



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

MEMORANDUM

Angela D. Alsobrooks
County Executive

DATE: June 4, 2021

TO: Robert J. Williams, Council Administrator
County Council

FROM: Stanley A. Earley, Director *SAE*
Office of Management and Budget

RE: FY 2022 Property Tax Rates

The FY 2022 Property Tax rate components have been decided. The following table summarizes FY 2022 property tax rates per \$100 of assessable value:

County	Personal	Real
	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 2022 Property Tax Rate Components
- Attachment 2 – FY 2022 Municipal Property Tax Differential Information
- Attachment 3 – FY 2022 Constant Yield Tax Rate Table
- Attachment 4 – State Tax Rate for Fiscal Year 2022 from the Board of Public Works

Should you have any questions, please feel free to contact me on (301) 952-3300.

cc: Linda Allen, Deputy Director, Office of Finance
Karen Zvakos, Legislative Officer
Terry Meyers, Legislative Assistant

Wayne K. Curry Administration Building, 1301 McCormick Drive, Largo, MD 20774
(301) 952-3300
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FY 2022 Property Tax Rate Components

	Personal	Real
County	2.50	1.00
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FY 2022 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 = \$0.9379, and of Real Property Tax Rate = \$0.37
 County Total Property Tax Revenues = \$985,693,100
 County contribution to the Board of Education's Budget = \$816,947,300

FY 2022 Municipal Personal Property Tax Differential & Real Property Tax Differential

Municipality	FY 2022 County Personal Property Tax Rate	FY 2022 Personal Property Tax Differential	Resulting FY 2022 County Tax Rate	FY 2022 County Real Property Tax Rate	FY 2022 Real Property Tax Differential	Resulting FY 2022 County Tax Rate
Berwyn Heights	2.50	(0.388)	2.112	1.00	(0.142)	0.858
Bladensburg	2.50	(0.391)	2.109	1.00	(0.144)	0.856
Bowie	2.50	(0.413)	2.087	1.00	(0.152)	0.848
Brentwood	2.50	(0.235)	2.265	1.00	(0.086)	0.914
Capitol Heights	2.50	(0.380)	2.120	1.00	(0.139)	0.861
Cheverly	2.50	(0.379)	2.121	1.00	(0.139)	0.861
College Park	2.50	(0.096)	2.404	1.00	(0.035)	0.965
Colmar Manor	2.50	(0.346)	2.154	1.00	(0.127)	0.873
Cottage City	2.50	(0.258)	2.242	1.00	(0.094)	0.906
District Heights	2.50	(0.385)	2.115	1.00	(0.141)	0.859
Eagle Harbor	2.50	(0.005)	2.495	1.00	(0.002)	0.998
Edmonston	2.50	(0.281)	2.219	1.00	(0.103)	0.897
Fairmount Heights	2.50	(0.221)	2.279	1.00	(0.081)	0.919
Forest Heights	2.50	(0.302)	2.198	1.00	(0.110)	0.890
Glenarden	2.50	(0.305)	2.195	1.00	(0.112)	0.888
Greenbelt	2.50	(0.417)	2.083	1.00	(0.153)	0.847
Hyattsville	2.50	(0.429)	2.071	1.00	(0.157)	0.843
Landover Hills	2.50	(0.235)	2.265	1.00	(0.087)	0.913
Laurel	2.50	(0.505)	1.995	1.00	(0.185)	0.815
Morningside	2.50	(0.228)	2.272	1.00	(0.084)	0.916
Mount Rainier	2.50	(0.396)	2.104	1.00	(0.145)	0.855
New Carrollton	2.50	(0.377)	2.123	1.00	(0.138)	0.862
N. Brentwood	2.50	(0.010)	2.490	1.00	(0.004)	0.996
Riverdale	2.50	(0.352)	2.148	1.00	(0.130)	0.870
Seat Pleasant	2.50	(0.343)	2.157	1.00	(0.126)	0.874
University Park	2.50	(0.383)	2.117	1.00	(0.140)	0.860
Upper Marlboro	2.50	(0.151)	2.349	1.00	(0.056)	0.944
Average		(0.304)	2.196		(0.112)	0.888

FY 2022 CONSTANT YIELD TAX RATE TABLE

Jurisdiction	FY 2021 Net Assessable Base	FY 2021 Tax Yield	FY 2021 Tax Rate	FY 2022 Net Assessable Base	Actual FY 2022 Constant Yield Tax Rate	FY 2022 Tax Rate	FY 2022 Tax Yield	FY 2022 Constant Yield Tax Yield	FY 2022 Tax Revenues Above (Below) Constant Yield
Berwyn Heights	\$314,991,671	\$2,702,629	0.8580	\$328,094,224	\$0.8237	0.8580	\$2,815,048	\$2,702,512	\$112,536
Bladensburg	492,034,118	4,221,653	0.8580	508,113,936	0.8308	0.8560	4,349,455	4,221,411	128,045
Bowie	6,970,067,839	58,827,373	0.8440	7,189,604,307	0.8182	0.8480	60,967,845	58,825,342	2,142,502
Brentwood	282,548,260	2,590,968	0.9170	293,784,714	0.8819	0.9140	2,685,192	2,590,887	94,305
Capitol Heights	305,417,952	2,660,190	0.8710	311,417,904	0.8542	0.8610	2,681,308	2,660,132	21,176
Cheverly	628,053,751	5,401,262	0.8600	654,473,580	0.8253	0.8610	5,635,018	5,401,370	233,647
College Park	3,073,130,501	29,655,709	0.9650	3,200,261,442	0.9267	0.9650	30,882,523	29,656,823	1,225,700
Colmar Manor	101,620,616	898,326	0.8840	105,060,336	0.8551	0.8730	917,177	898,371	18,806
Cottage City	106,095,293	964,406	0.9090	108,433,307	0.8894	0.9060	982,406	964,406	18,000
District Heights	390,852,665	3,361,333	0.8600	402,973,701	0.8341	0.8590	3,461,544	3,361,204	100,340
Eagle Harbor	8,822,606	87,961	0.9970	9,563,326	0.9198	0.9980	95,442	87,963	7,479
Edmonston	165,906,696	1,488,183	0.8970	173,002,766	0.8602	0.8970	1,551,835	1,488,170	63,665
Fairmount Heights	112,571,416	1,031,154	0.9160	119,579,421	0.8623	0.9190	1,098,935	1,031,133	67,802
Forest Heights	186,494,499	1,693,370	0.9080	192,266,611	0.8807	0.8900	1,711,173	1,693,292	17,881
Glenarden	560,052,887	4,928,465	0.8800	568,793,636	0.8665	0.8880	5,050,887	4,928,597	122,291
Greenbelt	2,216,219,119	18,527,592	0.8360	2,292,254,933	0.8083	0.8470	19,415,397	18,528,294	887,103
Hyattsville	2,092,296,122	17,658,979	0.8440	2,136,150,187	0.8267	0.8430	18,007,746	17,659,554	348,192
Landover Hills	164,368,260	1,497,395	0.9110	167,971,114	0.8915	0.9130	1,533,576	1,497,462	36,114
Laurel	3,210,395,274	26,132,618	0.8140	3,345,815,495	0.7811	0.8150	27,268,396	26,134,165	1,134,231
Morningside	101,969,553	936,080	0.9180	105,809,522	0.8847	0.9160	969,215	936,097	33,118
Mount Rainier	484,065,628	4,133,920	0.8540	496,735,356	0.8322	0.8550	4,247,087	4,133,832	113,256
New Carrollton	816,065,240	7,050,804	0.8640	845,721,338	0.8337	0.8620	7,290,118	7,050,779	239,339
North Brentwood	57,090,250	568,619	0.9960	59,643,145	0.9534	0.9960	594,046	568,638	25,408
Riverdale Park	802,986,526	6,897,654	0.8590	831,901,984	0.8291	0.8700	7,237,547	6,897,299	340,248
Seat Pleasant	319,174,604	2,795,970	0.8760	327,925,359	0.8526	0.8740	2,866,068	2,795,892	70,176
University Park	350,632,635	3,015,441	0.8600	361,811,420	0.8334	0.8600	3,111,578	3,015,336	96,242
Upper Marlboro	94,466,942	876,653	0.9280	99,557,489	0.8805	0.9440	939,823	876,604	63,219
Unincorporated Area*	67,309,617,537	673,096,175	\$1.0000	69,356,311,838	\$0.9705	\$1.0000	693,563,118	673,103,006	20,460,112
TOTAL	\$91,718,008,460	\$883,700,883		\$94,593,032,091		\$911,929,503	\$883,708,571	\$28,220,933	

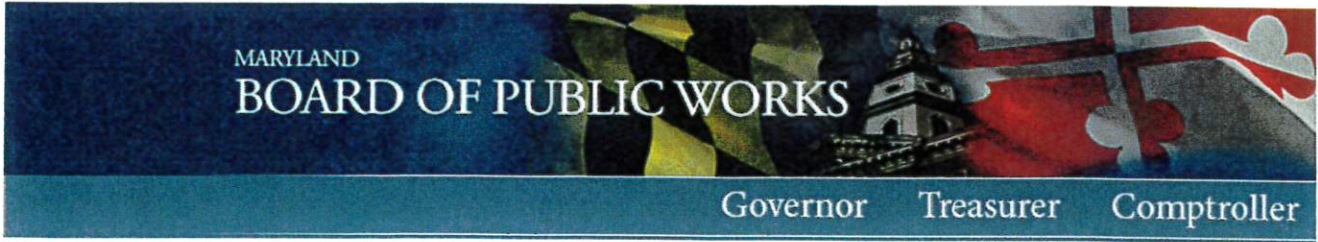
* Note: For jurisdictions or unincorporated areas that do not experience a change in tax rate from FY 2021 to FY 2022, a separate formula is used as required by the State Department of Assessments and Taxation to calculate FY 2022 tax revenues above/(below) constant yield revenue. The difference in results 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 2021 ended June 30, 2021, 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 \$67,309,617,537. The assessment multiplied by the rate produced real property tax revenue of \$673,096,175.

For this taxable year, FY 2022, beginning July 1, 2021, the certified assessment of the net assessable real property is \$69,356,311,838. To produce the same real property tax revenues as last year, the tax rate would be \$0.9705/\$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 \$20,460,112 more than would be produced by the Constant Yield Tax Rate.



John T. Gontrum, Esq.
Executive Secretary

Gabriel Gnall, Esq.
Procurement Advisor

David Bohannon, Esq.
General Counsel

William Morgante, PWS
Wetlands Administrator

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 22, 2021

RE: State Tax Rate for Fiscal Year 2022

The Board of Public Works, at a meeting held on April 21, 2021, determined that the fiscal year 2022 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

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
April 21, 2021



REVISED

Contact: Christian Lund 410-260-7920
clund@treasurer.state.md.us

5. **COMMISSION ON STATE DEBT**
State Property Tax Rate

Recommendation: The Commission on State Debt recommends that the Board of Public Works levy the State property tax required for Fiscal Year 2022 to provide funds for State debt requirements as follows:

- (a) **11.2** cents (**\$0.112**) per \$100 of the full assessed value of real property other than that of public utilities; and
- (b) **28.0** cents (**\$0.28**) per \$100 of the full assessed value of real property of public utilities.

Authority: Section 8-134 of the State Finance and Procurement Article, Annotated Code of Maryland; Executive Order 01.01.1980.06.

This item was revised following the Commission on State Debt meeting on April 19, 2021

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION