



State of Maryland

DEPARTMENT OF ASSESSMENTS AND TAXATION

Office of the Director

MARTIN O'MALLEY
Governor

ROBERT E. YOUNG
Director

December 27, 2013

Assessment Notices Reflect Change in Market Since 2010

Assessment notices mailed today to 749,639 property owners across the State reflect a slight increase in real estate values for approximately 53% of the residential properties in Maryland. This group of properties was last valued in 2010. On average, the residential values in this group being reassessed increased by 1.3%. In Prince George's County, there is a 4.2% assessment increase for residential properties this year, whereas there was an average 21.5% decline in residential values in last year's group. Commercial property values showed an increase in 14 of the 24 subdivisions with an overall average increase of 16% statewide.

Eligible residential property owners can receive a Homestead Tax Credit that limits the assessment to which local tax rates are applied. This taxable assessment, as reduced by the Homestead Credit, is listed on page 3 of the notice in boxes 1, 2, and 3. This reduced taxable assessment lessens the impact of past rising property values and assessments for homeowner occupied properties that experienced increases in prior years. The Homestead Tax Credit is a State law which mandates that all taxable assessment increases for homeowner occupied properties cannot increase by more than 10 percent per year and by a lesser percentage if chosen by the county government. See chart R-1 for individual County Homestead percentages.

In Maryland, properties are reassessed, by law, once every three years. Properties are required to be assessed at their current market value so that all property owners pay only their fair share of local property taxes. The properties being reassessed were last valued for the July 1, 2011 tax year. The new assessments are based upon the examination of 51,309 sales which have occurred in the reassessment area over the past three years. Any increase in property values is "phased-in" equally over the next three years. Any decrease is fully implemented in the first tax year and remains at the reduced assessment for the full three year cycle.

The assessment only partially determines a property owner's tax bill. Ultimately, next July's tax bill will be calculated with the tax rates which local governments will set in the spring. As part of the budgetary process, the property tax rates are established by the revenue requirements of each local government. The constant yield tax rate provides local governments with a stable level of property taxes from one year to the next.

For further information regarding this press release, contact the State Department of Assessments and Taxation at 410-767-1191. Extensive reassessment data and information is available from the Department's website at www.dat.state.md.us under the heading SDAT/Stats.

Table R-1

July 1, 2014 County Established Assessment Caps

Jurisdiction	July 1, 2014 County Assessment Cap*
Allegany	7%
Anne Arundel	2%
Baltimore City	4%
Baltimore	4%
Calvert	10%
Caroline	5%
Carroll	5%
Cecil	8%
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%

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

Table R-2

Triennial Change in Full Cash Value (Residential & Commerical)

January 1, 2002 through January 1, 2014

	2002 Gr. 2	2003 Gr. 3	2004 Gr. 1	2005 Gr. 2	2006 Gr. 3	2007 Gr. 1	2008 Gr. 2	2009 Gr. 3	2010 Gr. 1	2011 Gr. 2	2012 Gr.3	2013 Gr.1	2014 Gr.2
Allegany	6.2%	9.3%	10.6%	10.6%	21.4%	43.3%	34.5%	16.8%	0.4%	-4.5%	-5.3%	-2.4%	-2.8%
Anne Arundel	20.4%	37.0%	49.0%	47.6%	65.9%	55.4%	34.9%	-0.3%	-17.9%	-16.6%	-12.6%	-1.9%	9.9%
Baltimore City	6.1%	23.0%	18.5%	21.6%	45.6%	58.5%	75.0%	20.9%	-2.6%	-8.7%	-6.8%	-3.1%	7.0%
Baltimore	12.1%	11.2%	19.3%	38.1%	53.4%	64.8%	32.6%	13.3%	-13.2%	-13.6%	-14.5%	-8.1%	1.2%
Calvert	14.3%	17.6%	29.7%	50.4%	71.7%	69.7%	38.3%	3.1%	-15.1%	-20.7%	-16.1%	-11.4%	-2.9%
Caroline	12.1%	13.3%	25.0%	38.9%	49.7%	73.6%	40.6%	13.4%	-15.6%	-18.8%	-18.9%	-15.7%	-3.6%
Carroll	11.7%	15.8%	35.9%	42.2%	54.0%	56.9%	37.4%	5.1%	-19.2%	-19.6%	-15.4%	-3.8%	-3.0%
Cecil	13.4%	17.4%	20.5%	33.1%	56.7%	54.0%	33.3%	2.5%	-11.0%	-20.0%	-15.4%	-10.4%	-2.3%
Charles	11.3%	17.9%	27.5%	47.2%	70.2%	62.6%	41.4%	-4.6%	-19.8%	-26.6%	-15.2%	-6.8%	-4.2%
Dorchester	15.8%	12.3%	19.4%	32.5%	60.8%	58.5%	34.5%	6.8%	-9.9%	-21.4%	-10.8%	-11.7%	-7.9%
Frederick	13.0%	18.1%	33.5%	56.0%	60.9%	52.2%	27.4%	-4.7%	-22.0%	-24.1%	-18.8%	-2.2%	4.0%
Garrett	19.4%	22.2%	11.1%	39.2%	47.6%	38.3%	29.0%	8.5%	0.0%	-2.4%	-14.7%	-3.6%	-14.0%
Harford	12.8%	14.4%	25.5%	37.6%	48.2%	55.5%	38.6%	9.0%	-14.3%	-15.3%	-5.8%	-6.5%	1.6%
Howard	20.1%	29.0%	39.3%	48.5%	58.7%	50.3%	24.2%	-2.3%	-19.8%	-18.8%	-8.7%	2.5%	8.1%
Kent	17.4%	20.7%	30.6%	46.5%	36.8%	65.2%	37.3%	13.5%	-10.3%	-12.5%	-9.0%	-6.0%	-5.5%
Montgomery	21.8%	36.3%	51.8%	65.0%	63.3%	43.4%	16.2%	-10.6%	-17.0%	-14.5%	-8.6%	4.1%	11.0%
Prince George's	13.8%	16.4%	32.8%	40.1%	60.6%	79.5%	51.6%	14.6%	-18.4%	-28.7%	-24.8%	-10.6%	5.3%
Queen Anne's	18.3%	38.6%	40.9%	48.3%	58.7%	50.1%	36.8%	7.2%	-12.4%	-18.6%	-13.7%	-9.0%	-10.3%
St. Mary's	8.5%	9.7%	19.1%	37.2%	57.2%	84.3%	49.0%	8.2%	-15.5%	-16.0%	-9.6%	-7.9%	-2.2%
Somerset	6.9%	17.0%	17.1%	49.5%	65.0%	79.6%	45.5%	4.4%	-10.6%	-18.5%	-20.6%	-11.5%	-13.3%
Talbot	33.6%	34.9%	31.3%	47.9%	53.5%	54.8%	42.7%	13.6%	-9.0%	-15.0%	-15.3%	-11.5%	-11.4%
Washington	7.1%	11.1%	21.4%	32.4%	58.6%	64.7%	40.2%	3.0%	-18.4%	-18.3%	-9.0%	-6.9%	-3.0%
Wicomico	6.8%	12.7%	16.9%	21.3%	40.2%	53.2%	40.6%	5.1%	-15.6%	-20.1%	-20.2%	-17.4%	-6.2%
Worcester	18.0%	70.6%	55.5%	26.7%	78.9%	54.1%	33.3%	-12.7%	-20.0%	-14.9%	-17.4%	-14.3%	-7.8%
State Average	15.9%	26.4%	36.0%	46.6%	60.2%	56.1%	33.2%	0.8%	-16.1%	-17.9%	-13.0%	-3.6%	4.7%

TABLE R-3
 Group 2 Total Full Cash Value Change (Residential & Commerical)
 January 1, 2011 Base Full Cash Values Compared To
 January 1, 2014 Reassessment Full Cash Values

	Date of Finality		Percent Change
	January 1, 2011	January 1, 2014	
Allegheny	1,254,435,830	1,219,724,200	-2.8%
Anne Arundel	27,795,301,920	30,535,852,200	9.9%
Baltimore City	12,446,430,215	13,316,600,000	7.0%
Baltimore	34,576,624,050	34,998,104,200	1.2%
Calvert	3,831,975,400	3,722,048,000	-2.9%
Caroline	1,096,955,200	1,057,789,900	-3.6%
Carroll	5,679,375,400	5,507,806,300	-3.0%
Cecil	2,883,209,000	2,816,158,200	-2.3%
Charles	3,979,724,700	3,811,100,500	-4.2%
Dorchester	1,156,602,300	1,064,936,300	-7.9%
Frederick	8,802,996,479	9,151,658,400	4.0%
Garrett	2,679,412,900	2,305,583,000	-14.0%
Harford	9,899,470,400	10,056,386,600	1.6%
Howard	15,472,564,100	16,722,529,500	8.1%
Kent	1,228,202,300	1,160,108,300	-5.5%
Montgomery	54,832,583,100	60,884,425,300	11.0%
Prince George's	32,761,047,570	34,506,143,800	5.3%
Queen Anne's	1,381,370,250	1,239,075,600	-10.3%
St. Mary's	4,803,264,600	4,695,197,500	-2.2%
Somerset	439,625,400	381,147,400	-13.3%
Talbot	3,036,128,500	2,690,036,500	-11.4%
Washington	3,694,427,600	3,583,374,100	-3.0%
Wicomico	2,333,318,300	2,187,709,700	-6.2%
Worcester	2,756,624,700	2,542,830,300	-7.8%
TOTAL	238,821,670,214	250,156,325,800	4.7%

State Department of Assessments and Taxation
 December 2013

Table R-4

Residential and Commercial Full Cash Value Change**Value and Percent Change for Reassessment Group 2**

January 1, 2011 Base Full Cash Values Compared To January 1, 2014 Reassessment Full Cash Values

Group 2 Jurisdiction	Residential				Commercial			
	Base	Reassessment	Difference	% Change	Base	Reassessment	Difference	% Change
Allegany	994,731,830	962,225,800	(32,506,030)	-3.3%	259,704,000	257,498,400	(2,205,600)	-0.8%
Anne Arundel	18,096,794,420	18,604,372,700	507,578,280	2.8%	9,698,507,500	11,931,479,500	2,232,972,000	23.0%
Baltimore City	6,977,761,915	7,282,859,500	305,097,585	4.4%	5,468,668,300	6,033,740,500	565,072,200	10.3%
Baltimore	25,053,701,450	24,314,935,600	(738,765,850)	-2.9%	9,522,922,600	10,683,168,600	1,160,246,000	12.2%
Calvert	3,539,685,500	3,422,361,500	(117,324,000)	-3.3%	292,289,900	299,686,500	7,396,600	2.5%
Caroline	921,131,700	876,731,200	(44,400,500)	-4.8%	175,823,500	181,058,700	5,235,200	3.0%
Carroll	5,285,759,000	5,091,503,600	(194,255,400)	-3.7%	393,616,400	416,302,700	22,686,300	5.8%
Cecil	2,392,525,300	2,333,091,000	(59,434,300)	-2.5%	490,683,700	483,067,200	(7,616,500)	-1.6%
Charles	3,698,336,400	3,516,024,700	(182,311,700)	-4.9%	281,388,300	295,075,800	13,687,500	4.9%
Dorchester	817,752,700	765,907,400	(51,845,300)	-6.3%	338,849,600	299,028,900	(39,820,700)	-11.8%
Frederick	7,345,783,800	7,579,476,200	233,692,400	3.2%	1,457,212,679	1,572,182,200	114,969,521	7.9%
Garrett	2,468,437,800	2,099,679,900	(368,757,900)	-14.9%	210,975,100	205,903,100	(5,072,000)	-2.4%
Harford	8,345,027,000	8,300,885,200	(44,141,800)	-0.5%	1,554,443,400	1,755,501,400	201,058,000	12.9%
Howard	12,397,197,600	13,104,747,000	707,549,400	5.7%	3,075,366,500	3,617,782,500	542,416,000	17.6%
Kent	1,209,394,500	1,140,852,900	(68,541,600)	-5.7%	18,807,800	19,255,400	447,600	2.4%
Montgomery	43,602,782,000	46,132,592,400	2,529,810,400	5.8%	11,229,801,100	14,751,832,900	3,522,031,800	31.4%
Prince George's	25,014,744,170	26,069,487,500	1,054,743,330	4.2%	7,746,303,400	8,436,656,300	690,352,900	8.9%
Queen Anne's	1,280,478,650	1,148,779,300	(131,699,350)	-10.3%	100,891,600	90,296,300	(10,595,300)	-10.5%
St. Mary's	4,394,259,800	4,290,736,700	(103,523,100)	-2.4%	409,004,800	404,460,800	(4,544,000)	-1.1%
Somerset	376,507,300	326,274,800	(50,232,500)	-13.3%	63,118,100	54,872,600	(8,245,500)	-13.1%
Talbot	2,877,069,200	2,531,192,300	(345,876,900)	-12.0%	159,059,300	158,844,200	(215,100)	-0.1%
Washington	2,544,129,100	2,402,438,900	(141,690,200)	-5.6%	1,150,298,500	1,180,935,200	30,636,700	2.7%
Wicomico	1,665,108,300	1,547,749,000	(117,359,300)	-7.0%	668,210,000	639,960,700	(28,249,300)	-4.2%
Worcester	2,213,274,600	2,008,125,500	(205,149,100)	-9.3%	543,350,100	534,704,800	(8,645,300)	-1.6%
TOTAL	183,512,374,035	185,853,030,600	2,340,656,565	1.3%	55,309,296,179	64,303,295,200	8,993,999,021	16.3%

Decreases in Group 2 Full Cash Values
Compares the January 1, 2014 Reassessment Full Cash Values
to the Prior Valuation done January 1, 2011

County	Total Number of Residential Improved Properties	Number That Decreased in Value	Percentage That Decreased in Value	Total Number of All Properties	Number That Decreased in Value	Percentage That Decreased in Value
Allegany	9,567	7,003	73.20%	14,581	8,186	56.14%
Anne Arundel	67,114	24,918	37.13%	83,349	27,362	32.83%
Baltimore City	72,241	26,014	36.01%	91,269	29,051	31.83%
Baltimore County	79,255	54,902	69.27%	97,584	58,714	60.17%
Calvert	10,417	8,603	82.59%	12,477	9,080	72.77%
Caroline	4,181	2,734	65.39%	6,156	3,805	61.81%
Carroll	18,030	13,825	76.68%	21,817	15,048	68.97%
Cecil	10,900	7,502	68.83%	13,787	8,635	62.63%
Charles	14,141	9,647	68.22%	18,991	11,955	62.95%
Dorchester	5,630	4,771	84.74%	9,141	6,620	72.42%
Frederick	32,321	10,028	31.03%	37,080	11,234	30.30%
Garrett	7,232	5,860	81.03%	11,599	7,221	62.26%
Harford	29,140	16,142	55.39%	33,284	16,922	50.84%
Howard	28,330	7,822	27.61%	34,233	8,102	23.67%
Kent	3,696	2,940	79.55%	5,166	3,265	63.20%
Montgomery	87,554	16,333	18.65%	97,932	17,280	17.64%
Prince George's	95,729	29,485	30.80%	120,624	34,341	28.47%
Queen Anne's	4,635	3,684	79.48%	6,886	5,090	73.92%
St. Mary's	13,155	8,150	61.95%	17,597	10,488	59.60%
Somerset	3,115	2,912	93.48%	5,610	4,838	86.24%
Talbot	4,465	4,179	93.59%	5,845	5,091	87.10%
Washington	16,695	14,115	84.55%	20,145	15,481	76.85%
Wicomico	10,882	8,774	80.63%	15,416	11,264	73.07%
Worcester	10,159	8,303	81.73%	15,899	11,276	70.92%
Totals	638,584	298,646	46.77%	796,468	340,349	42.73%

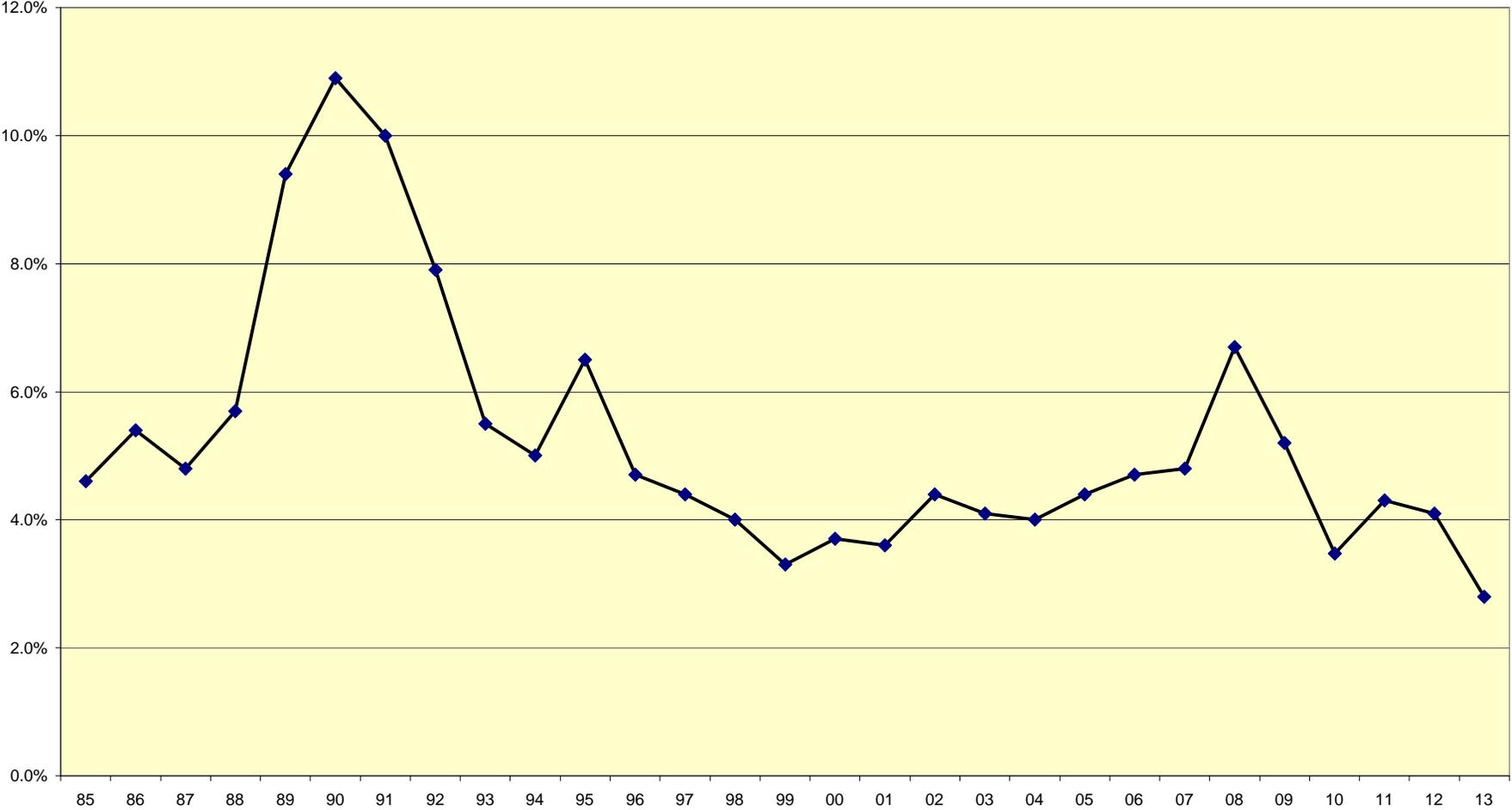
NUMBER OF APPEALS

1985 - 2013



PERCENTAGE OF ACCOUNTS APPEALED

1985 - 2013



AVERAGE ASSESSMENT CHANGE

1986 - 2014

