property	Total Assessable Base Subject to the Real Property County Tax Rate	Loss Due to Homestead Tax Credit	County Homestead Tax Credit Percentage	Net Assessable Base Subject to the Real Property County Tax Rate	Railroad Operating Personal Property	Utility Operating Real Property	Utility Operating Personal Property	Business Personal Property	Total Assessable Base Subject to the Personal Property / Utility County Tax Rates	Total Taxable County Assessable Base
Allegany	4,804,215	500	25,430	4,830,145	192,553	4%	4,637,592	23,813	10,164	280,921	148,793	463,692	5,293,837
Anne Arundel	120,713,740	175,000	1,280	120,890,020	15,194,066	2%	105,695,954	2,142	87,207	1,686,486	1,530,103	3,305,938	124,195,958
Baltimore City	53,697,425	75,000	328,233	54,100,657	1,736,875	4%	52,363,782	48,539	240,811	1,427,043	1,308,708	3,025,100	57,125,757
Baltimore	116,079,123	112,500	29,967	116,221,590	4,954,586	4%	111,267,004	15,013	244,333	2,352,016	1,973,857	4,585,219	120,806,809
Calvert	15,748,231	12,500	0	15,760,731	29,260	10%	15,731,470	0	391,354	186,126	112,241	689,720	16,450,451
Caroline	3,829,750	2,500	0	3,832,250	189,151	5%	3,643,099	0	7,853	98,766	1,704	108,323	3,940,573
Carroll	28,214,978	35,000	13,330	28,263,308	1,068,753	5%	27,194,555	6,352	19,966	467,876	361,645	855,838	29,119,146
Cecil	14,706,443	15,000	10,282	14,731,725	355,565	4%	14,376,160	7,430	26,960	291,372	437,937	763,699	15,495,424
Charles	27,662,188	158,500	1,863	27,822,551	418,646	7%	27,403,905	4,190	37,967	326,076	245,130	613,363	28,435,914
Dorchester	4,095,684	3,750	0	4,099,434	91,494	5%	4,007,940	0	3,248	202,314	7,244	212,806	4,312,240
Frederick	53,831,421	137,500	20,374	53,989,295	2,461,001	5%	51,528,293	0	30,783	471,615	18,871	521,268	54,510,563
Garrett	7,443,082	16,000	1,556	7,460,639	269,433	2%	7,191,206	0	41,917	107,568	123,503	272,988	7,733,627
Harford	38,319,079	50,000	3,743	38,372,822	556,076	5%	37,816,746	3,709	65,219	967,067	749,831	1,785,826	40,158,648
Howard	73,363,811	141,250	41,969	73,547,030	2,515,906	5%	71,031,124	10,279	54,517	976,974	980,628	2,022,397	75,569,428
Kent	3,756,494	2,500	0	3,758,994	67,088	5%	3,691,906	0	2,784	94,652	0	97,436	3,856,430
Montgomery	253,309,581	462,500	17,526	253,789,607	904,391	10%	252,885,215	9,832	148,949	2,501,027	1,955,865	4,615,673	258,405,280
Prince George's	142,725,215	562,500	12,056	143,299,771	14,052,205	3%	129,247,566	13,807	97,467	2,141,741	1,667,700	3,920,714	147,220,485
Queen Anne's	12,310,432	25,000	0	12,335,432	400,807	5%	11,934,626	0	9,211	129,867	17,489	156,567	12,491,999
St. Mary's	17,025,428	25,500	0	17,050,928	765,929	3%	16,284,999	0	14,930	127,013	184,810	326,754	17,377,681
Somerset	2,071,438	2,000	3,916	2,077,354	49,784	10%	2,027,570	312	1,937	72,856	128,245	203,350	2,280,704
Talbot	11,174,184	7,500	0	11,181,684	1,665,094	0%	9,516,590	0	3,921	84,908	0	88,830	11,270,514
Washington	19,724,732	15,000	54,374	19,794,106	1,111,596	5%	18,682,510	21,524	12,530	215,463	583,050	832,567	20,626,673
Wicomico	9,785,547	19,500	6,393	9,811,441	391,919	5%	9,419,521	411	28,201	239,912	219,100	487,625	10,299,065
Worcester	24,666,941	10,000	466	24,677,408	1,181,571	0%	23,495,837	357	8,048	254,114	233,211	495,730	25,173,138
TOTAL	1,059,059,162	2,067,000	572,759	1,061,698,922	50,623,751		1,011,075,170	167,709	1,590,278	15,703,773	12,989,663	30,451,423	1,092,150,345

Full year column includes new construction added for the full year (July 1). New construction is property added for partial year levy (Oct. 1, Jan 1, and Apr. 1).

Cecil County full year and business personal property columns include the value of the Rock Springs Non-Utility Generator and Wildcat Point Non-Utility Generator.

Garrett County is not levying a tax against business personal property. The figures in that column are for personal property of non-utility generators used to generate electricity which is a separate class of property.

State Department of Assessments and Taxation

The Estimated Taxable Assessable Base at the State Level
For the tax year beginning July 1, 2025
Base Estimate Date: March 31, 2026
(figures expressed in thousands)

County	Real Property Full Year	Real Property Half-Year New Construction	Railroad Operating Real Property	Total Assessable Base Subject to the Real Property State Tax Rate	Loss Due to Homestead Tax Credit	State Homestead Tax Credit Percentage	Net Assessable Base Subject to the Real Property State Tax Rate	Utility Operating Real Property Subject to the Utility Property State Tax Rate
Allegany	4,644,766	7,964	25,687	4,678,417	23,326	10%	4,655,092	9,737
Anne Arundel	114,325,580	237,813	1,293	114,564,686	444,222	10%	114,120,464	83,222
Baltimore City	52,001,859	123,098	331,548	52,456,506	344,611	10%	52,111,894	238,505
Baltimore	110,449,301	177,097	30,091	110,656,489	392,370	10%	110,264,118	232,651
Calvert	14,999,861	24,377	0	15,024,238	28,099	10%	14,996,139	402,186
Caroline	3,602,492	8,793	0	3,611,285	33,322	10%	3,577,963	7,805
Carroll	26,502,920	30,716	13,465	26,547,101	104,841	10%	26,442,260	19,222
Cecil	13,847,453	27,753	10,429	13,885,634	14,135	10%	13,871,499	26,688
Charles	26,025,015	173,958	1,882	26,200,855	111,377	10%	26,089,478	38,280
Dorchester	3,851,698	16,414	0	3,868,112	15,927	10%	3,852,185	3,153
Frederick	49,401,457	367,311	20,580	49,789,348	288,941	10%	49,500,408	30,760
Garrett	6,930,705	32,238	1,572	6,964,515	81,015	10%	6,883,500	41,164
Harford	36,293,416	154,374	3,781	36,451,571	32,703	10%	36,418,868	65,387
Howard	69,625,685	76,388	42,393	69,744,466	173,366	10%	69,571,101	52,809
Kent	3,562,509	7,738	0	3,570,248	10,405	10%	3,559,842	2,707
Montgomery	243,734,260	522,176	17,703	244,274,140	899,272	10%	243,374,868	145,850
Prince George's	136,074,818	419,546	12,178	136,506,542	495,115	10%	136,011,427	95,178
Queen Anne's	11,533,312	39,552	0	11,572,864	34,472	10%	11,538,392	9,209
St. Mary's	16,323,768	34,792	0	16,358,560	27,562	10%	16,330,998	15,348
Somerset	1,905,341	3,432	4,278	1,913,051	45,427	10%	1,867,624	1,975
Talbot	10,543,797	35,115	0	10,578,912	25,951	10%	10,552,961	3,891
Washington	18,346,079	44,509	54,850	18,445,438	264,996	10%	18,180,442	12,577
Wicomico	9,097,669	24,104	6,458	9,128,231	84,348	10%	9,043,883	27,919
Worcester	22,538,343	28,616	471	22,567,430	220,645	10%	22,346,786	8,025
TOTAL	1,006,162,106	2,617,875	578,659	1,009,358,640	4,196,447		1,005,162,193	1,574,248

Full year column includes new construction added for the full year (July 1).
New construction is property added for partial year levy (January 1).
Utility operating real property is taxed at a different rate than other real property.
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Allegany	4,950,648	500	25,430	4,976,578	22,930	10%	4,953,648	10,164
Anne Arundel	121,035,686	175,000	1,280	121,211,966	639,530	10%	120,572,436	87,207
Baltimore City	54,149,320	50,000	328,233	54,527,552	380,452	10%	54,147,100	240,811
Baltimore	116,304,168	75,000	29,967	116,409,135	462,474	10%	115,946,661	244,333
Calvert	15,746,078	12,500	0	15,758,578	29,260	10%	15,729,318	391,354
Caroline	3,830,014	2,500	0	3,832,514	30,309	10%	3,802,206	7,853
Carroll	28,214,978	35,000	13,330	28,263,308	105,459	10%	28,157,850	19,966
Cecil	14,738,887	15,000	10,282	14,764,169	24,637	10%	14,739,532	26,960
Charles	27,679,369	108,500	1,863	27,789,732	87,992	10%	27,701,740	37,967
Dorchester	4,095,684	3,750	0	4,099,434	15,891	10%	4,083,543	3,248
Frederick	53,837,243	137,500	20,374	53,995,117	252,381	10%	53,742,735	30,783
Garrett	7,443,126	16,000	1,556	7,460,683	68,143	10%	7,392,540	41,917
Harford	38,388,346	50,000	3,743	38,442,089	43,909	10%	38,398,180	65,219
Howard	73,392,196	95,000	41,969	73,529,165	133,984	10%	73,395,181	54,517
Kent	3,756,629	2,500	0	3,759,129	13,268	10%	3,745,861	2,784
Montgomery	253,552,302	275,000	17,526	253,844,828	904,391	10%	252,940,436	148,949
Prince George's	142,848,339	350,000	12,056	143,210,395	359,172	10%	142,851,224	97,467
Queen Anne's	12,313,203	25,000	0	12,338,203	37,464	10%	12,300,739	9,211
St. Mary's	17,026,561	25,500	0	17,052,061	29,742	10%	17,022,319	14,930
Somerset	2,071,099	2,000	3,916	2,077,014	49,784	10%	2,027,230	1,937
Talbot	11,174,184	7,500	0	11,181,684	39,814	10%	11,141,871	3,921
Washington	19,729,463	15,000	54,374	19,798,837	328,363	10%	19,470,473	12,530
Wicomico	9,796,674	19,500	6,393	9,822,567	98,672	10%	9,723,896	28,201
Worcester	24,666,640	10,000	466	24,677,107	241,287	10%	24,435,819	8,048
TOTAL	1,060,740,838	1,508,250	572,759	1,062,821,847	4,399,310		1,058,422,538	1,590,278

Full year column includes new construction added for the full year (July 1).
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Utility operating real property is taxed at a different rate than other real property.
State Department of Assessments and Taxation