

State of Maryland

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ASSESSMENT NOTICES REFLECT CHANGE IN MARKET SINCE 2005

Assessment notices mailed today to 731,611 property owners across the State reflect the change in real estate values since these properties were revalued in 2005. Over the past three years, property values have experienced a mixed change in value with 50% decreasing or no change and 50% having some increase. The amount of increase/decrease is reflective of the area being reassessed and price ranges. On average, statewide residential values decreased by 3.4% and commercial property increased by 17.5%.

Property owners are receiving a redesigned assessment notice. Properties designated as the owner's principal residence will receive a Homestead Tax Credit eligibility application if they have not already applied. The purpose of the application is to certify where their principal residence is located.

Eligible residential property owners will receive a Homestead Tax Credit which limits the increase in their taxable assessments despite the increase in the market value of the property shown on the notice. The taxable assessment, as reduced by the Homestead Credit, is listed at the top of their notice inside of red boxes. This reduced taxable assessment lessens the impact of rising property values and assessments for homeowner occupied properties. 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. 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 each property owner pays only their fair share of local property taxes. The properties being reassessed were last revalued for the 2006 tax year. The new assessments are based upon the examination of more than 71,206 sales which have occurred in the reassessment area over the past three years. Emphasis has been placed on sales which occurred during the first half of 2008. Any increase in property value 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.

Property value changes varied by region in the state since the last valuation in January 2006. The largest percentage of decrease in residential property was in Worcester County, Montgomery County, Frederick County and Charles County. Moderately priced homes in most regions retained or increased their value since 2006. The largest percentage of increase in assessed value was in Baltimore City, Allegany County, Prince George's County, and the central Eastern Shore area of Maryland. Approximately half of all residential property values decreased or remained the same since the last valuation.

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. Local governments may offset assessment increases by lowering their tax rates to the "constant yield" tax rate level. The constant yield tax rate provides local governments with a stable level of property taxes from one year to the next.

For further information, contact the State Department of Assessments and Taxation at 410-767-1184. Extensive reassessment data and information is available from the Department's website at www.dat.state.md.us.

Table R-1
2009 Average Annual Reassessments
& County - Established Assessment Caps

Jurisdiction	Average Annual Increase Before Cap	County Assessment Cap*
Allegany	5.6%	7%
Anne Arundel	-0.1%	2%
Baltimore City	7.0%	4%
Baltimore	4.4%	4%
Calvert	1.0%	10%
Caroline	4.5%	5%
Carroll	1.7%	7%
Cecil	0.8%	8%
Charles	-1.5%	7%
Dorchester	2.3%	5%
Frederick	-1.6%	5%
Garrett	2.8%	5%
Harford	3.0%	9%
Howard	-0.8%	5%
Kent	4.5%	5%
Montgomery	-3.5%	10%
Prince George's	4.9%	5%
Queen Anne's	2.4%	5%
St. Mary's	2.7%	5%
Somerset	1.5%	10%
Talbot	4.5%	0%
Washington	1.0%	5%
Wicomico	1.7%	10%
Worcester	-4.2%	3%
Statewide average	0.3%	

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

SDAT: December 2008

Table R-3
Group 2 Full Cash Value Before Phase-in
For the Years Beginning July 1, 2008 and 2009

Jurisdiction	For the Years Beginning		Percent Change	
	July 1, 2008	July 1, 2009	Total	Per Year
Allegany	910,187,530	1,062,669,070	16.8%	5.6%
Anne Arundel	29,169,286,470	29,073,870,210	-0.3%	-0.1%
Baltimore City	10,651,856,130	12,882,483,050	20.9%	7.0%
Baltimore	22,170,487,006	25,110,943,150	13.3%	4.4%
Calvert	4,791,736,480	4,939,170,380	3.1%	1.0%
Caroline	687,036,120	779,019,640	13.4%	4.5%
Carroll	5,772,154,230	6,069,228,890	5.1%	1.7%
Cecil	3,735,662,540	3,828,371,800	2.5%	0.8%
Charles	6,541,331,360	6,239,243,970	-4.6%	-1.5%
Dorchester	919,236,390	981,592,500	6.8%	2.3%
Frederick	7,996,400,091	7,618,432,610	-4.7%	-1.6%
Garrett	1,401,894,568	1,520,424,850	8.5%	2.8%
Harford	9,145,907,220	9,968,564,980	9.0%	3.0%
Howard	14,827,810,700	14,485,597,970	-2.3%	-0.8%
Kent	927,763,510	1,052,674,540	13.5%	4.5%
Montgomery	68,367,313,100	61,096,565,490	-10.6%	-3.5%
Prince George's	24,599,877,590	28,202,189,790	14.6%	4.9%
Queen Anne's	3,547,144,100	3,802,695,600	7.2%	2.4%
St. Mary's	4,200,675,520	4,543,846,200	8.2%	2.7%
Somerset	728,375,540	760,579,220	4.4%	1.5%
Talbot	2,441,985,820	2,773,965,020	13.6%	4.5%
Washington	4,076,669,060	4,199,326,080	3.0%	1.0%
Wicomico	2,222,930,720	2,337,275,740	5.1%	1.7%
Worcester	11,589,064,710	10,121,822,840	-12.7%	-4.2%
Total	241,422,786,505	243,450,553,590	0.8%	0.3%

Table R-4
Residential and Commercial Base Change Value and Percent Change
January 1, 2008 and January 1, 2009

Group 3 Jurisdiction	Residential				Commercial			
	Base	Proposed	Difference	%Change	Base	Proposed	Difference	%Change
Allegany	661,885,300	780,810,630	118,925,330	18.0%	248,302,230	281,858,440	33,556,210	13.5%
Anne Arundel	25,406,973,230	24,349,988,150	(1,056,985,080)	-4.2%	3,762,313,240	4,723,882,060	961,568,820	25.6%
Baltimore City	7,394,093,910	8,979,779,460	1,585,685,550	21.4%	3,257,762,220	3,902,703,590	644,941,370	19.8%
Baltimore	18,099,860,896	19,850,006,960	1,750,146,064	9.7%	4,070,626,110	5,260,936,190	1,190,310,080	29.2%
Calvert	4,153,087,880	4,271,448,980	118,361,100	2.8%	638,648,600	667,721,400	29,072,800	4.6%
Caroline	560,032,740	631,750,510	71,717,770	12.8%	127,003,380	147,269,130	20,265,750	16.0%
Carroll	4,634,845,950	4,725,305,890	90,459,940	2.0%	1,137,308,280	1,343,923,000	206,614,720	18.2%
Cecil	3,131,175,330	3,142,877,760	11,702,430	0.4%	604,487,210	685,494,040	81,006,830	13.4%
Charles	6,032,723,700	5,679,910,950	(352,812,750)	-5.8%	508,607,660	559,333,020	50,725,360	10.0%
Dorchester	796,922,990	850,684,000	53,761,010	6.7%	122,313,400	130,908,500	8,595,100	7.0%
Frederick	6,668,942,201	6,148,030,100	(520,912,101)	-7.8%	1,327,457,890	1,470,402,510	142,944,620	10.8%
Garrett	1,244,305,668	1,358,526,150	114,220,482	9.2%	157,588,900	161,898,700	4,309,800	2.7%
Harford	7,178,280,440	7,540,576,850	362,296,410	5.0%	1,967,626,780	2,427,988,130	460,361,350	23.4%
Howard	11,850,288,700	11,014,613,170	(835,675,530)	-7.1%	2,977,522,000	3,470,984,800	493,462,800	16.6%
Kent	688,537,210	754,128,840	65,591,630	9.5%	239,226,300	298,545,700	59,319,400	24.8%
Montgomery	51,083,534,090	42,772,588,900	(8,310,945,190)	-16.3%	17,283,779,010	18,323,976,590	1,040,197,580	6.0%
Prince George's	18,298,924,290	19,533,371,990	1,234,447,700	6.7%	6,300,953,300	8,668,817,800	2,367,864,500	37.6%
Queen Anne's	3,215,525,550	3,410,113,700	194,588,150	6.1%	331,618,550	392,581,900	60,963,350	18.4%
St. Mary's	3,384,873,920	3,554,400,300	169,526,380	5.0%	815,801,600	989,445,900	173,644,300	21.3%
Somerset	583,048,870	611,851,420	28,802,550	4.9%	145,326,670	148,727,800	3,401,130	2.3%
Talbot	2,358,456,250	2,681,505,420	323,049,170	13.7%	83,529,570	92,459,600	8,930,030	10.7%
Washington	2,865,720,820	2,757,151,980	(108,568,840)	-3.8%	1,210,948,240	1,442,174,100	231,225,860	19.1%
Wicomico	1,851,411,620	1,916,590,340	65,178,720	3.5%	371,519,100	420,685,400	49,166,300	13.2%
Worcester	10,584,063,500	8,941,095,750	(1,642,967,750)	-15.5%	1,005,001,210	1,180,727,090	175,725,880	17.5%
Total	192,727,515,055	186,257,108,200	(6,470,406,855)	-3.4%	48,695,271,450	57,193,445,390	8,498,173,940	17.5%

January 1, 2008 Reassessments
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