



Angela D. Alsobrooks
County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF MANAGEMENT AND BUDGET

June 5, 2019

MEMORANDUM

TO: Robert J. Williams, Council Administrator, County Council

FROM: Stanley A. Earley, Director *SAE*

RE: FY 2020 Property Tax Rates

The FY 2020 Property Tax rate components have been decided. The following table summarizes FY 2020 property tax rates per \$100 of assessable value:

County	Personal 2.50	Real 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 2020 Property Tax Rate Components

Attachment 2 – FY 2020 Municipal Property Tax Differential Information

Attachment 3 – FY 2020 Constant Yield Tax Rate Table

Attachment 4 – State Tax Rate for Fiscal Year 2020 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

Wayne K. Curry Administration Building, 1301 McCormick Drive, Largo, MD 20774
(301) 952-3300

www.princegeorgescountymd.gov



FY 2020 Property Tax Rate Components

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FY 2020 Tax Bill Note:

The percentage of County Source Revenues spent on the Board of Education (BOE) = 36.66%
 BOE portion of County Personal Property Tax Rate = \$0.9164, and of Real Property Tax Rate = \$0.3666
 County Total Property Tax Revenues = \$945,672,800
 County contribution to the Board of Education's Budget = \$786,469,900

FY 2020 Municipal Personal Property Tax Differential & Real Property Tax Differential

Municipality	FY 2020 County Personal Property Tax Rate	FY 2020 Personal Property Tax Differential	Resulting FY 2020 County Tax Rate	FY 2020 County Real Property Tax Rate	FY 2020 Real Property Tax Differential	Resulting FY 2020 County Tax Rate
Berwyn Heights	2.50	(0.311)	2.189	1.00	(0.128)	0.872
Bladensburg	2.50	(0.326)	2.174	1.00	(0.134)	0.866
Bowie	2.50	(0.367)	2.133	1.00	(0.152)	0.848
Brentwood	2.50	(0.187)	2.313	1.00	(0.077)	0.923
Capitol Heights	2.50	(0.277)	2.223	1.00	(0.114)	0.886
Cheverly	2.50	(0.326)	2.174	1.00	(0.135)	0.865
College Park	2.50	(0.083)	2.417	1.00	(0.034)	0.966
Colmar Manor	2.50	(0.253)	2.247	1.00	(0.104)	0.896
Cottage City	2.50	(0.226)	2.274	1.00	(0.094)	0.906
District Heights	2.50	(0.322)	2.178	1.00	(0.133)	0.867
Eagle Harbor	2.50	(0.008)	2.492	1.00	(0.003)	0.997
Edmonston	2.50	(0.234)	2.266	1.00	(0.096)	0.904
Fairmount Heights	2.50	(0.202)	2.298	1.00	(0.083)	0.917
Forest Heights	2.50	(0.176)	2.324	1.00	(0.072)	0.928
Glenarden	2.50	(0.284)	2.216	1.00	(0.117)	0.883
Greenbelt	2.50	(0.379)	2.121	1.00	(0.157)	0.843
Hyattsville	2.50	(0.361)	2.139	1.00	(0.149)	0.851
Landover Hills	2.50	(0.209)	2.291	1.00	(0.086)	0.914
Laurel	2.50	(0.443)	2.057	1.00	(0.183)	0.817
Morningside	2.50	(0.193)	2.307	1.00	(0.080)	0.920
Mount Rainier	2.50	(0.348)	2.152	1.00	(0.144)	0.856
New Carrollton	2.50	(0.296)	2.204	1.00	(0.122)	0.878
N. Brentwood	2.50	(0.012)	2.488	1.00	(0.005)	0.995
Riverdale	2.50	(0.328)	2.172	1.00	(0.135)	0.865
Seat Pleasant	2.50	(0.288)	2.212	1.00	(0.119)	0.881
University Park	2.50	(0.325)	2.175	1.00	(0.134)	0.866
Upper Marlboro	2.50	(0.185)	2.315	1.00	(0.077)	0.923
Average		(0.257)	2.243		(0.106)	0.894

FY 2020 CONSTANT YIELD TAX RATE TABLE

Jurisdiction	FY 2019 Net Assessable Base	FY 2019 Tax Yield	FY 2019 Tax Rate	FY 2020 Net Assessable Base	Actual FY 2020 Constant Yield Tax Rate	FY 2020 Tax Rate	FY 2020 Tax Yield	FY 2020 Constant Yield Tax Yield	FY 2020 Tax Revenues Above (Below) Constant Yield
Berwyn Heights	\$284,271,812	\$2,484,536	\$0.8740	\$298,443,691	\$0.8325	\$0.8720	\$2,602,429	\$2,484,544	\$117,885
Bladenburg	453,045,692	3,982,272	0.8790	473,069,067	0.8418	0.8660	4,096,378	3,982,295	114,483
Bowie	6,486,852,490	55,267,983	0.8520	6,666,925,388	0.8290	0.8460	56,535,527	55,268,811	1,266,716
Brentwood	242,105,507	2,263,686	0.9350	233,359,392	0.9700	0.9230	2,153,907	2,263,586	(109,679)
Capital Heights	276,083,741	2,479,232	0.8890	290,650,455	0.8524	0.8860	2,576,935	2,479,209	97,726
Cheverly	567,999,546	4,930,236	0.8680	594,556,826	0.8292	0.8650	5,142,917	4,930,065	212,851
College Park	2,756,120,541	26,596,563	0.9650	2,844,998,837	0.9349	0.9660	27,482,689	26,597,894	884,795
Colman Manor	89,859,447	814,127	0.9060	95,414,225	0.8533	0.8960	854,911	814,170	40,742
Cottage City	94,828,398	855,352	0.9020	100,697,942	0.8494	0.9060	912,323	855,328	56,995
District Heights	353,996,000	3,079,765	0.8700	372,552,267	0.8267	0.8670	3,230,028	3,079,890	150,139
Eagle Harbor	7,778,456	77,473	0.9860	8,198,317	0.9450	0.9970	81,737	77,474	4,263
Edmonston	152,457,845	1,387,366	0.9100	158,553,290	0.8750	0.9040	1,453,322	1,387,341	65,980
Fairmount Heights	101,460,119	943,579	0.9300	106,761,271	0.8838	0.9170	979,001	943,556	35,445
Forest Heights	173,795,754	1,614,563	0.9290	179,783,765	0.8981	0.9280	1,668,393	1,614,638	53,755
Glenarden	507,806,946	4,519,482	0.8900	529,136,819	0.8541	0.8830	4,672,278	4,519,358	152,921
Greenbelt	2,019,076,751	17,141,962	0.8490	2,042,893,695	0.8391	0.8430	17,221,594	17,141,921	79,673
Hyattsville	1,895,852,950	16,247,460	0.8570	1,883,437,401	0.8626	0.8510	16,028,052	16,246,531	(218,479)
Landover Hills	148,651,629	1,349,757	0.9080	157,091,899	0.8592	0.9140	1,435,820	1,349,734	86,086
Laurel	2,923,045,508	23,939,743	0.8190	3,023,982,712	0.7917	0.8170	24,705,939	23,940,871	765,068
Morningside	92,426,802	865,115	0.9360	97,259,825	0.8895	0.9200	894,780	865,126	29,664
Mount Rainier	435,599,392	3,746,155	0.8600	453,726,156	0.8256	0.8560	3,883,896	3,745,963	137,933
New Carrollton	725,846,550	6,416,484	0.8840	766,641,681	0.8370	0.8760	6,731,114	6,416,791	314,323
North Brentwood	52,022,246	517,621	0.9950	54,133,170	0.9562	0.9950	538,625	517,621	21,004
Riverdale Park	718,614,454	6,230,387	0.8670	712,805,363	0.8741	0.8650	6,165,767	6,230,632	(64,865)
Seat Pleasant	285,961,067	2,513,598	0.8790	302,366,631	0.8313	0.8810	2,663,850	2,513,574	150,276
University Park	323,319,401	2,809,646	0.8690	330,773,318	0.8494	0.8660	2,864,497	2,809,589	54,908
Upper Marlboro	86,854,668	799,931	0.9210	89,497,119	0.8938	0.9230	826,058	799,925	26,133
Unincorporated Area*	60,806,255,741	608,062,557	\$1.0000	62,033,484,225	\$0.9802	\$1.0000	620,334,842	608,052,212	12,282,630
TOTAL	\$83,061,989,453	\$801,936,630		\$84,901,394,787			\$816,718,021	\$801,928,650	\$16,789,370

* Note: For jurisdictions or unincorporated areas that do not experience a change in tax rate from FY 2019 to FY 2020, a separate formula is used as required by the State Department of Assessments and Taxation to calculate FY 2020 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 2019 ended June 30, 2019, 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 \$60,806,255,741. The assessment multiplied by the rate produced real property tax revenue of \$608,062,557.

For this taxable year, FY 2020, beginning July 1, 2019, the certified assessment of the net assessable real property is \$62,033,484,225. To produce the same real property tax revenues as last year, the tax rate would be \$0.9802/\$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 \$12,282,630 more than would be produced by the Constant Yield Tax Rate.

MARYLAND
BOARD OF PUBLIC WORKS

Governor Treasurer Comptroller

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, 2019

RE: State Tax Rate for Fiscal Year 2020

The Board of Public Works, at a meeting held on April 24, 2019, determined that the fiscal year 2020 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