

County Assessable Base Measures for Fiscal 2021

<u>County</u>	<u>Population July 1, 2019</u>	<u>Assessable Base (\$ in Thousands)</u>	<u>Per Capita Assessable Base</u>	<u>Assessable Base Growth</u>	<u>County</u>	<u>Per Capita Assessable Base</u>	<u>County</u>	<u>Assessable Base Growth</u>
Allegany	70,416	\$4,007,372	\$56,910	1.5%	1. Worcester	\$321,016	1. Frederick	5.4%
Anne Arundel	579,234	97,384,716	168,127	3.5%	2. Talbot	233,897	2. Prince George's	4.7%
Baltimore City	593,490	44,372,209	74,765	1.5%	3. Montgomery	193,382	3. Cecil	3.8%
Baltimore	827,370	92,838,063	112,209	2.9%	4. Howard	174,121	4. Anne Arundel	3.5%
Calvert	92,525	12,830,770	138,674	2.4%	5. Queen Anne's	174,108	5. Caroline	3.4%
Caroline	33,406	2,764,205	82,746	3.4%	6. Anne Arundel	168,127	6. Wicomico	3.3%
Carroll	168,447	21,213,587	125,936	2.9%	7. Garrett	163,033	7. Howard	3.1%
Cecil	102,855	11,254,117	109,417	3.8%	8. Kent	155,788	8. Queen Anne's	3.1%
Charles	163,257	19,386,240	118,747	3.0%	9. Calvert	138,674	9. Charles	3.0%
Dorchester	31,929	3,003,138	94,057	2.3%	10. Frederick	131,504	10. Worcester	3.0%
Frederick	259,547	34,131,596	131,504	5.4%	11. Carroll	125,936	11. Baltimore	2.9%
Garrett	29,014	4,730,249	163,033	1.6%	12. Harford	119,872	12. Carroll	2.9%
Harford	255,441	30,620,265	119,872	2.7%	13. Charles	118,747	13. Harford	2.7%
Howard	325,690	56,709,501	174,121	3.1%	14. St. Mary's	116,613	14. St. Mary's	2.5%
Kent	19,422	3,025,712	155,788	0.7%	15. Prince George's	116,466	15. Calvert	2.4%
Montgomery	1,050,688	203,184,478	193,382	2.0%	16. Baltimore	112,209	16. Dorchester	2.3%
Prince George's	909,327	105,905,613	116,466	4.7%	17. Cecil	109,417	17. Washington	2.2%
Queen Anne's	50,381	8,771,757	174,108	3.1%	18. Dorchester	94,057	18. Somerset	2.1%
St. Mary's	113,510	13,236,725	116,613	2.5%	19. Washington	91,023	19. Montgomery	2.0%
Somerset	25,616	1,524,997	59,533	2.1%	20. Caroline	82,746	20. Talbot	1.7%
Talbot	37,181	8,696,513	233,897	1.7%	21. Baltimore City	74,765	21. Garrett	1.6%
Washington	151,049	13,748,890	91,023	2.2%	22. Wicomico	66,761	22. Baltimore City	1.5%
Wicomico	103,609	6,917,049	66,761	3.3%	23. Somerset	59,533	23. Allegany	1.5%
Worcester	52,276	16,781,425	321,016	3.0%	24. Allegany	56,910	24. Kent	0.7%
Statewide	6,045,680	\$817,039,187	\$135,144	3.0%				

Source: State Department of Assessments and Taxation; Department of Legislative Services

County Assessable Base for Fiscal 2021 and Percent Change from Fiscal 2020
(\$ in Thousands)

County	Subject to Real Property	Percent Change	Subject to Personal Property	Percent Change	Total Property	Percent Change
Allegany	\$3,642,167	1.0%	\$365,205	5.9%	\$4,007,372	1.5%
Anne Arundel	94,596,814	3.5%	2,787,902	1.0%	97,384,716	3.5%
Baltimore City	42,007,018	1.9%	2,365,191	-4.8%	44,372,209	1.5%
Baltimore	89,286,003	3.0%	3,552,060	1.0%	92,838,063	2.9%
Calvert	12,525,638	2.7%	305,132	-7.4%	12,830,770	2.4%
Caroline	2,689,274	3.4%	74,931	2.2%	2,764,205	3.4%
Carroll	20,589,104	2.8%	624,483	3.0%	21,213,587	2.9%
Cecil	10,659,456	4.3%	594,661	-5.1%	11,254,117	3.8%
Charles	18,838,986	3.2%	547,254	-1.3%	19,386,240	3.0%
Dorchester	2,856,785	2.2%	146,353	4.8%	3,003,138	2.3%
Frederick	33,695,354	5.4%	436,242	3.6%	34,131,596	5.4%
Garrett	4,477,995	1.5%	252,254	2.6%	4,730,249	1.6%
Harford	29,214,799	2.7%	1,405,466	2.9%	30,620,265	2.7%
Howard	54,961,246	3.2%	1,748,255	0.5%	56,709,501	3.1%
Kent	2,974,948	0.7%	50,764	1.5%	3,025,712	0.7%
Montgomery	198,990,215	2.0%	4,194,263	2.4%	203,184,478	2.0%
Prince George's	102,576,888	4.7%	3,328,725	4.2%	105,905,613	4.7%
Queen Anne's	8,660,178	3.1%	111,579	-0.6%	8,771,757	3.1%
St. Mary's	12,923,534	2.5%	313,191	3.0%	13,236,725	2.5%
Somerset	1,372,584	0.7%	152,413	16.1%	1,524,997	2.1%
Talbot	8,623,387	1.7%	73,126	1.3%	8,696,513	1.7%
Washington	13,136,392	2.4%	612,498	-1.1%	13,748,890	2.2%
Wicomico	6,533,092	3.6%	383,957	-1.8%	6,917,049	3.3%
Worcester	16,362,490	2.9%	418,935	7.2%	16,781,425	3.0%
Statewide	\$792,194,345	3.0%	\$24,844,840	1.1%	\$817,039,185	3.0%

Source: State Department of Assessments and Taxation

County Assessable Base – Real and Personal Property
(\$ in Thousands)

County	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022E
Allegany	\$3,898,049	\$3,923,496	\$3,949,721	\$4,007,372	\$4,041,123
Anne Arundel	86,772,292	90,117,577	94,117,562	97,384,716	99,395,046
Baltimore City	41,209,840	42,632,557	43,706,583	44,372,209	44,422,469
Baltimore	84,683,073	87,307,221	90,208,358	92,838,063	95,369,843
Calvert	12,773,365	12,251,251	12,526,703	12,830,770	13,093,894
Caroline	2,608,678	2,655,399	2,674,082	2,764,205	2,844,755
Carroll	19,514,216	20,047,629	20,625,370	21,213,587	21,773,057
Cecil	9,992,274	10,417,588	10,843,316	11,254,117	11,509,942
Charles	17,532,024	18,055,886	18,816,409	19,386,240	20,035,280
Dorchester	2,879,772	2,878,839	2,934,932	3,003,138	3,074,210
Frederick	29,420,275	30,907,026	32,395,453	34,131,596	35,200,243
Garrett	4,585,290	4,567,186	4,655,557	4,730,249	4,832,049
Harford	28,414,432	29,051,398	29,811,421	30,620,265	31,276,951
Howard	51,403,275	53,060,134	55,001,532	56,709,501	58,441,355
Kent	2,950,517	2,971,083	3,004,081	3,025,712	3,049,025
Montgomery	189,529,990	194,360,193	199,198,373	203,184,478	207,694,143
Prince George's	90,628,096	95,546,843	101,186,676	105,905,613	111,070,205
Queen Anne's	8,010,735	8,256,490	8,508,585	8,771,757	8,787,711
St. Mary's	12,517,484	12,635,740	12,916,158	13,236,725	13,328,426
Somerset	1,431,319	1,489,074	1,494,268	1,524,997	1,541,293
Talbot	8,411,019	8,436,914	8,553,943	8,696,513	8,832,246
Washington	12,817,817	12,985,448	13,449,265	13,748,890	14,083,876
Wicomico	6,284,266	6,438,948	6,695,198	6,917,049	7,154,427
Worcester	15,545,646	15,852,883	16,289,079	16,781,425	17,050,787
Statewide	\$743,813,744	\$766,846,803	\$793,562,625	\$817,039,187	\$837,902,356

Source: State Department of Assessments and Taxation

Growth in County Assessable Base – Real and Personal Property Over Ten Year Period

County	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022E
Allegany	-1.3%	-1.3%	-0.5%	-0.4%	0.2%	0.4%	0.7%	0.7%	1.5%	0.8%
Anne Arundel	-4.1%	0.1%	1.8%	3.0%	4.4%	3.7%	3.9%	4.4%	3.5%	2.1%
Baltimore City	-6.4%	-1.5%	3.8%	5.3%	7.0%	1.9%	3.5%	2.5%	1.5%	0.1%
Baltimore	-4.2%	-2.8%	-0.6%	2.0%	2.9%	3.4%	3.1%	3.3%	2.9%	2.7%
Calvert	-5.8%	-2.2%	-0.4%	0.5%	2.0%	1.8%	-4.1%	2.2%	2.4%	2.1%
Caroline	-4.7%	-5.7%	-1.4%	-0.4%	-0.2%	0.4%	1.8%	0.7%	3.4%	2.9%
Carroll	-4.2%	-1.4%	-0.6%	1.1%	2.0%	2.4%	2.7%	2.9%	2.9%	2.6%
Cecil	-5.6%	-3.1%	0.1%	0.5%	0.6%	2.2%	4.3%	4.1%	3.8%	2.3%
Charles	-4.7%	-1.9%	-0.4%	1.3%	3.8%	2.1%	3.0%	4.2%	3.0%	3.3%
Dorchester	-3.4%	-4.4%	-3.0%	-0.2%	-0.2%	0.0%	0.0%	1.9%	2.3%	2.4%
Frederick	-4.6%	-0.6%	1.6%	3.5%	4.3%	4.2%	5.1%	4.8%	5.4%	3.1%
Garrett	-2.9%	-0.3%	-7.5%	0.9%	0.9%	1.0%	-0.4%	1.9%	1.6%	2.2%
Harford	-2.4%	-0.8%	0.6%	1.2%	2.3%	2.6%	2.2%	2.6%	2.7%	2.1%
Howard	-2.2%	0.6%	2.5%	4.5%	4.0%	4.2%	3.2%	3.7%	3.1%	3.1%
Kent	-3.1%	-1.5%	-2.1%	-0.1%	-0.2%	0.3%	0.7%	1.1%	0.7%	0.8%
Montgomery	-2.7%	0.9%	2.5%	4.2%	4.0%	3.6%	2.5%	2.5%	2.0%	2.2%
Prince George's	-7.9%	-3.9%	0.6%	3.7%	6.7%	6.8%	5.4%	5.9%	4.7%	4.9%
Queen Anne's	-6.0%	-4.1%	-0.6%	0.2%	2.2%	2.2%	3.1%	3.1%	3.1%	0.2%
St. Mary's	-3.0%	-1.1%	0.3%	0.8%	1.0%	1.7%	0.9%	2.2%	2.5%	0.7%
Somerset	-12.1%	0.0%	-3.5%	1.1%	-0.8%	-0.2%	4.0%	0.3%	2.1%	1.1%
Talbot	-4.2%	-5.1%	-3.5%	-1.5%	0.3%	-0.2%	0.3%	1.4%	1.7%	1.6%
Washington	-3.3%	-3.1%	-0.7%	1.0%	1.6%	1.4%	1.3%	3.6%	2.2%	2.4%
Wicomico	-6.3%	-5.4%	-3.6%	0.5%	0.4%	2.3%	2.5%	4.0%	3.3%	3.4%
Worcester	-10.0%	-5.9%	0.1%	-0.1%	2.2%	2.5%	2.0%	2.8%	3.0%	1.6%
Statewide	-4.4%	-1.3%	1.1%	2.9%	3.9%	3.5%	3.1%	3.5%	3.0%	2.6%

Source: State Department of Assessments and Taxation

One-cent Yield in County Real Property Tax Rates Over Five Year Period

County	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Allegany	\$355,500	\$356,700	\$359,900	\$363,600	\$367,600
Anne Arundel	7,540,900	7,874,100	8,255,400	8,570,100	8,759,100
Baltimore City	3,728,500	3,893,400	4,009,500	4,094,500	4,109,700
Baltimore	8,017,200	8,295,600	8,559,200	8,825,000	9,076,400
Calvert	1,170,800	1,194,800	1,219,600	1,252,300	1,279,600
Caroline	248,200	251,900	258,500	266,600	273,900
Carroll	1,887,900	1,941,700	1,997,200	2,053,100	2,108,600
Cecil	954,900	981,200	1,017,900	1,061,300	1,087,000
Charles	1,696,100	1,751,700	1,824,500	1,881,800	1,946,400
Dorchester	275,100	274,000	278,800	284,800	291,600
Frederick	2,895,200	3,042,300	3,189,700	3,360,200	3,464,400
Garrett	430,300	433,600	440,000	446,900	457,600
Harford	2,708,300	2,764,000	2,842,500	2,918,800	2,984,200
Howard	4,943,100	5,136,200	5,308,600	5,478,300	5,646,300
Kent	287,100	289,900	293,500	295,900	298,400
Montgomery	18,527,600	19,060,500	19,504,200	19,892,500	20,345,700
Prince George's	8,199,400	8,586,900	9,068,900	9,434,600	9,857,400
Queen Anne's	789,000	812,700	835,600	861,500	863,900
St. Mary's	1,216,700	1,230,400	1,257,100	1,287,700	1,296,100
Somerset	135,300	135,000	136,300	137,200	138,800
Talbot	721,400	729,100	742,400	755,400	765,900
Washington	1,220,700	1,242,700	1,281,300	1,311,200	1,343,400
Wicomico	588,900	605,300	628,100	651,200	675,100
Worcester	1,502,600	1,534,700	1,575,100	1,621,900	1,648,600

Source: Department of Legislative Services