



Angela D. Alsobrooks  
County Executive

# PRINCE GEORGE'S COUNTY GOVERNMENT

## OFFICE OF MANAGEMENT AND BUDGET

### MEMORANDUM

**DATE:** June 8, 2022  
**TO:** Robert J. Williams, Council Administrator  
County Council  
**FROM:** Stanley A. Earley, Director *SAE*  
Office of Management and Budget  
**RE:** FY 2023 Property Tax Rates

The FY 2023 Property Tax rate components have been decided. The following table summarizes FY 2023 property tax rates per \$100 of assessable value:

County	Personal	Real
	2.50	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 2023 Property Tax Rate Components
- Attachment 2 – FY 2023 Municipal Property Tax Differential Information
- Attachment 3 – FY 2023 Constant Yield Tax Rate Table
- Attachment 4 – State Tax Rate for Fiscal Year 2023 from the Board of Public Works



FY 2023 Property Tax Rates  
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Should you have any questions, please feel free to contact me.

cc: Linda Allen, Deputy Director, Office of Finance  
Karen Zvakos, Legislative Officer  
Leonard Moses, Legislative Assistant

**FY 2023 Property Tax Rate Components**

	<b>Personal</b>	<b>Real</b>
<b>County</b>	2.50	1.00
<b>M-NCPPC</b>		
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	<b>Utilities</b>	<b>Real</b>
<b>State</b>	0.2800	0.1120

FY 2023 Tax Bill Note:

The percentage of County Source Revenues spent on the Board of Education (BOE) = 36.03%

BOE portion of County Personal Property Tax Rate = \$0.9008, and of Real Property Tax Rate = \$0.3603

County Total Property Tax Revenues = \$1,031,642,900

County contribution to the Board of Education's Budget = \$846,997,300

**Attachment 2**

**FY 2023 Municipal Personal Property Tax Differential & Real Property Tax Differential**

Municipality	FY 2023 County Personal Property Tax Rate	FY 2023 Personal Property Tax Differential	Resulting FY 2023 County Tax Rate	FY 2023 County Real Property Tax Rate	FY 2023 Real Property Tax Differential	Resulting FY 2023 County Tax Rate
Berwyn Heights	2.50	(0.365)	2.135	1.00	(0.138)	0.862
Bladensburg	2.50	(0.360)	2.140	1.00	(0.137)	0.863
Bowie	2.50	(0.386)	2.114	1.00	(0.146)	0.854
Brentwood	2.50	(0.216)	2.284	1.00	(0.082)	0.918
Capitol Heights	2.50	(0.352)	2.148	1.00	(0.132)	0.868
Cheverly	2.50	(0.352)	2.148	1.00	(0.133)	0.867
College Park	2.50	(0.096)	2.404	1.00	(0.036)	0.964
Colmar Manor	2.50	(0.326)	2.174	1.00	(0.123)	0.877
Cottage City	2.50	(0.244)	2.256	1.00	(0.091)	0.909
District Heights	2.50	(0.362)	2.138	1.00	(0.137)	0.863
Eagle Harbor	2.50	(0.004)	2.496	1.00	(0.002)	0.998
Edmonston	2.50	(0.261)	2.239	1.00	(0.099)	0.901
Fairmount Heights	2.50	(0.182)	2.318	1.00	(0.068)	0.932
Forest Heights	2.50	(0.295)	2.205	1.00	(0.110)	0.890
Glenarden	2.50	(0.288)	2.212	1.00	(0.110)	0.890
Greenbelt	2.50	(0.380)	2.120	1.00	(0.144)	0.856
Hyattsville	2.50	(0.396)	2.104	1.00	(0.149)	0.851
Landover Hills	2.50	(0.228)	2.272	1.00	(0.088)	0.912
Laurel	2.50	(0.460)	2.040	1.00	(0.173)	0.827
Morningside	2.50	(0.221)	2.279	1.00	(0.084)	0.916
Mount Rainier	2.50	(0.367)	2.133	1.00	(0.138)	0.862
New Carrollton	2.50	(0.354)	2.146	1.00	(0.133)	0.867
N. Brentwood	2.50	(0.009)	2.491	1.00	(0.004)	0.996
Riverdale	2.50	(0.305)	2.195	1.00	(0.115)	0.885
Seat Pleasant	2.50	(0.327)	2.173	1.00	(0.124)	0.876
University Park	2.50	(0.357)	2.143	1.00	(0.134)	0.866
Upper Marlboro	2.50	(0.147)	2.353	1.00	(0.057)	0.943
<b>Average</b>		<b>(0.283)</b>	<b>2.217</b>		<b>(0.107)</b>	<b>0.893</b>

FY 2023 CONSTANT YIELD TAX RATE TABLE

Jurisdiction	FY 2022 Net Assessable Base		FY 2022 Tax Rate		FY 2023 Net Assessable Base		FY 2023 Tax Rate		FY 2023 Actual Constant Yield Tax Rate		FY 2023 Tax Yield		FY 2023 Constant Yield Tax Yield		FY 2023 Tax Revenues Above (Below) Constant Yield	
	Assessable Base	FY 2022 Tax Yield	FY 2022 Tax Rate	FY 2023 Net Assessable Base	FY 2023 Tax Rate	Actual FY 2023 Constant Yield Tax Rate	FY 2023 Tax Rate	FY 2023 Tax Yield	FY 2023 Constant Yield Tax Yield	FY 2023 Tax Yield	FY 2023 Constant Yield Tax Yield	FY 2023 Tax Revenues Above (Below) Constant Yield				
Berwyn Heights	\$329,108,505	\$2,823,751	0.8560	\$350,837,788	0.8293	\$0.8049	0.8620	\$3,024,222	\$2,823,893	\$200,328						
Bladensburg	506,249,828	4,333,499	0.8560	522,527,484	0.8293	0.8293	0.8630	4,509,671	4,333,569	176,102						
Bowie	7,212,693,238	61,165,335	0.8480	7,547,564,845	0.8104	0.8104	0.8540	64,456,204	61,165,466	3,290,738						
Brentwood	298,278,057	2,726,261	0.9140	316,854,126	0.8604	0.8604	0.9180	2,908,721	2,726,213	182,508						
Capitol Heights	319,026,323	2,746,817	0.8610	336,101,543	0.8173	0.8173	0.8680	2,917,361	2,746,958	170,403						
Chenery	657,251,295	5,658,934	0.8610	692,771,081	0.8169	0.8169	0.8670	6,006,325	5,659,247	347,078						
College Park	3,196,183,152	30,843,167	0.9650	3,340,630,988	0.9233	0.9233	0.9540	32,203,683	30,844,046	1,359,637						
Colman Manor	105,153,391	917,989	0.8730	110,827,743	0.8283	0.8283	0.8770	971,959	917,986	53,973						
Cottage City	110,728,210	1,003,198	0.9060	116,739,323	0.8593	0.8593	0.9090	1,061,160	1,003,141	58,019						
District Heights	404,006,331	3,470,414	0.8590	421,225,150	0.8239	0.8239	0.8630	3,635,173	3,470,474	164,699						
Eagle Harbor	9,578,833	95,597	0.9980	10,440,015	0.9157	0.9157	0.9980	104,191	95,599	8,595						
Edmonston	173,768,430	1,558,703	0.8970	184,531,883	0.8447	0.8447	0.9010	1,662,632	1,558,741	103,891						
Fairmount Heights	120,591,130	1,108,232	0.9190	128,942,691	0.8595	0.8595	0.9320	1,201,746	1,108,262	93,483						
Forest Heights	191,574,375	1,705,012	0.8900	208,136,129	0.8192	0.8192	0.8900	1,852,412	1,705,051	147,400						
Glenarden	582,157,426	5,169,558	0.8880	608,414,913	0.8497	0.8497	0.8900	5,414,893	5,169,702	245,191						
Greenbelt	2,292,500,058	19,417,475	0.8470	2,435,112,361	0.7974	0.7974	0.8560	20,844,562	19,417,586	1,426,976						
Hyattsville	2,187,065,004	18,436,958	0.8430	2,322,225,809	0.7939	0.7939	0.8510	19,762,142	18,436,151	1,325,991						
Landover Hills	170,298,501	1,554,825	0.9130	177,504,236	0.8759	0.8759	0.9120	1,618,839	1,554,760	64,079						
Laurel	3,372,668,683	27,488,880	0.8150	3,527,027,394	0.7794	0.7794	0.8270	29,168,517	27,489,652	1,678,865						
Morningside	106,177,373	972,585	0.9160	110,810,381	0.8777	0.8777	0.9160	1,015,023	972,583	42,438						
Mount Rainier	511,618,867	4,374,341	0.8550	548,021,305	0.7982	0.7982	0.8620	4,723,944	4,374,306	349,638						
New Carrollton	847,562,991	7,305,993	0.8620	886,378,057	0.8243	0.8243	0.8670	7,684,898	7,306,414	378,483						
North Brentwood	60,304,760	600,635	0.9960	61,906,380	0.9702	0.9702	0.9960	616,588	600,616	15,952						
Riverdale Park	863,753,716	7,514,657	0.8700	859,278,928	0.8745	0.8745	0.8850	7,604,619	7,514,394	90,224						
Seat Pleasant	331,418,384	2,896,597	0.8740	346,662,455	0.8356	0.8356	0.8760	3,036,676	2,896,628	140,048						
University Park	361,756,246	3,111,104	0.8600	381,721,346	0.8150	0.8150	0.8660	3,305,707	3,111,029	194,678						
Upper Marlboro	99,660,487	940,795	0.9440	105,698,696	0.8901	0.8901	0.9430	996,739	940,824	55,915						
Unincorporated Area*	70,416,531,969	704,165,320	\$1.0000	73,476,460,644	\$0.9584	\$0.9584	\$1.0000	734,764,606	704,198,399	30,599,287						
<b>TOTAL</b>	<b>\$95,838,065,563</b>	<b>\$924,106,632</b>		<b>\$100,135,373,694</b>			<b>\$967,073,210</b>	<b>\$924,141,689</b>	<b>\$42,964,621</b>							

\* Note: For jurisdictions or unincorporated areas that do not experience a change in tax rate from FY 2022 to FY 2023, a separate formula is used as required by the State Department of Assessments and Taxation to calculate FY 2023 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 2022 ended June 30, 2022, 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 \$70,416,531,969. The assessment multiplied by the rate produced real property tax revenue of \$704,165,320.

For this taxable year, FY 2023, beginning July 1, 2022, the certified assessment of the net assessable real property is \$73,476,460,644. To produce the same real property tax revenues as last year, the tax rate would be \$0.9584/\$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 \$30,599,287 more than would be produced by the Constant Yield Tax Rate.

Contact: [Kristen Robinson 410-260-7536](mailto:krobinson@treasurer.state.md.us)  
[krobinson@treasurer.state.md.us](mailto:krobinson@treasurer.state.md.us)

4. **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 2023 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 (\$0.280)** per \$100 of the full assessed value of real property of public utilities.

**Authority:** Section 8-134, 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, 2022**

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**