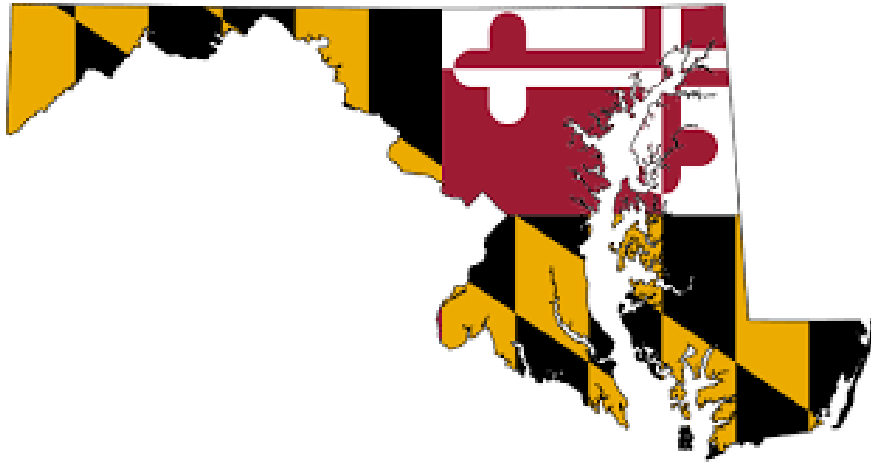


# Maryland Department of Assessments and Taxation



# Speakers...

**Chuck Cluster**

State Supervisor Real Property

(410) 767-1197

**Michael Higgs Jr.**

Deputy Director

(410) 767-1187

# ATTENTION

DECEMBER 28, 2015...

NOTICES MAILED...

**688,440!**



- **Appeal deadline-  
February 11, 2016**

# GROUP 1 PERCENTAGE CHANGE

- RESIDENTIAL INCREASE

9.5%



- COMMERCIAL INCREASE

16%

- COMBINED INCREASES

11%

# PRINCE GEORGE'S COUNTY

## Percentage Increase...



# 25%

# Group 1 Value Change Residential



<b>Group 1 Jurisdiction</b>	<b>Residential 1-Jan-13</b>	<b>1-Jan-16</b>	<b>% Change</b>
Allegany	1,006,459,588	987,332,700	-1.9%
Anne Arundel	20,171,076,500	22,214,021,100	10.1%
Baltimore City	9,101,086,440	9,549,551,600	4.9%
Baltimore	15,251,095,000	16,906,946,600	10.9%
Calvert	3,139,936,200	3,267,560,900	4.1%
Caroline	764,354,900	770,938,000	0.9%
Carroll	6,800,157,800	7,170,389,400	5.4%
Cecil	2,417,950,500	2,414,923,500	-0.1%
Charles	4,196,674,900	4,715,676,700	12.4%
Dorchester	871,863,000	856,808,600	-1.7%
Frederick	8,798,837,200	9,563,465,100	8.7%
Garrett	522,580,900	529,494,600	1.3%
Harford	5,770,213,700	5,912,226,100	2.5%
Howard	12,154,678,900	13,043,636,200	7.3%
Kent	707,797,900	692,249,900	-2.2%
Montgomery	48,116,700,800	52,753,477,900	9.6%
Prince George's	13,486,576,100	17,508,993,100	29.8%
Queen Anne's	2,657,097,700	2,829,748,600	6.5%
St. Mary's	2,616,930,500	2,631,707,500	0.6%
Somerset	320,151,500	303,945,900	-5.1%
Talbot	2,714,658,500	2,738,382,200	0.9%
Washington	3,729,320,800	3,798,566,000	1.9%
Wicomico	1,313,626,500	1,361,494,100	3.6%
<u>Worcester</u>	<u>3,123,953,900</u>	<u>3,434,244,500</u>	<u>9.9%</u>
<b>TOTAL</b>	<b>169,753,779,728</b>	<b>185,955,780,800</b>	<b>9.5%</b>

# Group 1 Value Change Commercial



<b>Group 1</b>	<b>Commercial</b>		
<b>Jurisdiction</b>	<b>1-Jan-13</b>	<b>1-Jan-16</b>	<b>% Change</b>
Allegany	353,097,400	390,071,500	10.5%
Anne Arundel	2,440,067,656	2,986,705,900	22.4%
Baltimore City	5,123,584,800	6,219,758,000	21.4%
Baltimore	6,531,180,000	7,580,839,700	16.1%
Calvert	425,485,300	438,448,500	3.0%
Caroline	96,461,000	94,221,200	-2.3%
Carroll	754,167,100	835,834,000	10.8%
Cecil	692,323,000	728,803,500	5.3%
Charles	2,095,213,800	2,353,947,200	12.3%
Dorchester	82,233,700	84,037,700	2.2%
Frederick	2,284,392,117	2,555,560,200	11.9%
Garrett	99,320,900	101,920,300	2.6%
Harford	693,531,900	758,282,000	9.3%
Howard	2,720,969,600	3,168,900,600	16.5%
Kent	103,412,800	105,929,700	2.4%
Montgomery	7,205,368,300	8,714,272,900	20.9%
Prince George's	7,655,870,200	8,856,827,900	15.7%
Queen Anne's	412,139,500	475,115,100	15.3%
St. Mary's	182,283,000	189,259,600	3.8%
Somerset	48,706,100	45,743,800	-6.1%
Talbot	790,674,047	825,581,000	4.4%
Washington	1,025,466,105	1,162,836,300	13.4%
Wicomico	377,847,700	389,940,000	3.2%
<u>Worcester</u>	<u>1,045,879,000</u>	<u>1,128,067,700</u>	<u>7.9%</u>
<b>TOTAL</b>	<b>43,239,675,025</b>	<b>50,190,904,300</b>	<b>16.1%</b>

# Group 1 Value Change Residential & Commercial

<b>Group 1 Jurisdiction</b>	<b>Residential &amp; Commercial Combined</b>		<b>% Change</b>
	<b>1-Jan-13</b>	<b>1-Jan-16</b>	
Allegany	1,359,556,988	1,377,404,200	1.3%
Anne Arundel	22,611,144,156	25,200,727,000	11.5%
Baltimore City	14,224,671,240	15,769,309,600	10.9%
Baltimore	21,782,275,000	24,487,786,300	12.4%
Calvert	3,565,421,500	3,706,009,400	3.9%
Caroline	860,806,900	865,159,200	0.5%
Carroll	7,554,324,900	8,006,223,400	6.0%
Cecil	3,110,273,500	3,143,727,000	1.1%
Charles	6,291,888,700	7,069,623,900	12.4%
Dorchester	954,096,700	940,846,300	-1.4%
Frederick	11,083,229,317	12,119,025,300	9.3%
Garrett	621,901,800	631,414,900	1.5%
Harford	6,463,745,600	6,670,508,100	3.2%
Howard	14,875,648,500	16,212,536,800	9.0%
Kent	811,210,700	798,179,600	-1.6%
Montgomery	55,322,069,100	61,467,720,800	11.1%
Prince George's	21,142,446,300	26,365,821,000	24.7%
Queen Anne's	3,069,237,200	3,304,863,700	7.7%
St. Mary's	2,799,213,500	2,820,967,100	0.8%
Somerset	368,857,600	349,689,700	-5.2%
Talbot	3,505,332,547	3,563,963,200	1.7%
Washington	4,754,786,905	4,961,402,300	4.3%
Wicomico	1,691,474,200	1,751,434,100	3.5%
<u>Worcester</u>	<u>4,169,832,900</u>	<u>4,562,312,200</u>	<u>9.4%</u>
<b>TOTAL</b>	<b>212,993,445,753</b>	<b>236,146,655,100</b>	<b>10.9%</b>



# Real Property Taxable Base- County Level



Estimated Growth-

THEN...

- **2014 to 2015** increase projection was **2%**

NOW...

- **2015 to 2016** increased projection is **3%**

# Slow, Steady Growth...



**REAL ESTATE MARKET**

**Table R-1**  
**July 1, 2014 County Established Assessment Caps**

Jurisdiction	July 1, 2016 County Assessment Cap*	Jurisdiction	July 1, 2016 County Assessment Cap*
Allegany	4%	Harford	5%
Anne Arundel	2%	Howard	5%
Baltimore City	4%	Kent	5%
Baltimore	4%	Montgomery	10%
Calvert	10%	Prince George's	n/a
Caroline	5%	Queen Anne's	5%
Carroll	5%	St. Mary's	5%
Cecil	4%	Somerset	10%
Charles	7%	Talbot	n/a
Dorchester	5%	Washington	5%
Frederick	5%	Wicomico	5%
Garrett	5%	Worcester	3%

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

# APPEALS...

Residential-

3% per year

Commercial-

3% per year



# Appeals Receiving a Reduction

- Residential-  
35%



- Commercial-  
30%

NEW  
CONSTRUCTION  
PROCESS



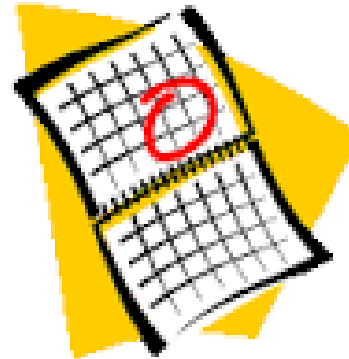
## Pick up Dates...

- **1/1/xxxx and 7/1/xxxx**

## Six Counties Pick up on The Quarters...

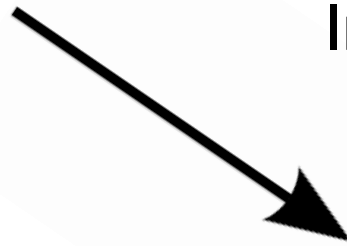
- **4/1/xxxx and 10/1/xxxx**

1. **Baltimore City**
2. **Baltimore County**
3. **Charles County**
4. **Howard County**
5. **Montgomery County**
6. **Prince George's County**



**PERMITS**

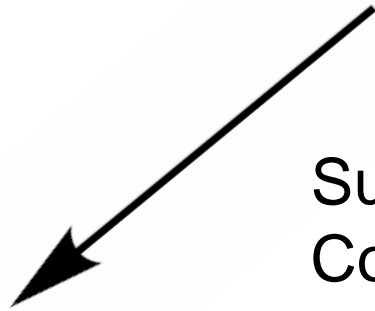
Information



**LOCAL  
ASSESSMENT  
OFFICE**



Substantially  
Complete



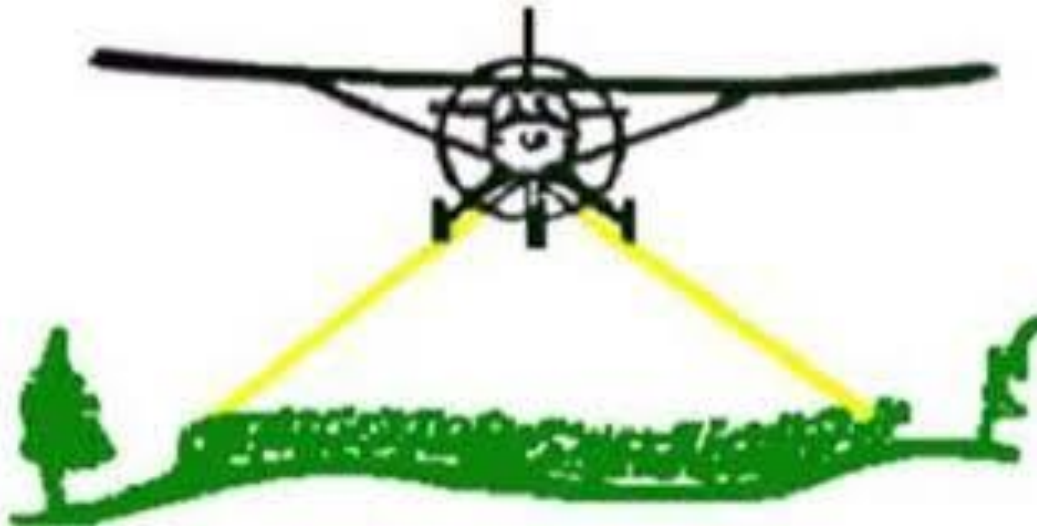
**TAX ROLLS**



# DESKTOP ASSESSMENTS



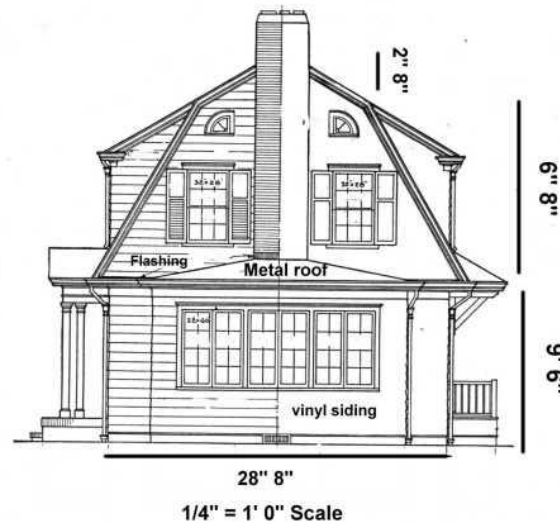
# Oblique Aerial Imagery



# HOW IT WORKS...

- Takes imaging from all 4 sides

Accurate  
measurements  
right on your  
desktop!



Side Elevation

# BENEFITS...

- Reliable, Accessible Data
- More Production
- Added Tax Base



# Personal Property

Business Personal Property  
Heidi Dudderar, (410) 767-1170

Utility & Railroad Operating  
Personal Property  
Laura Kittel, (410) 767-1897

For actual County detail,  
see the Department's website:

[www.dat.maryland.gov](http://www.dat.maryland.gov)

SDAT/Stats

Assessable Base Estimates  
March (preferable)

For More Information  
About Our Department  
Visit...



[www.dat.maryland.gov](http://www.dat.maryland.gov)

Thank you for your time today. Hope to  
see you all next year!