



PRINCE GEORGE'S COUNTY GOVERNMENT
OFFICE OF MANAGEMENT AND BUDGET

Angela D. Alsobrooks
County Executive

M E M O R A N D U M

DATE: June 17, 2020
TO: Robert J. Williams, Council Administrator, County Council
FROM: Stanley A. Earley, Director *SAE*
RE: FY 2021 Property Tax Rates

The FY 2021 Property Tax rate components have been decided. The following table summarizes FY 2021 property tax rates per \$100 of assessable value:

	Personal	Real
County	2.50	1.00
M-NCPPC		
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>
Total	0.7350	0.2940
Stormwater Area1	0.1350	0.0540
Stormwater Area2	0.0300	0.0120
WSTC	0.0650	0.0260
	Utilities	Real
State	0.2800	0.1120

Please see Attachments 1-4 for detailed tax bill notes:

- Attachment 1 – FY 2021 Property Tax Rate Components
- Attachment 2 – FY 2021 Municipal Property Tax Differential Information
- Attachment 3 – FY 2021 Constant Yield Tax Rate Table
- Attachment 4 – State Tax Rate for Fiscal Year 2021 from the Board of Public Works

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

cc: Linda Allen, Deputy Director, Office of Finance



FY 2021 Property Tax Rate Components

	Personal	Real
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FY 2021 Tax Bill Note:

The percentage of County Source Revenues spent on the Board of Education (BOE) = 37.87%
 BOE portion of County Personal Property Tax Rate = \$0.9467, and of Real Property Tax Rate = \$0.3787
 County Total Property Tax Revenues = \$967,659,900
 County contribution to the Board of Education's Budget = \$815,795,000

FY 2021 Municipal Personal Property Tax Differential & Real Property Tax Differential

Municipality	FY 2021 County Personal Property Tax Rate	FY 2021 Personal Property Tax Differential	Resulting FY 2021 County Tax Rate	FY 2021 County Real Property Tax Rate	FY 2021 Real Property Tax Differential	Resulting FY 2021 County Tax Rate
Berwyn Heights	2.50	(0.360)	2.140	1.00	(0.142)	0.858
Bladensburg	2.50	(0.363)	2.137	1.00	(0.142)	0.858
Bowie	2.50	(0.397)	2.103	1.00	(0.156)	0.844
Brentwood	2.50	(0.211)	2.289	1.00	(0.083)	0.917
Capitol Heights	2.50	(0.331)	2.169	1.00	(0.129)	0.871
Cheverly	2.50	(0.355)	2.145	1.00	(0.140)	0.860
College Park	2.50	(0.089)	2.411	1.00	(0.035)	0.965
Colmar Manor	2.50	(0.298)	2.202	1.00	(0.116)	0.884
Cottage City	2.50	(0.230)	2.270	1.00	(0.091)	0.909
District Heights	2.50	(0.354)	2.146	1.00	(0.140)	0.860
Eagle Harbor	2.50	(0.006)	2.494	1.00	(0.003)	0.997
Edmonston	2.50	(0.262)	2.238	1.00	(0.103)	0.897
Fairmount Heights	2.50	(0.214)	2.286	1.00	(0.084)	0.916
Forest Heights	2.50	(0.236)	2.264	1.00	(0.092)	0.908
Glenarden	2.50	(0.304)	2.196	1.00	(0.120)	0.880
Greenbelt	2.50	(0.416)	2.084	1.00	(0.164)	0.836
Hyattsville	2.50	(0.398)	2.102	1.00	(0.156)	0.844
Landover Hills	2.50	(0.225)	2.275	1.00	(0.089)	0.911
Laurel	2.50	(0.471)	2.029	1.00	(0.186)	0.814
Morningside	2.50	(0.209)	2.291	1.00	(0.082)	0.918
Mount Rainier	2.50	(0.371)	2.129	1.00	(0.146)	0.854
New Carrollton	2.50	(0.346)	2.154	1.00	(0.136)	0.864
N. Brentwood	2.50	(0.011)	2.489	1.00	(0.004)	0.996
Riverdale	2.50	(0.357)	2.143	1.00	(0.141)	0.859
Seat Pleasant	2.50	(0.315)	2.185	1.00	(0.124)	0.876
University Park	2.50	(0.356)	2.144	1.00	(0.140)	0.860
Upper Marlboro	2.50	(0.180)	2.320	1.00	(0.072)	0.928

Average

(0.284)

2.216

(0.112)

0.888

FY 2021 CONSTANT YIELD TAX RATE TABLE

Jurisdiction	FY 2020 Net Assessable Base	FY 2020 Tax Yield	FY 2020 Tax Rate	FY 2021 Net Assessable Base	Actual FY 2021 Constant Yield Tax Rate	FY 2021 Tax Rate	FY 2021 Tax Yield	FY 2021 Constant Yield Tax Rate	FY 2021 Tax Yield	FY 2021 Tax Revenues Above (Below) Constant Yield
Berwyn Heights	\$299,748,812	\$2,613,810	\$0.8720	\$312,607,691	\$0.8361	\$0.8580	\$2,682,174	\$0.8580	\$2,613,713	\$68,461
Bladensburg	473,119,796	4,097,217	0.8660	491,702,541	0.8333	0.8580	4,218,808	0.8580	4,097,357	121,451
Bowie	6,756,170,265	57,292,324	0.8480	6,932,324,357	0.8265	0.8440	58,508,818	0.8440	57,295,661	1,213,157
Brentwood	255,926,690	2,362,203	0.9230	269,342,329	0.8770	0.9170	2,469,869	0.9170	2,362,132	107,737
Capital Heights	290,721,696	2,575,794	0.8860	304,551,632	0.8458	0.8710	2,652,645	0.8710	2,575,898	76,747
Cheverly	598,156,328	5,174,052	0.8650	621,566,154	0.8324	0.8600	5,345,469	0.8600	5,173,917	171,552
College Park	2,937,767,464	28,378,834	0.9660	3,044,213,561	0.9322	0.9600	29,376,661	0.9600	28,378,159	998,502
Colmar Manor	94,958,989	850,833	0.8960	100,809,132	0.8440	0.8840	891,153	0.8840	850,829	40,324
Cottage City	100,783,739	913,101	0.9060	105,294,979	0.8672	0.9090	957,131	0.9090	913,118	44,013
District Heights	372,751,449	3,231,755	0.8670	389,386,189	0.8300	0.8600	3,348,721	0.8600	3,231,905	116,816
Eagle Harbor	8,187,917	81,634	0.9970	8,576,772	0.9518	0.9970	85,510	0.9970	81,634	3,877
Edmonston	159,992,654	1,446,334	0.9040	167,543,559	0.8633	0.8970	1,502,866	0.8970	1,446,404	56,462
Fairmount Heights	106,501,570	976,619	0.9170	111,395,344	0.8767	0.9160	1,020,381	0.9160	976,603	43,778
Forest Heights	180,009,834	1,670,491	0.9280	185,520,922	0.9004	0.9080	1,684,530	0.9080	1,670,430	14,100
Glenarden	532,207,559	4,699,393	0.8830	516,418,009	0.9100	0.8800	4,544,478	0.8800	4,699,404	(154,925)
Greenbelt	2,121,687,963	17,885,830	0.8430	2,159,947,293	0.8281	0.8360	18,057,159	0.8360	17,886,524	170,636
Hyattsville	1,969,540,046	16,760,786	0.8510	1,969,040,537	0.8512	0.8440	16,618,702	0.8440	16,760,473	(141,771)
Landover Hills	156,873,091	1,433,820	0.9140	163,942,793	0.8746	0.9110	1,493,519	0.9110	1,433,844	59,675
Laurel	3,051,422,828	24,930,125	0.8170	3,112,650,618	0.8009	0.8140	25,336,976	0.8140	24,929,219	407,757
Morningside	97,166,309	893,930	0.9200	101,633,701	0.8796	0.9180	932,997	0.9180	893,970	39,027
Mount Rainier	457,258,868	3,914,136	0.8560	478,285,264	0.8184	0.8540	4,084,556	0.8540	3,914,287	170,270
New Carrollton	770,690,471	6,766,662	0.8780	805,088,290	0.8405	0.8640	6,955,963	0.8640	6,766,767	189,196
North Brentwood	54,307,231	540,357	0.9950	56,953,912	0.9488	0.9960	567,261	0.9960	540,379	26,882
Riverdale Park	755,839,825	6,538,014	0.8650	800,106,819	0.8171	0.8590	6,872,918	0.8590	6,537,673	335,245
Seat Pleasant	303,279,326	2,671,891	0.8810	317,151,448	0.8425	0.8760	2,778,247	0.8760	2,672,001	106,246
University Park	335,525,194	2,905,648	0.8660	348,003,022	0.8349	0.8600	2,992,826	0.8600	2,905,477	87,349
Upper Marlboro	89,744,288	828,340	0.9230	92,991,650	0.8908	0.9280	862,963	0.9280	828,370	34,593
Unincorporated Area*	64,237,808,067	642,378,081	\$1.0000	66,141,450,073	\$0.9712	\$1.0000	661,414,501	\$1.0000	642,365,763	19,048,738
TOTAL	\$87,568,148,269	\$844,812,012		\$90,108,498,591			\$868,257,801		\$844,801,909	\$23,455,893

* Note: For jurisdictions or unincorporated areas that do not experience a change in tax rate from FY 2020 to FY 2021, a separate formula is used as required by the State Department of Assessments and Taxation to calculate FY 2021 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 2020 ended June 30, 2020, 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 \$64,237,808,067. The assessment multiplied by the rate produced real property tax revenue of \$642,378,081.

For this taxable year, FY 2021, beginning July 1, 2020, the certified assessment of the net assessable real property is \$66,141,450,073. To produce the same real property tax revenues as last year, the tax rate would be \$0.9712/\$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 \$19,048,738 more than would be produced by the Constant Yield Tax Rate.

John T. Gontrum, 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: John T. Gontrum

DATE: April 23, 2020

RE: State Tax Rate for Fiscal Year 2021

The Board of Public Works, at a meeting held on April 22, 2020, determined that the fiscal year 2021 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

Sincere regards,

