

State of Maryland

DEPARTMENT OF ASSESSMENTS AND TAXATION

Office of the Director

MARTIN O'MALLEY
Governor

ROBERT E. YOUNG
Director

December 27, 2011

Assessment Notices Reflect Change in Market Since 2008

Assessment notices mailed today to 737,423 property owners across the State reflect another large decrease in real estate values for residential properties in Maryland. This group of properties was last valued in 2008. Over the past three years, residential property values in this group have experienced a decline in value with 91% of them decreasing. On average, the residential values in this group being reassessed decreased by 17%. Commercial property values showed a decrease in 18 of the 24 subdivisions but an overall average increase of 1% statewide.

Within the notices mailed, residential property owners being reassessed this year will receive a Homestead Tax Credit Eligibility Application if they have not already applied. The purpose of the application is to certify a homeowner's principal residence and to ensure the property owner's continued eligibility for this credit.

Eligible residential property owners 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 2009 tax year. The new assessments are based upon the examination of 48,008 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.

Residential property values decreased across the state. More than 90% of the residential properties were reduced in this reassessment area.

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

July 1, 2012 County Established Assessment Caps

Jurisdiction	July 1, 2012 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	4%
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, 2000 through January 1, 2012

	2000 Gr. 3	2001 Gr. 1	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
Allegany	4.2%	5.8%	6.2%	9.3%	10.6%	10.6%	21.4%	43.3%	34.5%	16.8%	0.4%	-4.5%	-5.3%
Anne Arundel	8.7%	14.8%	20.4%	37.0%	49.0%	47.6%	65.9%	55.4%	34.9%	-0.3%	-17.9%	-16.6%	-12.6%
Baltimore City	7.3%	10.3%	6.1%	23.0%	18.5%	21.6%	45.6%	58.5%	75.0%	20.9%	-2.6%	-8.7%	-6.8%
Baltimore	4.1%	6.2%	12.1%	11.2%	19.3%	38.1%	53.4%	64.8%	32.6%	13.3%	-13.2%	-13.6%	-14.5%
Calvert	6.0%	8.6%	14.3%	17.6%	29.7%	50.4%	71.7%	69.7%	38.3%	3.1%	-15.1%	-20.7%	-16.1%
Caroline	5.3%	8.5%	12.1%	13.3%	25.0%	38.9%	49.7%	73.6%	40.6%	13.4%	-15.6%	-18.8%	-18.9%
Carroll	6.0%	7.9%	11.7%	15.8%	35.9%	42.2%	54.0%	56.9%	37.4%	5.1%	-19.2%	-19.6%	-15.4%
Cecil	6.7%	9.2%	13.4%	17.4%	20.5%	33.1%	56.7%	54.0%	33.3%	2.5%	-11.0%	-20.0%	-15.4%
Charles	3.7%	6.6%	11.3%	17.9%	27.5%	47.2%	70.2%	62.6%	41.4%	-4.6%	-19.8%	-26.6%	-15.2%
Dorchester	16.8%	8.9%	15.8%	12.3%	19.4%	32.5%	60.8%	58.5%	34.5%	6.8%	-9.9%	-21.4%	-10.8%
Frederick	5.0%	8.8%	13.0%	18.1%	33.5%	56.0%	60.9%	52.2%	27.4%	-4.7%	-22.0%	-24.1%	-18.8%
Garrett	7.6%	8.2%	19.4%	22.2%	11.1%	39.2%	47.6%	38.3%	29.0%	8.5%	0.0%	-2.4%	-14.7%
Harford	4.2%	9.6%	12.8%	14.4%	25.5%	37.6%	48.2%	55.5%	38.6%	9.0%	-14.3%	-15.3%	-5.8%
Howard	6.6%	10.4%	20.1%	29.0%	39.3%	48.5%	58.7%	50.3%	24.2%	-2.3%	-19.8%	-18.8%	-8.7%
Kent	4.0%	17.7%	17.4%	20.7%	30.6%	46.5%	36.8%	65.2%	37.3%	13.5%	-10.3%	-12.5%	-9.0%
Montgomery	6.4%	13.5%	21.8%	36.3%	51.8%	65.0%	63.3%	43.4%	16.2%	-10.6%	-17.0%	-14.5%	-8.6%
Prince George's	1.9%	4.8%	13.8%	16.4%	32.8%	40.1%	60.6%	79.5%	51.6%	14.6%	-18.4%	-28.7%	-24.8%
Queen Anne's	8.7%	16.8%	18.3%	38.6%	40.9%	48.3%	58.7%	50.1%	36.8%	7.2%	-12.4%	-18.6%	-13.7%
St. Mary's	4.3%	6.5%	8.5%	9.7%	19.1%	37.2%	57.2%	84.3%	49.0%	8.2%	-15.5%	-16.0%	-9.6%
Somerset	4.8%	5.8%	6.9%	17.0%	17.1%	49.5%	65.0%	79.6%	45.5%	4.4%	-10.6%	-18.5%	-20.6%
Talbot	11.5%	14.8%	33.6%	34.9%	31.3%	47.9%	53.5%	54.8%	42.7%	13.6%	-9.0%	-15.0%	-15.3%
Washington	6.8%	6.7%	7.1%	11.1%	21.4%	32.4%	58.6%	64.7%	40.2%	3.0%	-18.4%	-18.3%	-9.0%
Wicomico	6.4%	5.2%	6.8%	12.7%	16.9%	21.3%	40.2%	53.2%	40.6%	5.1%	-15.6%	-20.1%	-20.2%
Worcester	6.2%	17.4%	18.0%	70.6%	55.5%	26.7%	78.9%	54.1%	33.3%	-12.7%	-20.0%	-14.9%	-17.4%
State Average	5.7%	10.1%	15.9%	26.4%	36.0%	46.6%	60.2%	56.1%	33.2%	0.8%	-16.1%	-17.9%	-13.0%

TABLE R-3
Group 3 Total Full Cash Value Change (Residential & Commerical)
January 1, 2009 Base Full Cash Values Compared To
January 1, 2012 Reassessment Full Cash Values

	Date of Finality		Percent Change
	January 1, 2009	January 1, 2012	
Allegany	1,111,922,370	1,052,983,000	-5.3%
Anne Arundel	28,457,065,371	24,882,341,200	-12.6%
Baltimore City	12,510,710,400	11,663,456,000	-6.8%
Baltimore	24,946,232,360	21,333,399,900	-14.5%
Calvert	4,873,638,005	4,089,311,300	-16.1%
Caroline	778,678,970	631,644,900	-18.9%
Carroll	5,960,253,000	5,044,944,800	-15.4%
Cecil	3,918,245,290	3,315,736,700	-15.4%
Charles	6,386,114,920	5,417,734,200	-15.2%
Dorchester	977,954,850	872,103,200	-10.8%
Frederick	7,606,009,330	6,175,742,000	-18.8%
Garrett	1,553,838,410	1,324,672,100	-14.7%
Harford	10,007,658,820	9,431,723,700	-5.8%
Howard	14,594,274,610	13,322,019,300	-8.7%
Kent	1,046,510,050	952,126,600	-9.0%
Montgomery	59,281,988,886	54,184,537,800	-8.6%
Prince George's	27,302,181,637	20,526,289,900	-24.8%
Queen Anne's	3,812,884,100	3,291,054,200	-13.7%
St. Mary's	4,699,773,410	4,246,744,800	-9.6%
Somerset	767,423,350	609,639,900	-20.6%
Talbot	2,771,516,870	2,348,545,100	-15.3%
Washington	4,089,454,330	3,720,476,600	-9.0%
Wicomico	2,317,986,930	1,850,247,200	-20.2%
Worcester	9,668,778,820	7,981,901,900	-17.4%
TOTAL	239,441,095,089	208,269,376,300	-13.0%

Table R-4

Residential and Commercial Full Cash Value Change

Value and Percent Change for Reassessment Group 3

January 1, 2009 Base Full Cash Values Compared To January 1, 2012 Reassessment Full Cash Values

Group 3 Jurisdiction	Residential				Commercial			
	Base	Reassessment	Difference	% Change	Base	Reassessment	Difference	% Change
Allegany	789,594,270	742,471,800	(47,122,470)	-6.0%	322,328,100	310,511,200	(11,816,900)	-3.7%
Anne Arundel	24,032,809,401	20,541,998,900	(3,490,810,501)	-14.5%	4,424,255,970	4,340,342,300	(83,913,670)	-1.9%
Baltimore City	8,637,359,600	7,793,122,000	(844,237,600)	-9.8%	3,873,350,800	3,870,472,000	(2,878,800)	-0.1%
Baltimore	19,868,170,200	16,100,200,800	(3,767,969,400)	-19.0%	5,078,062,160	5,233,199,100	155,136,940	3.1%
Calvert	4,252,033,805	3,468,071,600	(783,962,205)	-18.4%	621,604,200	621,239,700	(364,500)	-0.1%
Caroline	633,861,190	490,595,100	(143,266,090)	-22.6%	144,817,780	141,049,800	(3,767,980)	-2.6%
Carroll	4,696,520,000	3,899,568,400	(796,951,600)	-17.0%	1,263,733,000	1,145,376,400	(118,356,600)	-9.4%
Cecil	3,191,098,890	2,642,396,600	(548,702,290)	-17.2%	727,146,400	673,340,100	(53,806,300)	-7.4%
Charles	5,719,393,020	4,770,104,700	(949,288,320)	-16.6%	666,721,900	647,629,500	(19,092,400)	-2.9%
Dorchester	847,732,450	748,094,900	(99,637,550)	-11.8%	130,222,400	124,008,300	(6,214,100)	-4.8%
Frederick	6,082,431,030	4,734,779,200	(1,347,651,830)	-22.2%	1,523,578,300	1,440,962,800	(82,615,500)	-5.4%
Garrett	1,387,393,710	1,175,902,000	(211,491,710)	-15.2%	166,444,700	148,770,100	(17,674,600)	-10.6%
Harford	7,697,551,720	6,909,219,000	(788,332,720)	-10.2%	2,310,107,100	2,522,504,700	212,397,600	9.2%
Howard	11,260,204,510	9,884,724,100	(1,375,480,410)	-12.2%	3,334,070,100	3,437,295,200	103,225,100	3.1%
Kent	757,977,050	672,458,600	(85,518,450)	-11.3%	288,533,000	279,668,000	(8,865,000)	-3.1%
Montgomery	42,731,366,816	37,312,057,700	(5,419,309,116)	-12.7%	16,550,622,070	16,872,480,100	321,858,030	1.9%
Prince George's	19,358,811,337	12,296,695,700	(7,062,115,637)	-36.5%	7,943,370,300	8,229,594,200	286,223,900	3.6%
Queen Anne's	3,366,280,000	2,862,690,600	(503,589,400)	-15.0%	446,604,100	428,363,600	(18,240,500)	-4.1%
St. Mary's	3,685,093,700	3,251,287,500	(433,806,200)	-11.8%	1,014,679,710	995,457,300	(19,222,410)	-1.9%
Somerset	613,245,450	466,136,600	(147,108,850)	-24.0%	154,177,900	143,503,300	(10,674,600)	-6.9%
Talbot	2,676,080,470	2,265,910,700	(410,169,770)	-15.3%	95,436,400	82,634,400	(12,802,000)	-13.4%
Washington	2,750,931,530	2,290,582,100	(460,349,430)	-16.7%	1,338,522,800	1,429,894,500	91,371,700	6.8%
Wicomico	1,903,513,530	1,467,535,300	(435,978,230)	-22.9%	414,473,400	382,711,900	(31,761,500)	-7.7%
Worcester	8,735,144,820	7,143,798,300	(1,591,346,520)	-18.2%	933,634,000	838,103,600	(95,530,400)	-10.2%
TOTAL	185,674,598,499	153,930,402,200	(31,744,196,299)	-17.1%	53,766,496,590	54,339,112,100	572,615,510	1.1%

Decreases in Group 3 Full Cash Values
Compares the January 1, 2012 Reassessment Full Cash Values
to the Prior Valuation done January 1, 2009

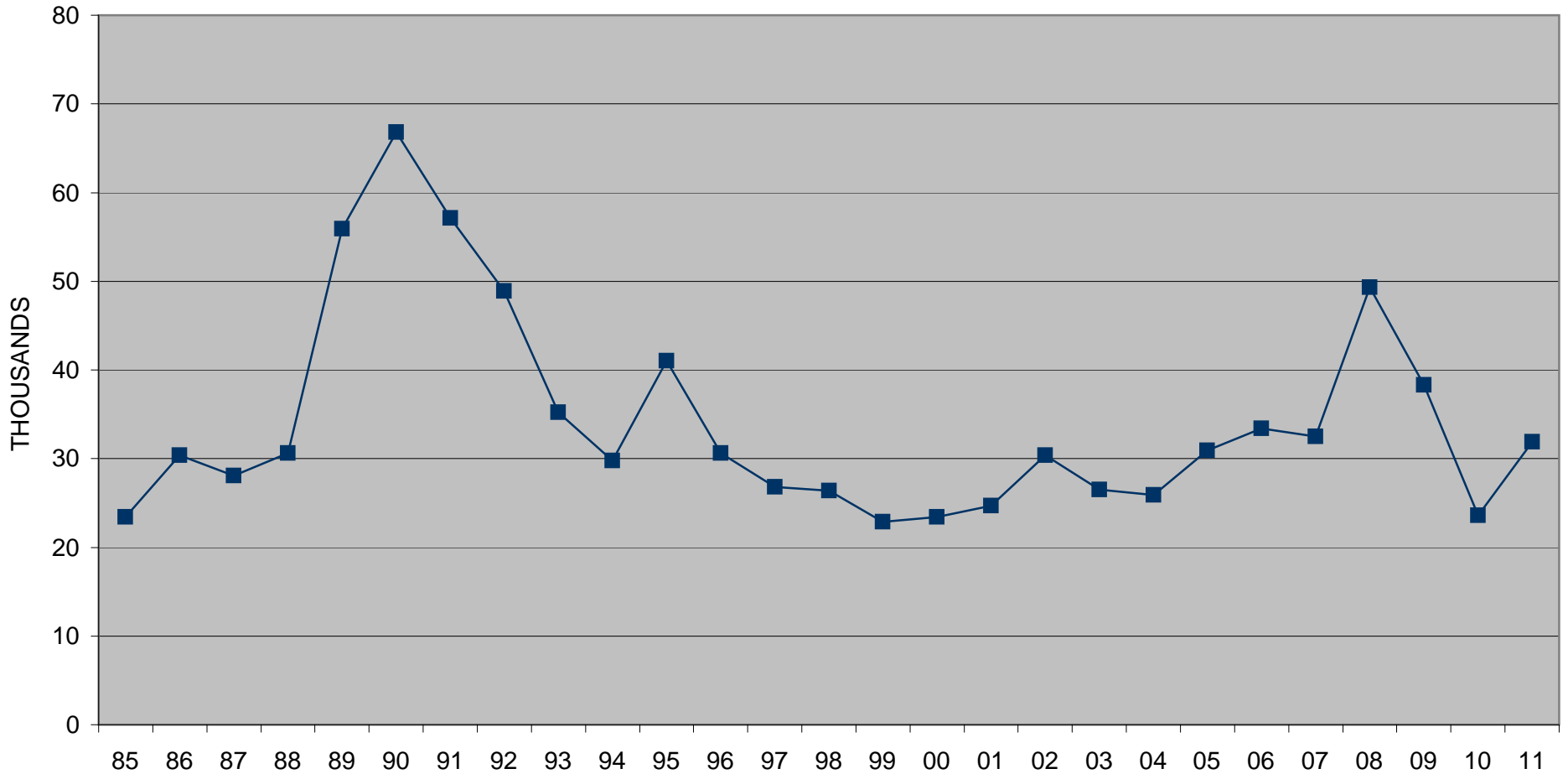
County	Total Number of Residential Improved Properties	Number That Decreased in Value	Percentage That Decreased in Value	Total Number of All Properties	Number That Decreased in Value	Percentage That Decreased in Value
Allegany	9,134	7,358	80.56%	14,065	9,152	65.07%
Anne Arundel	54,084	51,230	94.72%	65,236	57,437	88.04%
Baltimore City	61,420	36,529	59.47%	74,302	40,710	54.79%
Baltimore County	86,524	85,303	98.59%	105,583	87,282	82.67%
Calvert	12,829	12,526	97.64%	17,858	16,909	94.69%
Caroline	3,095	3,064	99.00%	4,694	4,290	91.39%
Carroll	16,591	16,307	98.29%	20,808	19,233	92.43%
Cecil	11,592	11,421	98.52%	15,719	13,750	87.47%
Charles	15,856	15,735	99.24%	21,546	19,563	90.80%
Dorchester	3,059	2,834	92.64%	6,144	3,763	61.25%
Frederick	18,541	18,394	99.21%	24,204	22,721	93.87%
Garrett	5,106	4,767	93.36%	9,929	6,651	66.99%
Harford	31,666	21,015	66.36%	38,445	32,707	85.07%
Howard	31,252	29,528	94.48%	36,171	30,913	85.46%
Kent	2,553	2,514	98.47%	4,126	3,694	89.53%
Montgomery	111,399	99,652	89.46%	126,703	108,422	85.57%
Prince George's	75,282	74,874	99.46%	89,724	78,395	87.37%
Queen Anne's	7,251	6,936	95.66%	10,289	9,142	88.85%
St. Mary's	12,695	12,357	97.34%	17,238	15,344	89.01%
Somerset	3,812	3,781	99.19%	7,071	6,542	92.52%
Talbot	4,340	4,197	96.71%	5,730	4,873	85.04%
Washington	11,786	11,585	98.29%	16,912	13,970	82.60%
Wicomico	10,412	10,317	99.09%	16,222	14,043	86.57%
Worcester	30,906	26,729	86.48%	32,501	27,452	84.47%
Totals	631,185	568,953	90.14%	781,220	646,958	82.81%

NUMBER OF APPEALS

1985 - 2011

State Department of Assessments & Taxation

12/27/11

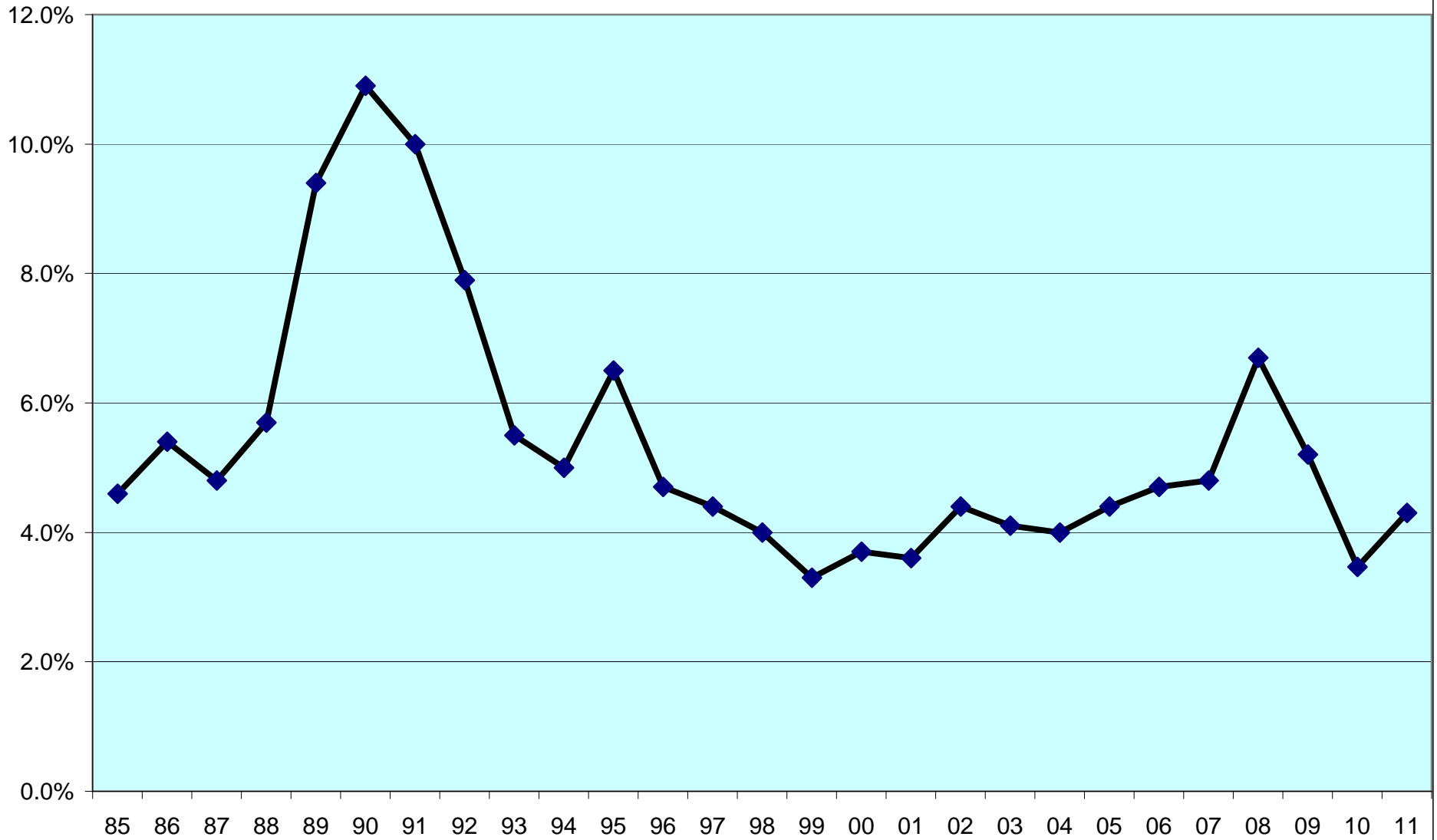


PERCENTAGE OF ACCOUNTS APPEALED

1985 - 2011

State Department of Assessments & Taxation

12/27/11

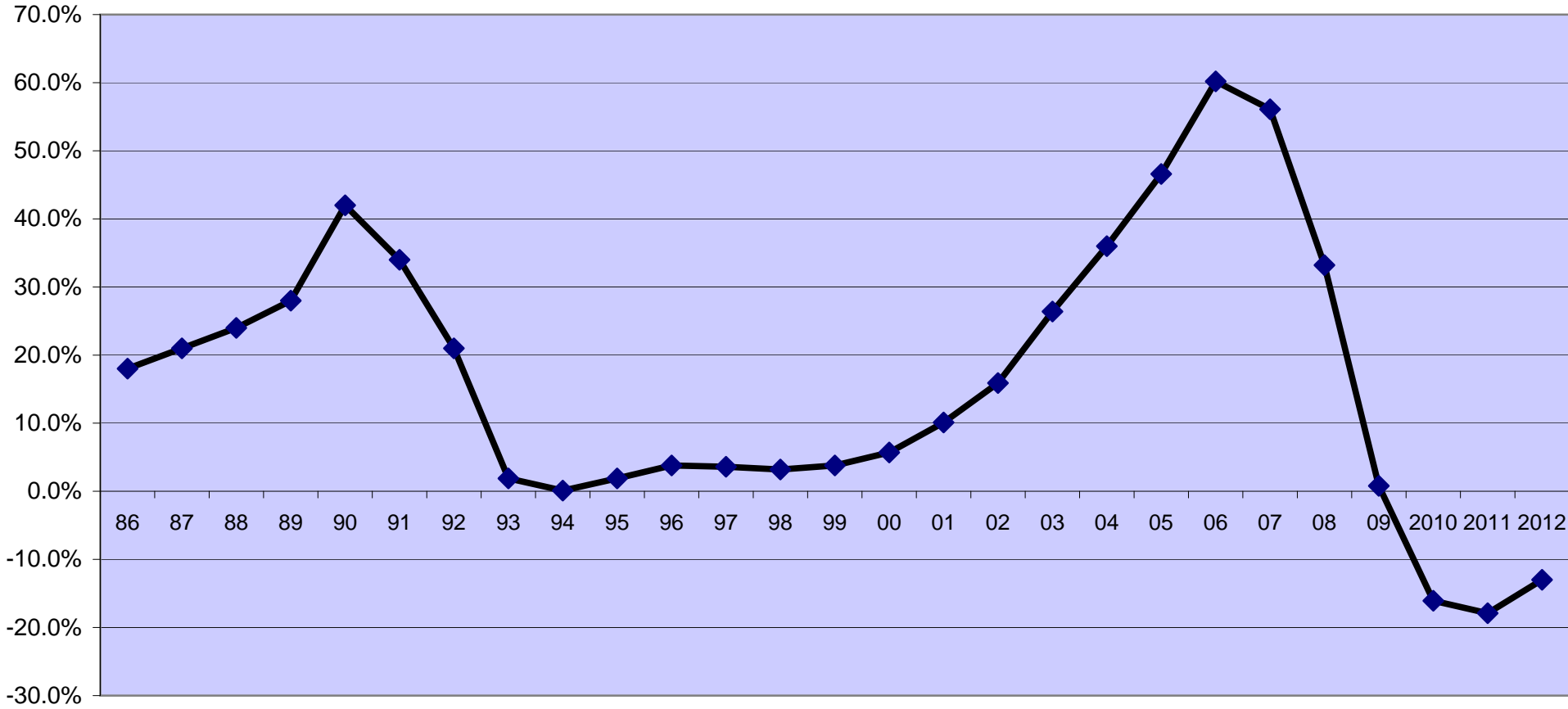


AVERAGE ASSESSMENT CHANGE

1986 - 2012

State Department of Assessments & Taxtion

12/27/11



PERCENTAGE OF ACCOUNTS APPEALED

YEAR	1987	88	89	90	91	92	93	94	95	96	97	98	99
APPEAL %	4.8%	5.7%	9.4%	10.9%	10.0%	7.9%	5.5%	5.0%	6.5%	4.7%	4.4%	4.0%	3.3%
YEAR	2000	01	02	03	04	05	06	07	08	09	10	2011	
APPEAL %	3.7%	3.6%	4.4%	4.1%	4.0%	4.4%	4.7%	4.8%	6.7%	5.20%	3.5%	4.3%	

NUMBER OF APPEALS

YEAR	1987	88	89	90	91	92	93	94	95	96	97	98	99
APPEALS	28.1	30.6	55.9	66.8	57.1	48.9	35.2	29.8	41	30.6	26.8	26.4	22.9
YEAR	2000	01	02	03	04	05	06	07	08	09	10	2011	
APPEALS	23.4	24.7	30.4	26.5	25.9	30.9	33.4	32.5	49.3	36.5	23.6	31.9	

AVERAGE ASSESSMENT CHANGE

YEAR	1987	88	89	90	91	92	93	94	95	96	97	98	99
%INC	21.0%	24.0%	28.0%	42.0%	34.0%	21.0%	1.9%	0.1%	1.9%	3.8%	3.6%	3.2%	3.8%
YEAR	2000	01	02	03	04	05	06	07	08	09	10	11	2012
%INC	5.7%	10.1%	15.9%	26.4%	36.0%	46.6%	60.2%	56.1%	33.2%	0.8%	-16.1%	-17.9%	-13.0%