



**PRINCE GEORGE'S COUNTY GOVERNMENT**  
**OFFICE OF MANAGEMENT AND BUDGET**

Rushern L. Baker, III  
 County Executive

June 8, 2018

MEMORANDUM

TO: Robert J. Williams, Council Administrator, County Council  
 FROM: Stanley A. Earley, Director *SAE*  
 RE: FY 2019 Property Tax Rates

The FY 2019 Property Tax rate components have been decided. The following table summarizes FY 2019 property tax rates per \$100 of assessable value:

County	Personal 2.50	Real 1.00
<b>M-NCPPC</b>		
Administration	0.1415	0.0566
Parks	0.3985	0.1594
Recreation	0.1950	0.0780
Land Acquisition	<u>0.0000</u>	<u>0.0000</u>
<b>Total</b>	<b>0.7350</b>	<b>0.2940</b>
<b>Stormwater Area1</b>	0.1350	0.0540
<b>Stormwater Area2</b>	0.0300	0.0120
<b>WSTC</b>	0.0650	0.0260
	<b>Utilities</b>	<b>Real</b>
<b>State</b>	0.2800	0.1120

Please see Attachments 1-4 for detailed tax bill notes:  
 Attachment 1 – FY 2019 Property Tax Rate Components  
 Attachment 2 – FY 2019 Municipal Property Tax Differential Information  
 Attachment 3 – FY 2019 Constant Yield Tax Rate Table  
 Attachment 4 – State Tax Rate for Fiscal Year 2019 from the Board of Public Works

Should you have any questions, please feel free to contact me.

cc: Linda Allen, Chief of Treasury, Office of Finance

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[www.princegeorgescountymd.gov](http://www.princegeorgescountymd.gov)



## FY 2019 Property Tax Rate Components

	Personal	Real
<b>County</b>	2.50	1.00
<b>M-NCPPC</b>		
Administration	0.1415	0.0566
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Recreation	0.1950	0.0780
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<b>State</b>	0.2800	0.1120

## FY 2019 Tax Bill Note:

The percentage of County Source Revenues spent on the Board of Education (BOE) = 37.00%  
BOE portion of County Personal Property Tax Rate = \$0.9249, and of Real Property Tax Rate = \$0.3700  
County Total Property Tax Revenues = \$913,932,200  
County contribution to the Board of Education's Budget = \$763,562,900

## FY 2019 Municipal Personal Property Tax Differential &amp; Real Property Tax Differential

Municipality	FY 2019 County Personal Property Tax Rate	FY 2019 Personal Property Tax Differential	Resulting FY 2019 County Tax Rate	FY 2019 County Real Property Tax Rate	FY 2019 Real Property Tax Differential	Resulting FY 2019 County Tax Rate
Berwyn Heights	2.50	(0.295)	2.205	1.00	(0.126)	0.874
Bladensburg	2.50	(0.283)	2.217	1.00	(0.121)	0.879
Bowie	2.50	(0.346)	2.154	1.00	(0.148)	0.852
Brentwood	2.50	(0.153)	2.347	1.00	(0.065)	0.935
Capitol Heights	2.50	(0.240)	2.260	1.00	(0.102)	0.898
Cheverly	2.50	(0.310)	2.190	1.00	(0.132)	0.868
College Park	2.50	(0.081)	2.419	1.00	(0.035)	0.965
Colmar Manor	2.50	(0.221)	2.279	1.00	(0.094)	0.906
Cottage City	2.50	(0.229)	2.271	1.00	(0.098)	0.902
District Heights	2.50	(0.304)	2.196	1.00	(0.130)	0.870
Eagle Harbor	2.50	(0.010)	2.490	1.00	(0.004)	0.996
Edmonston	2.50	(0.211)	2.289	1.00	(0.090)	0.910
Fairmount Heights	2.50	(0.163)	2.337	1.00	(0.070)	0.930
Forest Heights	2.50	(0.166)	2.334	1.00	(0.071)	0.929
Glenarden	2.50	(0.258)	2.242	1.00	(0.110)	0.890
Greenbelt	2.50	(0.356)	2.144	1.00	(0.151)	0.849
Hyattsville	2.50	(0.336)	2.164	1.00	(0.143)	0.857
Landover Hills	2.50	(0.216)	2.284	1.00	(0.092)	0.908
Laurel	2.50	(0.424)	2.076	1.00	(0.181)	0.819
Morningside	2.50	(0.150)	2.350	1.00	(0.064)	0.936
Mount Rainier	2.50	(0.329)	2.171	1.00	(0.140)	0.860
New Carrollton	2.50	(0.274)	2.226	1.00	(0.116)	0.884
N. Brentwood	2.50	(0.012)	2.488	1.00	(0.005)	0.995
Riverdale	2.50	(0.313)	2.187	1.00	(0.133)	0.867
Seat Pleasant	2.50	(0.285)	2.215	1.00	(0.121)	0.879
University Park	2.50	(0.307)	2.193	1.00	(0.131)	0.869
Upper Marlboro	2.50	(0.186)	2.314	1.00	(0.079)	0.921
<b>Average</b>		<b>(0.239)</b>	<b>2.261</b>		<b>(0.102)</b>	<b>0.898</b>

FY 2019 CONSTANT YIELD TAX RATE TABLE

Jurisdiction	FY 2018 Net Assessable Base	FY 2018 Tax Yield	FY 2018 Tax Rate	FY 2019 Net Assessable Base	Actual FY 2019 Constant Yield Tax Rate	FY 2019 Tax Rate	FY 2019 Tax Yield	FY 2019 Tax Revenues Above (Below) Constant Yield
Barwyn Heights	\$269,045,288	\$2,362,218	\$0.8780	\$283,293,319	\$0.8336	\$0.8740	\$2,475,984	\$113,884
Bladensburg	440,994,298	3,889,482	0.8820	455,104,993	0.8546	0.8790	3,889,327	11,046
Bowie	6,295,873,674	54,144,514	0.8600	6,511,185,356	0.8316	0.8520	55,475,299	1,328,282
Brentwood	210,906,124	1,974,081	0.9360	223,243,337	0.8843	0.9350	1,974,141	113,184
Capital Heights	263,391,539	2,359,988	0.8960	272,227,780	0.8689	0.8980	2,444,605	84,663
Cheverly	545,110,705	4,747,914	0.8710	559,611,035	0.8484	0.8680	4,857,424	109,684
College Park	2,637,255,105	25,528,629	0.9680	2,577,269,528	0.9905	0.9650	24,870,651	(657,204)
Colmar Manor	86,443,042	784,038	0.9070	91,677,556	0.8562	0.9080	830,599	46,572
Cottage City	90,286,201	814,392	0.9020	94,788,907	0.8592	0.9020	854,996	40,570
District Heights	338,012,795	2,957,812	0.8750	353,947,122	0.9356	0.8700	3,079,340	121,758
Eagle Harbor	7,330,641	72,867	0.9940	7,703,056	0.9459	0.9960	76,722	3,859
Edmonston	148,291,102	1,952,415	0.9120	153,057,544	0.8836	0.9100	1,392,824	40,407
Fairmount Heights	165,602,274	899,732	0.9400	97,713,337	0.9208	0.9300	908,734	8,990
Forest Heights	505,777,892	4,511,539	0.8920	448,287,480	0.8664	0.8900	3,988,758	78,142
Glenarden	1,951,863,864	16,668,917	0.8540	1,958,917,229	0.8509	0.8490	16,631,207	(37,219)
Greenbelt	1,780,253,800	15,327,985	0.8610	1,833,771,809	0.8359	0.8570	15,715,424	386,926
Hyattsville	141,249,545	1,269,833	0.8980	142,792,986	0.8893	0.9080	1,296,858	26,702
Landover Hills	2,823,211,758	23,263,265	0.8240	2,795,901,562	0.8320	0.8190	22,988,434	(363,467)
Morningside	88,593,488	832,885	0.9400	89,435,323	0.9310	0.9360	837,115	4,472
Mount Rainier	403,074,896	3,482,587	0.8640	428,627,702	0.8125	0.8600	3,685,198	203,598
New Carrollton	689,808,318	6,126,386	0.8880	722,507,642	0.8476	0.8840	6,389,620	263,102
North Brentwood	46,886,306	466,519	0.9950	50,557,840	0.9227	0.9950	503,051	36,553
Riverdale Park	632,278,540	5,500,823	0.8700	666,580,486	0.8252	0.8670	5,779,253	278,631
Seat Pleasant	275,086,406	2,415,259	0.8780	284,138,133	0.8500	0.8790	2,497,574	82,400
University Park	309,721,696	2,703,870	0.8730	322,574,717	0.8382	0.8690	2,803,174	99,353
Upper Marlboro	84,082,122	778,600	0.9260	86,340,288	0.9018	0.9210	795,194	16,577
Unincorporated Area*	58,404,243,097	584,042,431	\$1.0000	60,015,707,200	\$0.9731	\$1.0000	600,157,072	16,144,225
<b>TOTAL</b>	<b>\$79,730,470,738</b>	<b>\$770,813,685</b>		<b>\$81,700,912,266</b>				<b>\$18,163,883</b>

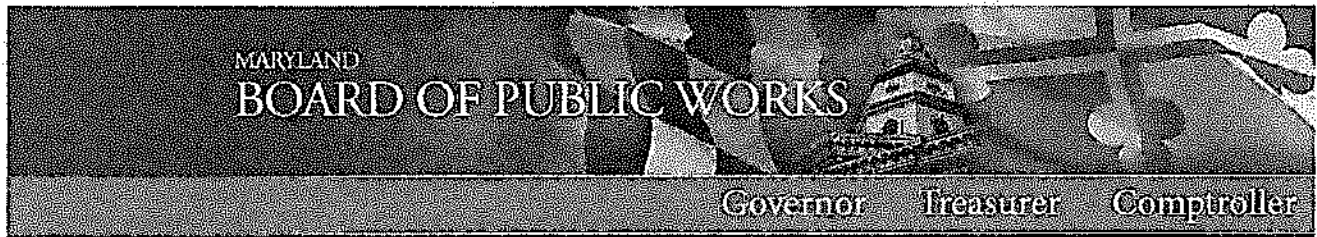
\* Note: For jurisdictions or unincorporated areas that do not experience a change in tax rate from FY 2018 to FY 2019, a separate formula is used as required by the State Department of Assessments and Taxation to calculate FY 2019 tax revenues above (below) constant yield revenue. The difference in results is attributed to the rounding of constant yield tax rate.

In accordance with Section 6-308 of the Tax-Property Article, Annotated Code of Maryland, the above table containing information for each municipal government, the unincorporated area and the totals for the County is made available with the property tax bills. The following information relates to the unincorporated area of the County.

In the last taxable year, FY 2018 ended June 30, 2018, Prince George's real property tax rate was \$1.00/\$100 of assessed value, based on full value assessment, and the certified assessment of the net assessable real property was \$58,404,243,097. The assessment multiplied by the rate produced real property tax revenue of \$584,042,431.


For this taxable year, FY 2019, beginning July 1, 2018, the certified assessment of the net assessable real property is \$60,015,707,200. To produce the same real property tax revenues as last year, the tax rate would be \$0.9731/\$100 of assessed value. This rate is called the Constant Yield Tax Rate.

For this taxable year, the actual real property tax rate is \$1.00/\$100 of assessed value, which is higher than the constant yield tax rate and will produce revenues \$16,144,225 more than would be produced by the Constant Yield Tax Rate.



**Sheila McDonald, Esq.**  
*Executive Secretary*

TO: Mayor and City Council of Baltimore City  
County Executives and County Councils  
Boards of County Commissioners  
Treasurers and Collectors of State Taxes  
Legislative Auditor  
State Department of Assessments and Taxation

FROM: Sheila McDonald 

DATE: May 16, 2018

RE: State Tax Rate for Fiscal Year 2019

The Board of Public Works, at a meeting held on April 18, 2018, determined that the fiscal year 2019 State tax rate on real property subject to the tax is:

**Real Property of Public Utilities:** 28 cents (\$0.280) per \$100 of the full assessed value.  
**All Other Real Property:** 11.2 cents (\$0.112) per \$100 of the full assessed value.

This determination was made in accordance with Section 8-134 of the State Finance and Procurement Article, Annotated Code of Maryland.

For questions concerning these rates, you may contact Christian Lund, the State Treasurer's Director of Debt Management, at 410-260-7920.

*This information is available online at [www.bpw.maryland.gov](http://www.bpw.maryland.gov)*