

TASK FORCE ON PRINCE GEORGE'S COUNTY TRANSFER TAX RATE

January 9, 2001

Delegate Rushern Baker III
Chairman, Prince George's County House Delegation

Dear Delegate Baker:

Pursuant to the *Laws of Maryland for 2000 and House Bill 1004*, we respectfully submit the report of the Task Force on Prince George's County Transfer Tax Rate.

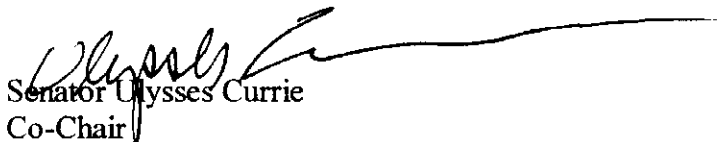
The Task Force met three times between the fall of 2000 and the winter of 2001 to examine the transfer tax rate in Prince George's County and its effect on citizens, businesses, and schools in the County. The Task Force also reviewed the potential for using a reduction in the transfer tax to address the critical shortage of teachers in Prince George's County schools. Because the transfer tax generates revenue that is earmarked specifically for utilization on educational services, strategies for reducing the transfer tax were evaluated for their short-term and long-range impact on the availability of alternative County resources to local public schools.

The enclosed recommendation reflects the diligence and focused deliberation of the Task Force in addressing the viability of a transfer tax reduction. Participants on the Task Force deserve to be commended for their commitment to a thorough evaluation of the transfer tax and their contribution to building consensus for a legislative course of action.

Sincerely,



Delegate Obie Patterson
Co-Chair



Senator Ulysses Currie
Co-Chair

CC: County Affairs Committee Members

***REPORT OF THE
TASK FORCE ON PRINCE GEORGE'S COUNTY TRANSFER TAX RATE***

January 9, 2001

Co-Chairs
Delegate Obie Patterson
Senator Ulysses Currie

TASK FORCE ON PRINCE GEORGE'S COUNTY TRANSFER TAX RATE

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**REPORT OF THE TASK FORCE ON
PRINCE GEORGE'S COUNTY TRANSFER TAX RATE**

INTRODUCTION

The Task Force on Prince George's County Transfer Tax was established during the 2000 Session of the General Assembly, pursuant to Chapter 444 of the Laws of Maryland for 2000. (*House Bill 1004 – Appendix 1*). The Task Force consisted of representatives for the County Executive of Prince George's County, the Prince George's County Board of Education, the Superintendent of Prince George's County schools, the Prince George's County Board of Realtors, Prince George's County Chamber of Commerce, residents of Prince George's County, and the Senate of Maryland and the House of Delegates. Delegate Obie Patterson and Senator Ulysses Currie served as joint Co-Chairs.

The Task Force was charged to:

- Complete a thorough review of the transfer tax in Prince George's County and the effect of the transfer tax on the citizens, businesses, and schools in Prince George's County; and
- Issue a final report of its findings and recommendations to the Chairman of the Prince George's County House Delegation and the Chairman of the Prince George's County Senate Delegation.

BACKGROUND

The Maryland General Assembly passed legislation in April 2000 creating the Task Force on the Prince George's County Transfer Tax Rate. This action reflects major concerns about reducing the residential real property transfer tax rate and the potential impact that such a reduction would have on the citizens, businesses, and schools in Prince George's County.

In 1984 under the County's authority and prior law, the transfer tax rate in Prince George's County was increased to 1.5%. The 1984 law established a sunset date with the fiscal year ending in 1989 to terminate the increased rate. However, in 1989 the sunset date for the law that increased the rate was extended until the following year and each year thereafter until 1995.

Under House Bill 476 the then current rate of 1.5% was reduced and a new rate of 1.4% established that took effect July 1, 1995. This legislation also included a phase-in reduction of one-tenth percent for each consecutive year beginning in 1997 with a rate of 1.3% and concluding in fiscal year 2000 with a rate of 1.0%. However, because Prince George's County was in a financial deficit, the residential transfer tax rate was frozen at 1.4%. In July 1997, the General Assembly passed House Bill 441, which having become law, maintained the existing rate of 1.4% but also eliminated further reductions. This legislation included no sunset date for

the statutory provisions. In 1999 legislators again attempted to reduce the transfer tax rate under House Bill 343, which would have reduced the rate from 1.4% to 1.0% in fiscal 2000, however, the bill did not pass in the House Ways and Means Committee.

The current proposal to reduce the transfer tax rate for Prince George's County seeks in part to implement the reduction that was initially proposed in 1995. Legislators acknowledge that statutory provisions establishing a maximum transfer tax rate level reflect the intent of lawmakers to minimize to the extent possible the financial burden imposed on citizens and potential home purchasers by high tax rates. The creation of the Task Force to investigate the impact of the transfer tax reduction is consistent with the need to review legislation for a reduced tax rate that responds to the concerns of citizens, businesses, and schools in Prince George's County.

DELIBERATIONS

A primary consideration in the Task Force review of a transfer tax rate was the extent to which a reduction in the rate would adversely affect the revenues available to the Prince George's County Public Schools. Under existing local law, revenues generated from the transfer tax are earmarked for the local school system. A reduction in the transfer tax could result in a reduction in the amount of resources available to meet school system expenditures. Under the proposed legislation, fiscal analysis, using level 1999 revenue figures, estimate the amount of revenue loss associated with the transfer tax reduction (from 1.4% to 1.3%) targeted for first-time homebuyers only at \$1.4 million per annum for fiscal years 2001 and 2002.¹ For fiscal year 2003, the revenue loss associated with reducing the transfer tax (from 1.4% to 1.3%) for all home purchasers in Prince George's County, including first-time buyers, is estimated at \$3.4 million. The revenue loss beginning in fiscal year 2004 (tax rate at 1.2%) would increase by an estimated \$3.4 million for every tenth/percent reduction in the tax rate.

The cumulative revenue loss over the four-year period in which the transfer tax rate is reduced from the current rate of 1.4% to 1.0% for all homeowners including first-time homebuyers over fiscal years 2001 and 2002 is estimated at \$ 27 million.² However, the Task Force recognizes that the actual amount of the revenue loss for any year of the transfer tax reduction is wholly dependent on the number of homes purchased in Prince George's County and the number of purchases eligible for the reduced rate. This overall revenue loss might be offset by an influx of homebuyers to Prince George's County. It is important to note that the total amount of the local transfer tax represents approximately 5% (\$48 million) of the entire school budget (\$950 million). Therefore, a fiscal impact for the reduction to 1.3% for first time homebuyers would only be 2.7% (\$1.3 million) of the 5% portion of the budget.

¹ The Fiscal Estimate for PG 403-00 indicates that first-time homebuyers are estimated to comprise 40% of the total residential real property sales in Prince George's County. The amount of revenue loss during the first two fiscal years is directly proportionate to the number of first-time homebuyers and may be lower or higher than projected.

² See Appendix 3 – Fiscal Estimate for PG 403-00 prepared by Department of Legislative Services.

Another consideration by the Task Force for reducing the transfer tax was the potential that a reduction in the tax might have for attracting homebuyers to Prince George's County to purchase residential property. Residential real estate figures reflect a fluctuation in home purchases in Prince George's County between 1995 and 1998. Although home sales have increased since then, they still lag behind other jurisdictions. There is no statistical evidence of a correlation between the amount of the transfer tax rate and the decision of first-time buyers to purchase a home in Prince George's County or neighboring jurisdictions. Rather, the quality of the schools, crime, and overall property tax rates are among a host of other factors that influence consumer choice when deciding to purchase residential property. However, it is well documented that closing costs, including the down payment, are the single biggest impediment to the first-time homebuyer. These high local transfer tax rates may also adversely affect businesses. One example was cited of an employer that decided to locate its business outside the County because of its unwillingness to incur the higher residential home closing costs associated with relocating its employees to Prince George's County.

The Task Force reviewed data of real estate purchases statewide and found that real estate sales were higher and overall tax rates lower in neighboring counties. At the same time, local closing costs in Prince George's County exceed those of the surrounding jurisdictions by a range of \$200 to \$2000. The Task Force recognizes that economic conditions (i.e., average household income levels, variable costs of residential real estate, total corporate relocation expenses, school system academic performance) in neighboring counties differ from those of Prince George's County and, therefore, these counties were not deemed equivalent comparisons. Additional information reviewed by the Task Force suggests that the addition of new buyers to Prince George's County could have an overall positive economic impact of increasing revenue in the County and could generate additional resources that may be availed to meet the expenses of the local school system. For example, if a reduction in the transfer tax rate to 1.3% for first-time homebuyers was to result in an increase of 500 more property sales for homes purchased at an average price of \$150,000, then an additional \$975,000 of tax revenue would be generated from these sales. This additional tax revenue could thereby offset 75% of the estimated fiscal impact.

The Task Force review found that the limited availability of data posed a major constraint on conducting a full analysis of the impact the transfer tax reduction would have on the County. While higher taxes may act as a disincentive to consumers to purchase residential property in Prince George's County, the Task Force did not have the benefit of economic data that examined these factors. The Task Force also considered that a reduction in transfer tax revenue could be offset by an increase in revenues generated from property taxes as well as other sources. In the absence of complete economic projections for the potential revenue increases to Prince George's County the Task Force was unable to determine the extent to which a loss of revenue attributed to the reduced transfer tax rate would be offset by increases in revenues from other local taxes.

On November 21, 2000, the Prince George's Delegation County Affairs Committee held a public hearing for proposed legislation for the 2001 session of the General Assembly. Delegate Patterson entered *House Bill 408-01, Prince George's County Transfer Tax* for discussion. Public comment on the transfer tax noted many concerns already under consideration by the Task Force that have been incorporated into the Task Force review of the transfer tax rate reduction. After careful consideration of the impact that a transfer tax reduction would have in

Prince George's County, the Task Force proposes that the legislation be amended to incorporate its recommendation.

FINDINGS AND RECOMMENDATION

Legislative Changes

The Task Force recognizes that the existing transfer tax law does not fully consider changes in the economic conditions of Prince George's County. In its review of the proposed legislation for a transfer tax rate reduction, the Task Force learned that a major barrier in reducing the transfer tax is the potential loss of revenue for local schools. The Task Force determined that any adjustment of the transfer tax rate would have to ensure the most minimal loss of resources to local schools, if any, while simultaneously providing some tax relief to the citizens of Prince George's County. To ensure that the legislation reflects this finding, the Task Force offers the following recommendation for changing the proposed legislation.

Targeted First Time Homebuyers

The legislation would provide an immediate reduction in the residential real property transfer tax rate from 1.4% to 1.0% to take effect July 1, 2001. The reduced transfer tax rate would be targeted to Prince George's County teachers who are first-time homebuyers. Only individuals who are both Prince George's County teachers and who qualify as first-time homebuyers under Maryland real estate guidelines would be eligible for the reduced transfer tax rate. The reduced rate would be effective for a period of five-years for the fiscal year July 2001 through the fiscal year July 2005. At the end of the fiscal year beginning July 2005, the rate reduction in effect would be reviewed and a determination made as to whether or not to maintain the rate at the 1.0% level. By targeting the transfer tax rate reduction to teachers who are first-time homebuyers, the reduction would minimize revenue loss and address a critical need of the local school system by providing an incentive that would attract teachers to Prince George's County schools.

Closing Cost on a \$200,000 Purchase

County/State	County Recordation	State	County Transfer	Cost	Total
Anne Arundel	.70	.5	1.0	\$4,400	2.2
Calvert	1.0	.5	0.0	\$3,000	1.5
Charles	1.0	.5	0.0	\$3,000	1.5
Howard	.50	.5	1.0	\$4,000	2.0
Montgomery	.44	.5	1.0	\$3,880	1.94
Prince George's	.44	.5	1.4	\$4,680	2.34
Revision of Prince George's	.44	.5	1.0	\$3,880	1.94
Virginia	.05	.15		\$400	.2 (1,170%)*

*The costs in Prince George's County are 12 times higher

SOURCE: Prince George's County Association of Realtors, Inc.

HOUSE BILL 1004

Unofficial Copy
Session
Q2

2000 Regular

(01r0497)

ENROLLED BILL

— Ways and Means/Budget and Taxation —

Introduced by Prince George's County Delegation

Read and Examined by Proofreaders:

Proofreader._____
Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this
____ day of _____ at _____ o'clock, ____ M.

Speaker.

CHAPTER _____

1 AN ACT concerning

2 **Prince George's County - Transfer Tax Rate**
3 **PC 403-00**

4 FOR the purpose of ~~altering the maximum rate for the Prince George's County~~
5 ~~transfer tax for first-time Prince George's County home buyers; altering the~~
6 ~~maximum rate for the transfer tax in Prince George's County for the transfer of~~
7 ~~residential real property on or after certain dates creating a Task Force on the~~
8 ~~Prince George's County Transfer Tax Rate; requiring the Task Force to conduct~~
9 ~~a thorough review of the transfer tax rate in Prince George's County and its~~
10 ~~effect on citizens, businesses, and schools in the County; specifying the~~
11 ~~composition, powers, and duties of the Task Force; providing for the staffing of~~
12 ~~the Task Force; requiring the Task Force to report its findings and~~
13 ~~recommendations by a certain date; providing for the termination of certain~~
14 ~~provisions of this Act; providing for a delayed effective date for certain~~
15 ~~provisions of this Act and generally relating to the Prince George's County~~
16 ~~transfer tax.~~

HOUSE BILL 1004

1 ~~BY repealing and reenacting, without amendments,~~
2 ~~The Public Local Laws of Prince George's County~~
3 ~~Section 10-187(a)(i)~~
4 ~~Article 17 Public Local Laws of Maryland~~
5 ~~(1995 Edition and 1998 Supplement, as amended)~~

6 ~~BY repealing and reenacting, with amendments,~~
7 ~~The Public Local Laws of Prince George's County~~
8 ~~Section 10-187(b)~~
9 ~~Article 17 Public Local Laws of Maryland~~
10 ~~(1995 Edition and 1998 Supplement, as amended)~~

11 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
12 MARYLAND, That the Laws of Maryland read as follows:

13 (a) There is a Task Force on the Prince George's County Transfer Tax Rate.

14 (b) The Task Force consists of the following 13 members:

15 (1) One member of the House of Delegates, appointed by the Chairman
16 of the Prince George's County House Delegation;

17 (2) One member of the Senate of Maryland, appointed by the Chairman
18 of the Prince George's County Senate Delegation;

19 (3) One member of the County Council of Prince George's County,
20 appointed by the Chairman of the County Council;

21 (4) The County Executive of Prince George's County or the County
22 Executive's designee;

23 (5) One member of the Prince George's County Board of Education,
24 appointed by the Chairman of the Board;

25 (6) The Superintendent of Prince George's County schools or the
26 Superintendent's designee;

27 (7) Two members of the Parent Teacher Association from Prince George's
28 County, appointed by the President of the Association;

29 (8) One member of the Prince George's County Board of Realtors,
30 appointed by the President of the Board of Realtors;

31 (9) One member of the Prince George's County Chamber of Commerce,
32 appointed by the President of the Chamber of Commerce;

33 (10) Two citizens who are residents of Prince George's County, appointed
34 jointly by the Chairman of the Prince George's County House Delegation and the
35 Chairman of the Prince George's County Senate Delegation; and

3

HOUSE BILL 1004

1 (11) One member of the Prince George's County Educators Association,
2 appointed by the President of the Association.

3 (c) The two members of the Task Force representing the General Assembly
4 shall serve as cochairmen of the Task Force.

5 (d) The Task Force shall complete a thorough review of the transfer tax rate in
6 Prince George's County and the effect of the transfer tax rate on the citizens,
7 businesses, and schools in Prince George's County.

8 (e) Members of the Task Force shall serve without compensation except that
9 the members may be reimbursed for expenses under the Standard State Travel
10 Regulations, as provided in the State budget.

11 (f) The County Executive of Prince George's County and the Department of
12 Legislative Services shall jointly provide staff support for the Task Force to the extent
13 possible within existing budgeted resources.

14 (g) The Task Force shall issue a final report of its findings and
15 recommendations to the Chairman of the Prince George's County House Delegation
16 and the Chairman of the Prince George's County Senate Delegation on or before
17 November 1, 2000.

18 Article 17—Prince George's County

19 ~~10-187~~

20 (a) (1) Except as provided in Subsection (b) of this Section, the County
21 Council is authorized and empowered to impose a tax at a rate not to exceed 1.1% of
22 the actual consideration paid or to be paid under every instrument of writing
23 conveying title to real property, or any interest therein, in the County, offered for
24 record and recorded in the County. Conveyances to the State, any agency of the State,
25 or any political subdivision of the State shall not be subject to the tax imposed under
26 this Section.

27 (b) (1) The Council may not impose a tax on the consideration represented
28 by the assumption of a mortgage or deed of trust on an instrument of writing
29 conveying title to real property between a husband and wife.

30 (2) The tax authorized under Subsection (a) of this Section does not
31 apply to a mortgage or deed of trust on property that is owned by a religious group if
32 the property is exempt from the property tax under Section 7-204 of the Tax
33 Property Article of the Annotated Code of Maryland.

34 (3) (f) IN THIS PARAGRAPH, "FIRST-TIME PRINCE GEORGE'S
COUNTY

35 HOME-BUYER" MEANS AN INDIVIDUAL WHO HAS NEVER OWNED RESIDENTIAL REAL
36 PROPERTY IN THE COUNTY THAT HAS BEEN THE INDIVIDUAL'S PRINCIPAL
37 RESIDENCE.

4

HOUSE BILL 1004

1 (H) FOR A SALE OF IMPROVED RESIDENTIAL REAL PROPERTY
TO A

2 FIRST TIME PRINCE GEORGE'S COUNTY HOME BUYER WHO WILL OCCUPY THE
3 RESIDENCE AS A PRINCIPAL RESIDENCE, THE RATE OF A TRANSFER TAX IMPOSED
4 UNDER THIS SECTION MAY NOT EXCEED 1.3%.

5 (H) IF THERE ARE TWO OR MORE GRANTEEES, THIS PARAGRAPH
6 DOES NOT APPLY UNLESS EACH GRANTEE IS A FIRST TIME PRINCE GEORGE'S
7 COUNTY HOME BUYER OR A CO-MAKER OR GUARANTOR OF A PURCHASE MONEY
8 MORTGAGE OR PURCHASE MONEY DEED OF TRUST AS DEFINED IN § 12-108(D) OF THE
9 TAX-PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND THE
10 CO-MAKER OR GUARANTOR WILL NOT OCCUPY THE RESIDENCE AS THE CO-MAKER'S
11 OR GUARANTOR'S PRINCIPAL RESIDENCE.

12 (IV) TO QUALIFY FOR THE RATE REDUCTION UNDER THIS
13 PARAGRAPH, EACH GRANTEE SHALL PROVIDE A STATEMENT THAT IS SIGNED UNDER
14 OATH BY THE GRANTEE STATING THAT:

15 1. A. THE GRANTEE IS AN INDIVIDUAL WHO HAS
NEVER
16 OWNED RESIDENTIAL REAL PROPERTY IN THE COUNTY THAT HAS BEEN THE
17 INDIVIDUAL'S PRINCIPAL RESIDENCE; AND

18 B. THE RESIDENCE WILL BE OCCUPIED BY THE
GRANTEE AS
19 THE GRANTEE'S PRINCIPAL RESIDENCE; OR

20 2. A. THE GRANTEE IS A CO-MAKER OR
GUARANTOR OF A
21 PURCHASE MONEY MORTGAGE OR PURCHASE MONEY DEED OF TRUST FOR THE
22 PROPERTY AS DEFINED IN § 12-108(D) OF THE TAX-PROPERTY ARTICLE OF THE
23 ANNOTATED CODE OF MARYLAND; AND

24 B. THE GRANTEE WILL NOT OCCUPY THE RESIDENCE
AS THE
25 CO-MAKER'S OR GUARANTOR'S PRINCIPAL RESIDENCE.

26 SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland
27 read as follows:

28 Article 17—Prince George's County

29 10-187.

30 (a) (1) Except as provided in Subsection (b) of this Section, the County
31 Council is authorized and empowered to impose a tax at a rate not to exceed 1.4% of
32 the actual consideration paid or to be paid under every instrument of writing
33 conveying title to real property, or any interest therein, in the County, offered for
34 record and recorded in the County. Conveyances to the State, any agency of the State,
35 or any political Subdivision of the State shall not be subject to the tax imposed under
36 this Section.

37 (b) (1) ~~The Council may not impose a tax on the consideration represented~~
38 ~~by the assumption of a mortgage or deed of trust on an instrument of writing~~
39 ~~conveying title to real property between a husband and wife.~~

5

HOUSE BILL 1004

1 (2) ~~The tax authorized under Subsection (a) of this Section does not~~
2 ~~apply to a mortgage or deed of trust on property that is owned by a religious group if~~
3 ~~the property is exempt from the property tax under Section 7-204 of the Tax-~~
4 ~~Property Article of the Annotated Code of Maryland.~~

5 (3) ~~THE RATE OF A TRANSFER TAX IMPOSED UNDER THIS SECTION ON~~
6 ~~THE TRANSFER OF RESIDENTIAL REAL PROPERTY MAY NOT EXCEED:~~

7 (I) ~~1.3% ON OR AFTER JULY 1, 2002;~~

8 (II) ~~1.2% ON OR AFTER JULY 1, 2003; AND~~

9 (III) ~~1.0% ON OR AFTER JULY 1, 2004.~~

10 ~~SECTION 3. AND BE IT FURTHER ENACTED, That Section 2 of this Act shall~~
11 ~~take effect July 1, 2002.~~

12 ~~SECTION 4. AND BE IT FURTHER ENACTED, That, except as provided in~~
13 ~~Section 3 of this Act, this Act shall take effect July 1, 2000. Section 1 of this Act shall~~
14 ~~remain effective for a period of 2 years and, at the end of June 30, 2002, with no~~
15 ~~further action required by the General Assembly, Section 1 of this Act shall be~~
16 ~~abrogated and of no further force and effect.~~

17 ~~SECTION 2. AND BE IT FURTHER ENACTED. That this Act shall take effect~~
18 ~~June 1, 2000. It shall remain effective for a period of 6 months and, at the end of~~
19 ~~November 30, 2000, with no further action required by the General Assembly, this Act~~
20 ~~shall be abrogated and of no further force and effect.~~

**Department of Legislative Services
Maryland General Assembly**

FISCAL ESTIMATE

Bill Number: PG 403-00

Title: Prince George's County - Transfer Tax

Requested by: Delegate Obie Patterson

Summary: This bill decreases the maximum rate for the Prince George's County transfer tax for first-time home buyers from 1.4% to 1.3% on or after July 1, 2000. In addition, the transfer tax rate for all residential real property transfers will decrease from 1.4% as follows:

1.3% on or after July 1, 2002;
1.2% on or after July 1, 2003; and
1.0% on or after July 1, 2004.

Fiscal Summary

State Effect: None. This bill does not affect the State transfer tax rate.

Local Effect: Based on FY 1999 data, county revenues could decrease by \$1.4 million in FY 2001 and 2002. No effect on expenditures.

Small Business Effect: None.

Local Revenues: Prince George's County collected transfer tax revenue of \$48,858,665 in fiscal 1999 from the current 1.4% rate. It is estimated that 40% of sales are to first-time home buyers. Based on fiscal 1999 data, reducing the rate as scheduled in the bill would result in revenue reductions as follows:

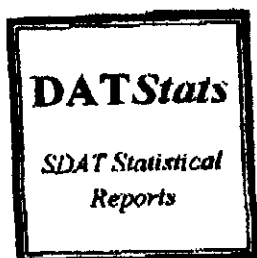
	<u>Rate</u>	<u>Reduction from Current Rate</u>
FY 2001	1.3% 1st-time buyers	(\$1,395,962)
FY 2002	1.3% 1st-time buyers	(1,395,962)
FY 2003	1.3%	(3,489,905)
FY 2004	1.2%	(6,979,809)
FY 2005	1.0%	(\$13,959,619)

Actual decreases in revenues could vary because transfer tax revenues tend to fluctuate based on factors such as mortgage rates and general economic conditions.

Analysis by: Karen S. Benton *KB*
November 1, 1999 (mld)

Direct Inquiries to:
John Rixey, Coordinating Analyst
(410) 946-5510
(301) 970-5510

Mld



State Department of Assessments and Taxation
DATStats Reassessments

**2000 Average Annual Reassessments
and County-Established Assessment Caps**

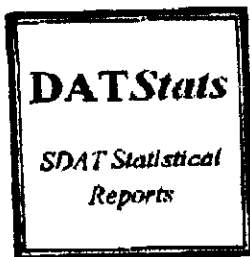
<u>Assessable Base Estimates</u>	<u>Jurisdiction</u>	<u>Average Annual Increase Before Cap</u>	<u>County Assessment Cap</u>
<u>Residential Sales</u>			
<u>Assessment Ratio Surveys</u>	Allegany	2.8%	10.0%
<u>Reassessments</u>	Anne Arundel	1.9%	4.0%
<u>Appeals</u>	Baltimore City	0.9%	4.0%
	Baltimore	1.7%	4.0%
<u>Number of Accounts</u>			
<u>Tax Credits</u>	Calvert	1.2%	10.0%
	Caroline	2.9%	10.0%
<u>Tax Exemptions</u>	Carroll	2.1%	10.0%
	Cecil	1.7%	10.0%
<u>DATStats Home</u>	Charles	0.8%	5.0%
<u>SDAT Home</u>	Dorchester	1.4%	10.0%
	Frederick	0.6%	10.0%
	Garrett	3.3%	10.0%
	Harford	1.9%	10.0%
	Howard	1.7%	5.0%
	Kent	-0.2%	5.0%
	Montgomery	0.9%	10.0%
	Prince George's	0.2%	2.0%
	Queen Anne's	2.4%	10.0%
	St. Mary's	2.2%	5.0%
	Somerset	0.5%	10.0%
	Talbot	2.7%	0.0%
	Washington	1.5%	10.0%
	Wicomico	2.8%	10.0%
	Worcester	1.1%	10.0%

Statewide average 1.3%

*Annual assessment cap applies only to owner-occupied properties.

State Department of Assessments and Taxation
December 1998

11-DEC-98-RCB



State Department of Assessments and Taxation
DATStats Reassessments

Total County Tax Base Growth

July 1, 1998 to July 1, 1999

(\$ in thousands)

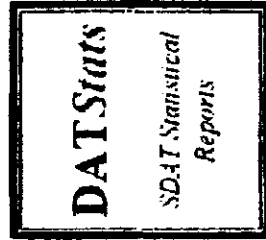
<u>Assessable Base</u> <u>Estimates</u>		<u>Total Tax Base</u>		<u>Homestead Credit</u>		<u>Base Growth</u>	
<u>Residential Sales</u>	<u>Jurisdiction</u>	<u>July 1</u> <u>1998</u>	<u>July 1</u> <u>1999</u>	<u>July 1</u> <u>1998</u>	<u>July 1</u> <u>1999</u>	<u>Before</u> <u>Credit</u>	<u>After</u> <u>Credit</u>
<u>Assessment Ratio</u> <u>Surveys</u>							
<u>Reassessments</u>	<u>Allegany</u>	1,317,578	1,311,151	2,664	3,339	-0.5%	-0.5%
<u>Appeals</u>	<u>Anne Arundel</u>	14,084,930	14,498,602	119,017	114,990	2.9%	3.0%
<u>Number of Accounts</u>	<u>Baltimore City</u>	8,463,911	8,557,909	71,316	82,309	1.1%	1.0%
	<u>Baltimore</u>	17,846,482	18,166,997	123,589	108,504	1.8%	1.9%
<u>Tax Credits</u>	<u>Calvert</u>	2,907,206	2,972,470	1,859	990	2.2%	2.3%
<u>Tax Exemptions</u>	<u>Caroline</u>	503,072	522,390	4,146	4,935	3.8%	3.7%
	<u>Carroll</u>	3,582,952	3,722,748	904	1,047	3.9%	3.9%
	<u>Cecil</u>	1,859,993	1,891,960	1,787	1,510	1.7%	1.7%
<u>DATStats Home</u>	<u>Charles</u>	3,198,902	3,269,818	9,384	8,090	2.2%	2.3%
<u>SDAT Home</u>	<u>Dorchester</u>	671,625	682,119	880	885	1.6%	1.6%
	<u>Frederick</u>	4,722,494	4,775,134	2,205	2,211	1.1%	1.1%
	<u>Garrett</u>	783,730	806,307	564	676	2.9%	2.9%
	<u>Harford</u>	4,983,908	5,206,207	2,308	2,776	4.5%	4.5%
	<u>Howard</u>	7,743,449	7,903,466	24,378	19,320	2.1%	2.1%
	<u>Kent</u>	537,021	543,665	8,726	6,570	1.2%	1.7%
	<u>Montgomery</u>	31,895,522	32,263,588	25,915	25,262	1.2%	1.2%
	<u>Prince George's</u>	17,424,239	17,595,330	32,009	35,265	1.0%	1.0%
	<u>Queen Anne's</u>	1,166,245	1,195,547	1,913	2,432	2.5%	2.5%
	<u>St. Mary's</u>	1,937,514	1,998,287	7,957	8,712	3.1%	3.1%
	<u>Somerset</u>	312,919	318,745	496	444	1.9%	1.9%
	<u>Talbot</u>	1,316,597	1,353,212	67,765	82,705	2.8%	1.7%
	<u>Washington</u>	2,602,837	2,704,478	2,283	2,176	3.9%	3.9%
	<u>Wicomico</u>	1,649,983	1,691,065	1,857	2,363	2.5%	2.5%

Worcester	2,486,114	2,524,948	507	594	1.6%	1.6%
Total	133,999,224	136,476,145	514,429	518,105	1.8%	1.9%

*Total tax base includes real and personal property before the Homestead Tax Credit is deducted. July 1, 1999, total tax base estimated November 23, 1998.

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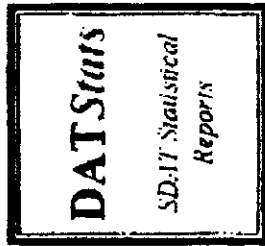
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County	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Total	
	Jul-Aug-Sep 1997		Oct-Nov-Dec 1997		Jan-Feb-Mar 1998		Apr-May-Jun 1998			
	Count	Median	Count	Median	Count	Median	Count	Median	Count	Median
Allegany	144	61,000	108	59,000	92	51,950	129	58,500	473	58,000
A.Arandel	1,975	145,000	1,978	142,000	1,635	142,500	2,803	144,900	8,391	144,000
Balto. City	1,744	59,500	1,393	61,500	1,314	59,900	1,583	65,000	6,034	61,900
Baltimore	2,455	116,015	2,696	117,195	2,190	115,000	3,506	118,000	10,847	117,000
Calvert	346	149,818	286	150,698	230	156,698	352	152,938	1,214	152,250
Caroline	47	88,000	61	98,000	45	90,000	68	93,650	221	92,000
Carroll	643	150,000	565	149,000	456	149,000	666	150,000	2,330	150,000
Cecil	236	115,715	271	120,900	203	121,000	370	119,900	1,080	119,750
Charles	465	154,000	501	148,000	368	146,950	550	150,000	1,884	149,900
Dorchester	51	72,000	52	85,500	35	65,000	61	80,000	199	78,500
Frederick	973	146,993	960	141,950	647	137,283	1,004	139,900	3,584	141,923
Garrett	43	70,000	33	71,900	18	82,750	36	70,500	130	71,950
Harford	915	134,000	960	127,793	683	135,000	1,123	129,510	3,681	130,350
Howard	1,167	171,282	1,163	170,000	948	169,900	1,510	170,801	4,788	170,340
Kent	35	90,000	33	110,000	32	108,750	44	89,000	144	96,000
Montgomery	4,152	181,000	3,749	176,000	2,872	173,170	4,302	182,000	15,075	179,900
P. G.	1,230	129,900	1,280	127,945	935	130,000	1,487	129,995	4,932	129,900
Q. A.	164	135,674	160	143,000	117	151,800	216	146,100	657	143,000

St. Mary's	338	138,245	328	130,600	223	138,000	298	137,000	1,187	135,000
Somerset	34	72,700	25	61,000	21	64,900	36	63,000	116	64,950
Talbot	139	129,500	115	125,000	82	139,000	157	133,500	493	130,000
Washington	340	108,000	313	105,000	230	110,000	389	105,000	1,272	106,338
Wicomico	228	88,000	276	92,000	161	93,000	284	92,750	949	92,000
Worcester	138	97,000	173	96,500	112	91,228	196	101,500	619	97,000
TOTAL	18,002	135,000	17,479	134,000	13,649	132,900	21,170	135,840	70,380	134,963

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County	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Total	
	Jul-Aug-Sep 1996		Oct-Nov-Dec 1996		Jan-Feb-Mar 1997		Apr-May-Jun 1997			
	Count	Median	Count	Median	Count	Median	Count	Median	Count	Median
Allegany	138	55,500	140	55,000	69	48,000	145	49,000	492	53,000
A.Arundel	2,040	146,000	2,119	135,350	1,405	138,000	2,265	140,000	7,829	140,000
Balto. City	1,820	59,000	1,844	55,000	1,590	54,040	1,885	55,050	7,139	55,900
Baltimore	2,454	117,900	2,507	111,900	2,070	113,080	2,947	115,000	9,978	114,900
Calvert	325	146,035	313	137,900	209	144,250	284	147,325	1,131	144,600
Caroline	58	91,250	61	87,800	56	84,750	85	97,800	260	90,000
Carroll	663	149,850	580	153,513	435	151,500	596	147,900	2,274	149,924
Cecil	218	116,250	230	113,500	219	118,900	251	108,500	918	114,000
Charles	477	150,800	451	139,950	264	140,000	492	136,975	1,684	142,000
Dorchester	58	74,000	69	72,000	40	69,950	67	82,200	234	72,500
Frederick	953	145,000	900	144,000	583	138,500	889	135,000	3,325	140,000
Garrett	40	71,000	54	65,000	26	63,250	45	60,500	165	64,900
Harford	994	133,000	917	133,025	689	125,900	1,051	125,800	3,651	130,000
Howard	1,201	167,000	1,102	163,000	856	161,239	1,137	165,000	4,296	164,995
Kent	39	100,000	19	130,000	28	86,888	36	108,250	122	101,500
Montgomery	3,517	175,000	3,157	166,000	2,350	176,000	3,367	174,000	12,391	172,500
P. G.	1,878	133,000	1,849	133,500	1,251	133,290	1,508	129,000	6,486	132,000
Q. A.	181	137,000	143	137,607	116	136,750	185	138,740	625	138,000

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St. Mary's	334	139,900	304	130,000	216	135,770	339	131,000	1,193	134,350
Somerset	12	53,000	30	64,000	25	50,000	29	60,000	96	61,875
Talbot	121	121,313	148	129,000	84	125,000	110	135,000	463	128,000
Washington	327	110,000	310	102,750	218	110,250	343	99,000	1,198	106,000
Wicomico	244	91,000	243	89,900	164	87,700	220	88,250	871	89,760
Worcester	98	99,000	130	98,850	112	99,250	177	92,000	517	95,900
TOTAL	18,190	134,500	17,620	129,900	13,075	128,400	18,453	129,900	67,338	130,000

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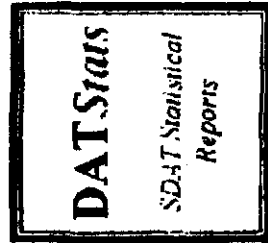
County	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Total	
	Count	Median	Count	Median	Count	Median	Count	Median	Count	Median
Allegany	130	55,000	127	54,000	90	47,250	124	54,500	471	54,000
A.Arundel	1,924	140,000	1,888	134,950	1,287	135,330	1,912	134,387	7,011	136,900
Balto. City	1,196	64,000	1,129	60,000	1,058	58,900	1,238	55,000	4,621	59,900
Baltimore	2,305	115,000	2,448	113,500	1,941	110,000	2,713	111,000	9,407	113,000
Calvert	305	134,500	238	137,650	202	129,375	248	133,080	993	133,055
Caroline	57	81,475	60	83,750	41	79,900	54	80,925	212	82,173
Carroll	576	136,398	558	137,000	506	136,000	552	142,500	2,192	138,000
Cecil	259	108,000	233	107,000	169	103,780	164	100,000	825	105,000
Charles	483	139,000	410	134,500	261	129,000	366	133,450	1,520	133,875
Dorchester	53	70,000	77	79,800	43	77,000	62	74,750	235	75,500
Frederick	806	135,000	776	135,000	615	134,000	750	135,000	2,947	135,000
Garrett	31	64,000	24	69,450	18	75,400	23	63,000	96	66,500
Harford	786	120,000	898	120,000	652	119,000	997	124,000	3,333	120,425
Howard	1,082	155,803	953	156,900	722	159,450	1,010	155,452	3,767	156,567
Kent	24	113,125	26	95,200	20	85,750	48	89,750	118	97,750
Montgomery	3,462	175,000	2,921	166,500	1,977	170,000	2,788	166,000	11,148	169,900
P.G.	2,060	135,000	2,329	134,950	1,590	133,598	1,935	130,000	7,914	133,500
Q.A.	152	125,000	166	135,235	123	125,000	176	128,425	617	128,722

St. Mary's	251	123,900	259	123,990	163	127,500	278	122,500	951	124,000
Somerset	24	55,225	21	63,500	13	49,000	23	55,000	81	55,550
Talbot	96	127,150	90	122,500	62	130,038	103	135,000	351	128,300
Washington	327	99,900	290	99,000	197	99,000	298	95,000	1,112	97,825
Wicomico	217	89,000	196	83,475	132	83,750	235	89,900	780	86,000
Worcester	106	89,900	101	86,900	87	84,500	129	85,000	423	86,000
TOTAL	16,712	132,000	16,218	129,000	11,969	125,900	16,226	127,800	61,125	128,900

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	Count	Median	Count	Median	Count	Median	Count	Median	Count	Median
Allegany	159	54,000	121	54,000	95	41,500	134	54,250	509	52,000
A. Arundel	1,992	139,900	1,834	138,996	1,211	132,580	1,956	133,000	6,993	135,950
Balho. City	1,557	63,000	1,208	58,000	876	59,775	1,251	62,000	4,892	60,000
Baltimore	2,351	113,265	2,082	111,193	1,665	117,390	2,510	110,000	8,608	112,900
Calvert	266	128,835	256	133,507	183	116,985	223	118,560	928	124,947
Caroline	66	82,775	53	78,900	51	74,000	71	80,000	241	79,900
Carroll	593	145,000	540	141,450	411	135,000	560	133,900	2,104	139,100
Cecil	237	97,800	184	105,996	150	97,000	220	101,900	791	100,000
Charles	420	135,470	419	139,900	287	131,500	366	129,920	1,492	134,568
Dorchester	48	70,000	42	73,000	37	69,900	62	71,000	189	70,000
Frederick	963	130,000	535	132,187	466	129,950	695	129,500	2,259	130,000
Garrett	52	59,450	38	65,000	20	65,500	39	64,200	149	61,000
Harford	761	112,000	803	109,000	700	114,000	957	115,000	3,221	112,900
Howard	1,145	164,900	1,039	159,000	758	148,772	1,070	156,485	4,012	157,157
Kent	30	94,500	27	122,000	27	90,000	29	113,500	113	108,000
Montgomery	3,305	175,000	2,902	169,500	2,319	163,000	2,987	170,000	11,504	170,000
P. G.	2,019	129,000	2,094	129,607	1,514	130,175	2,594	130,000	8,221	129,900
Q. A.	154	123,874	137	123,000	115	123,000	179	122,900	585	123,000

St. Mary's	190	116,200	196	118,500	155	119,000	227	118,000	768	118,000
Somerset	30	69,950	19	63,000	19	58,000	20	59,000	88	63,000
Talbot	85	110,000	101	122,000	76	103,500	92	137,375	354	117,500
Washington	375	97,000	270	99,000	180	90,750	288	94,000	1,113	95,200
Wicomico	219	83,000	206	85,750	116	85,000	184	77,450	725	83,500
Worcester	103	81,000	112	99,425	100	77,450	122	77,250	437	82,750
TOTAL	16,720	127,500	15,218	127,458	11,531	126,120	16,827	125,500	60,296	126,900

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County	First Quarter Jul-Aug-Sep 1993		Second Quarter Oct-Nov-Dec 1993		Third Quarter Jan-Feb-Mar 1994		Fourth Quarter Apr-May-Jun 1994		Total	
	Count	Median	Count	Median	Count	Median	Count	Median	Count	Median
Allegany	148	56,700	117	45,000	90	53,000	155	53,000	510	52,000
A.Arundel	1,803	136,500	2,253	134,900	1,107	132,900	1,828	130,950	6,991	134,000
Balto.City	1,052	65,000	1,109	63,000	1,259	61,000	1,495	61,000	4,915	62,500
Baltimore	2,162	112,000	2,170	113,500	1,981	113,000	2,912	113,000	9,225	113,000
Calvert	293	115,350	288	125,988	164	116,670	227	121,100	972	121,350
Caroline	64	77,789	62	90,515	31	95,000	64	84,750	221	82,900
Carroll	590	132,000	497	130,000	349	135,000	514	138,567	1,950	134,000
Cecil	195	94,000	184	97,925	124	103,000	193	110,000	696	100,925
Charles	442	134,774	413	129,900	256	127,250	352	126,975	1,463	129,900
Dorchester	54	74,500	60	72,000	29	76,000	66	75,000	209	75,000
Frederick	597	126,000	661	130,800	471	127,750	582	130,500	2,311	128,655
Garrett	48	64,875	52	58,500	23	60,000	31	70,600	154	64,000
Harford	806	124,950	1,035	115,000	626	110,000	985	108,000	3,452	115,000
Howard	1,126	163,500	1,146	160,761	797	144,000	1,113	156,500	4,182	158,415
Kent	29	85,000	37	94,500	21	98,000	30	85,000	117	92,000
Montgomery	3,414	178,740	3,258	174,900	2,370	163,500	3,320	170,995	12,362	172,500
P. G.	2,279	130,000	2,052	127,500	1,505	127,000	2,105	129,000	7,941	128,500
Q. A.	144	130,500	134	119,665	106	141,000	114	129,450	498	129,477

St. Mary's	175	112,000	186	109,995	149	113,000	192	119,450	702	114,820
Somerset	15	36,000	29	50,000	9	50,000	23	61,900	76	50,750
Talbot	80	121,500	89	122,000	47	120,000	88	106,250	304	118,500
Washington	272	94,000	308	95,000	191	94,000	328	92,000	1,099	94,000
Wicomico	199	82,000	216	85,000	142	86,000	239	85,000	796	84,700
Worcester	97	89,000	121	82,000	73	80,000	105	79,300	396	82,250
TOTAL	16,084	130,000	16,477	127,900	11,920	123,755	17,061	125,000	61,542	126,900

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