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Property Tax Assessment Notices Reflect Change in Real Estate Market Since 2013

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BALTIMORE, MD - The Maryland Department of Assessments and Taxation today announced its reassessment of 1/3 of more than two million real property accounts in the state. By law, the Department of Assessments and Taxation must assess these properties every three years, ensuring property owners pay their fair share of local property taxes.

The properties up for reassessment in 2016 are referred to as Group 1. This group consists of 688,440 parcels, which were last assessed for the July 1, 2013 tax year. To view the map for your group visit our website at <http://dat.maryland.gov/sdatweb/maps.html>.

The Department of Assessments and Taxation determines the values for both residential and commercial properties. The new assessments are based on the evaluation of 55,572 sales, which occurred in Group 1 during the last three years; 17,429 of those sales occurring in 2015. Within Group 1 properties, 70% of residential properties saw an increase with an average increase of 9.5%, and commercial property values increased by 16.1%. Any increase in property value is phased-in equally over the subsequent three years. Any decrease in property value is fully implemented in the first tax year and remains at the reduced assessment for a full three year cycle.

Residential property owners, who apply and are eligible, can receive a Homestead Tax Credit. The Homestead Tax Credit states that all taxable assessments cannot increase by more than 10% per year. Please see table R-4 for county Homestead percentages in your area, the allowed caps to property tax assessment increases are established at the local government level. If you wish to see if you are eligible for The Homestead Tax Credit and to receive more information, please visit our website at <https://sdathtc.dat.maryland.gov/>.

Extensive statistics and information is available from the Department's website at <http://www.dat.maryland.gov> under the heading SDAT/Stats.

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Table R-1
Residential and Commercial Full Cash Value Change

Value and Percent Change for Reassessment Group 1

January 1, 2013 Base Full Cash Values Compared To January 1, 2016 Reassessment Full Cash Values

Group 1 Jurisdiction	Residential			Commercial			Residential & Commercial Combined		
	1-Jan-13	1-Jan-16	% Change	1-Jan-13	1-Jan-16	% Change	1-Jan-13	1-Jan-16	% Change
Allegany	1,006,459,588	987,332,700	-1.9%	353,097,400	390,071,500	10.5%	1,359,556,988	1,377,404,200	1.3%
Anne Arundel	20,171,076,500	22,214,021,100	10.1%	2,440,067,656	2,986,705,900	22.4%	22,611,144,156	25,200,727,000	11.5%
Baltimore City	9,101,086,440	9,549,551,600	4.9%	5,123,584,800	6,219,758,000	21.4%	14,224,671,240	15,769,309,600	10.9%
Baltimore	15,251,095,000	16,906,946,600	10.9%	6,531,180,000	7,580,839,700	16.1%	21,782,275,000	24,487,786,300	12.4%
Calvert	3,139,936,200	3,267,560,900	4.1%	425,485,300	438,448,500	3.0%	3,565,421,500	3,706,009,400	3.9%
Caroline	764,354,900	770,938,000	0.9%	96,461,000	94,221,200	-2.3%	860,806,900	865,159,200	0.5%
Carroll	6,800,157,800	7,170,389,400	5.4%	754,167,100	835,834,000	10.8%	7,554,324,900	8,006,223,400	6.0%
Cecil	2,417,950,500	2,414,923,500	-0.1%	692,323,000	728,803,500	5.3%	3,110,273,500	3,143,727,000	1.1%
Charles	4,196,674,900	4,715,676,700	12.4%	2,095,213,800	2,353,947,200	12.3%	6,291,888,700	7,069,623,900	12.4%
Dorchester	871,863,000	856,808,600	-1.7%	82,233,700	84,037,700	2.2%	954,096,700	940,846,300	-1.4%
Frederick	8,798,837,200	9,563,465,100	8.7%	2,284,392,117	2,555,560,200	11.9%	11,083,229,317	12,119,025,300	9.3%
Garrett	522,580,900	529,494,600	1.3%	99,320,900	101,920,300	2.6%	621,901,800	631,414,900	1.5%
Harford	5,770,213,700	5,912,226,100	2.5%	693,531,900	758,282,000	9.3%	6,463,745,600	6,670,508,100	3.2%
Howard	12,154,678,900	13,043,636,200	7.3%	2,720,969,600	3,168,900,600	16.5%	14,875,648,500	16,212,536,800	9.0%
Kent	707,797,900	692,249,900	-2.2%	103,412,800	105,929,700	2.4%	811,210,700	798,179,600	-1.6%
Montgomery	48,116,700,800	52,753,477,900	9.6%	7,205,368,300	8,714,272,900	20.9%	55,322,069,100	61,467,720,800	11.1%
Prince George's	13,486,576,100	17,508,993,100	29.8%	7,655,870,200	8,856,827,900	15.7%	21,142,446,300	26,365,821,000	24.7%
Queen Anne's	2,657,097,700	2,829,748,600	6.5%	412,139,500	475,115,100	15.3%	3,069,237,200	3,304,863,700	7.7%
St. Mary's	2,616,930,500	2,631,707,500	0.6%	182,283,000	189,259,600	3.8%	2,799,213,500	2,820,967,100	0.8%
Somerset	320,151,500	303,945,900	-5.1%	48,706,100	45,743,800	-6.1%	368,857,600	349,689,700	-5.2%
Talbot	2,714,658,500	2,738,382,200	0.9%	790,674,047	825,581,000	4.4%	3,505,332,547	3,563,963,200	1.7%
Washington	3,729,320,800	3,798,566,000	1.9%	1,025,466,105	1,162,836,300	13.4%	4,754,786,905	4,961,402,300	4.3%
Wicomico	1,313,626,500	1,361,494,100	3.6%	377,847,700	389,940,000	3.2%	1,691,474,200	1,751,434,100	3.5%
Worcester	3,123,953,900	3,434,244,500	9.9%	1,045,879,000	1,128,067,700	7.9%	4,169,832,900	4,562,312,200	9.4%
TOTAL	169,753,779,728	185,955,780,800	9.5%	43,239,675,025	50,190,904,300	16.1%	212,993,445,753	236,146,655,100	10.9%

State Department of Assessments and Taxation
December-2015

Table R-2

Increases in Group 1 Full Cash Values
Compares the January 1, 2016 Reassessment Full Cash Values
to the Prior Valuation done January 1, 2013

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	7,972	2,071	25.98%	11,914	2,551	21.41%
Anne Arundel	55,569	47,460	85.41%	60,656	50,571	83.37%
Baltimore City	64,073	32,804	51.20%	69,058	35,530	51.45%
Baltimore County	77,229	67,657	87.61%	87,391	70,454	80.62%
Calvert	9,426	6,083	64.53%	11,828	6,990	59.10%
Caroline	4,254	2,256	53.03%	5,656	2,508	44.34%
Carroll	20,939	14,538	69.43%	23,267	15,148	65.11%
Cecil	12,074	3,508	29.05%	16,738	4,210	25.15%
Charles	19,890	18,732	94.18%	22,150	19,679	88.84%
Dorchester	5,432	2,310	42.53%	7,690	2,524	32.82%
Frederick	28,129	27,034	96.11%	32,827	28,223	85.97%
Garrett	4,655	2,316	49.75%	7,508	2,525	33.63%
Harford	21,615	13,215	61.14%	25,179	13,755	54.63%
Howard	29,452	24,558	83.38%	31,595	25,226	79.84%
Kent	2,514	246	9.79%	4,016	336	8.37%
Montgomery	97,691	87,365	89.43%	104,907	90,843	86.59%
Prince George's	67,708	65,707	97.04%	77,926	67,793	87.00%
Queen Anne's	6,670	5,318	79.73%	8,321	6,189	74.38%
St. Mary's	9,594	4,752	49.53%	13,309	4,943	37.14%
Somerset	2,194	597	27.21%	4,191	616	14.70%
Talbot	7,485	4,028	53.81%	9,280	4,647	50.08%
Washington	17,704	9,312	52.60%	20,840	10,177	48.83%
Wicomico	11,272	6,263	55.56%	14,414	6,748	46.82%
Worcester	14,055	11,630	82.75%	17,779	13,254	74.55%
Totals	597,596	459,760	76.93%	688,440	485,440	70.51%

Table R-3
Triennial Change in Full Cash Value (Residential & Commerical)
 January 1, 2004 through January 1, 2016

	2004 Group 1	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
Allegany	10.6%	10.6%	21.4%	43.3%	34.5%	16.8%	0.4%	-4.5%	-5.3%	-2.4%	-2.8%	-0.4%	1.3%
Anne Arundel	49.0%	47.6%	65.9%	55.4%	34.9%	-0.3%	-17.9%	-16.6%	-12.6%	-1.9%	9.9%	10.8%	11.5%
Baltimore City	18.5%	21.6%	45.6%	58.5%	75.0%	20.9%	-2.6%	-8.7%	-6.8%	-3.1%	7.0%	9.6%	10.9%
Baltimore	19.3%	38.1%	53.4%	64.8%	32.6%	13.3%	-13.2%	-13.6%	-14.5%	-8.1%	1.2%	6.4%	12.4%
Calvert	29.7%	50.4%	71.7%	69.7%	38.3%	3.1%	-15.1%	-20.7%	-16.1%	-11.4%	-2.9%	0.8%	3.9%
Caroline	25.0%	38.9%	49.7%	73.6%	40.6%	13.4%	-15.6%	-18.8%	-18.9%	-15.7%	-3.6%	-2.8%	0.5%
Carroll	35.9%	42.2%	54.0%	56.9%	37.4%	5.1%	-19.2%	-19.6%	-15.4%	-3.8%	-3.0%	4.1%	6.0%
Cecil	20.5%	33.1%	56.7%	54.0%	33.3%	2.5%	-11.0%	-20.0%	-15.4%	-10.4%	-2.3%	3.9%	1.1%
Charles	27.5%	47.2%	70.2%	62.6%	41.4%	-4.6%	-19.8%	-26.6%	-15.2%	-6.8%	-4.2%	3.3%	12.4%
Dorchester	19.4%	32.5%	60.8%	58.5%	34.5%	6.8%	-9.9%	-21.4%	-10.8%	-11.7%	-7.9%	-0.8%	-1.4%
Frederick	33.5%	56.0%	60.9%	52.2%	27.4%	-4.7%	-22.0%	-24.1%	-18.8%	-2.2%	4.0%	11.2%	9.3%
Garrett	11.1%	39.2%	47.6%	38.3%	29.0%	8.5%	0.0%	-2.4%	-14.7%	-3.6%	-14.0%	-2.8%	1.5%
Harford	25.5%	37.6%	48.2%	55.5%	38.6%	9.0%	-14.3%	-15.3%	-5.8%	-6.5%	1.6%	3.1%	3.2%
Howard	39.3%	48.5%	58.7%	50.3%	24.2%	-2.3%	-19.8%	-18.8%	-8.7%	2.5%	8.1%	10.5%	9.0%
Kent	30.6%	46.5%	36.8%	65.2%	37.3%	13.5%	-10.3%	-12.5%	-9.0%	-6.0%	-5.5%	-0.7%	-1.6%
Montgomery	51.8%	65.0%	63.3%	43.4%	16.2%	-10.6%	-17.0%	-14.5%	-8.6%	4.1%	11.0%	18.7%	11.1%
Prince George's	32.8%	40.1%	60.6%	79.5%	51.6%	14.6%	-18.4%	-28.7%	-24.8%	-10.6%	5.3%	19.5%	24.7%
Queen Anne's	40.9%	48.3%	58.7%	50.1%	36.8%	7.2%	-12.4%	-18.6%	-13.7%	-9.0%	-10.3%	1.2%	7.7%
St. Mary's	19.1%	37.2%	57.2%	84.3%	49.0%	8.2%	-15.5%	-16.0%	-9.6%	-7.9%	-2.2%	1.5%	0.8%
Somerset	17.1%	49.5%	65.0%	79.6%	45.5%	4.4%	-10.6%	-18.5%	-20.6%	-11.5%	-13.3%	3.1%	-5.2%
Talbot	31.3%	47.9%	53.5%	54.8%	42.7%	13.6%	-9.0%	-15.0%	-15.3%	-11.5%	-11.4%	-7.1%	1.7%
Washington	21.4%	32.4%	58.6%	64.7%	40.2%	3.0%	-18.4%	-18.3%	-9.0%	-6.9%	-3.0%	5.5%	4.3%
Wicomico	16.9%	21.3%	40.2%	53.2%	40.6%	5.1%	-15.6%	-20.1%	-20.2%	-17.4%	-6.2%	2.6%	3.5%
Worcester	55.5%	26.7%	78.9%	54.1%	33.3%	-12.7%	-20.0%	-14.9%	-17.4%	-14.3%	-7.8%	2.2%	9.4%
State Average	36.0%	46.6%	60.2%	56.1%	33.2%	0.8%	-16.1%	-17.9%	-13.0%	-3.6%	4.7%	10.8%	10.9%

Table R-4

July 1, 2016 County Established Assessment Caps

Jurisdiction	July 1, 2016 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	0%
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 Assessments Value

