

County Assessable Base Measures for Fiscal 2026

<u>County</u>	<u>Population July 1, 2024</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	67,097	\$4,995,539	\$74,452	6.7%	1. Worcester	\$423,597	1. Garrett	13.2%
Anne Arundel	602,350	117,160,482	194,506	6.3%	2. Talbot	278,299	2. Worcester	11.6%
Baltimore City	568,271	54,710,324	96,275	6.9%	3. Garrett	254,423	3. Washington	10.3%
Baltimore	852,425	114,766,551	134,635	6.6%	4. Montgomery	229,678	4. Frederick	9.7%
Calvert	94,913	15,729,015	165,720	2.8%	5. Queen Anne's	218,082	5. Somerset	9.2%
Caroline	34,248	3,703,545	108,139	7.9%	6. Howard	211,179	6. Queen Anne's	8.8%
Carroll	177,108	27,361,131	154,488	7.4%	7. Anne Arundel	194,506	7. Wicomico	8.8%
Cecil	106,305	14,637,783	137,696	8.5%	8. Kent	186,844	8. Cecil	8.5%
Charles	174,478	26,819,815	153,715	7.5%	9. Frederick	167,114	9. Dorchester	8.2%
Dorchester	33,138	4,063,221	122,615	8.2%	10. Calvert	165,720	10. Caroline	7.9%
Frederick	299,317	50,020,112	167,114	9.7%	11. Carroll	154,488	11. Charles	7.5%
Garrett	28,393	7,223,837	254,423	13.2%	12. Charles	153,715	12. Carroll	7.4%
Harford	265,514	37,956,707	142,956	6.9%	13. Prince George's	145,091	13. Talbot	6.9%
Howard	339,668	71,730,620	211,179	6.3%	14. St. Mary's	143,111	14. Baltimore City	6.9%
Kent	19,557	3,654,109	186,844	6.4%	15. Harford	142,956	15. Harford	6.9%
Montgomery	1,082,273	248,573,771	229,678	5.3%	16. Cecil	137,696	16. Prince George's	6.8%
Prince George's	966,629	140,249,549	145,091	6.8%	17. Baltimore	134,635	17. Allegany	6.7%
Queen Anne's	53,688	11,708,402	218,082	8.8%	18. Dorchester	122,615	18. Baltimore	6.6%
St. Mary's	116,469	16,667,942	143,111	6.4%	19. Washington	121,898	19. Kent	6.4%
Somerset	25,241	2,098,906	83,155	9.2%	20. Caroline	108,139	20. St. Mary's	6.4%
Talbot	38,244	10,643,281	278,299	6.9%	21. Baltimore City	96,275	21. Howard	6.3%
Washington	157,228	19,165,704	121,898	10.3%	22. Wicomico	90,028	22. Anne Arundel	6.3%
Wicomico	106,329	9,572,554	90,028	8.8%	23. Somerset	83,155	23. Montgomery	5.3%
Worcester	54,337	23,017,002	423,597	11.6%	24. Allegany	74,452	24. Calvert	2.8%
Statewide	6,263,220	\$1,036,229,900	\$165,447	6.7%				

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

County Assessable Base for Fiscal 2026 and Percent Change from Fiscal 2025
(\$ in Thousands)

County	Subject to Real Property	Percent Change	Subject to Personal Property	Percent Change	Total Property	Percent Change
Allegany	\$4,567,056	7.4%	\$428,483	0.3%	\$4,995,539	6.7%
Anne Arundel	114,226,042	6.2%	2,934,440	8.1%	117,160,482	6.3%
Baltimore City	52,023,419	6.7%	2,686,905	11.3%	54,710,324	6.9%
Baltimore	110,448,666	6.4%	4,317,884	14.3%	114,766,551	6.6%
Calvert	15,027,009	3.4%	702,005	-7.9%	15,729,015	2.8%
Caroline	3,603,988	7.9%	99,558	8.4%	3,703,545	7.9%
Carroll	26,550,784	7.3%	810,346	9.6%	27,361,131	7.4%
Cecil	13,851,763	7.6%	786,020	27.0%	14,637,783	8.5%
Charles	26,211,353	7.5%	608,462	8.4%	26,819,815	7.5%
Dorchester	3,862,698	8.4%	200,523	3.8%	4,063,221	8.2%
Frederick	49,515,341	9.7%	504,771	6.4%	50,020,112	9.7%
Garrett	6,951,232	13.8%	272,605	0.0%	7,223,837	13.2%
Harford	36,274,572	6.8%	1,682,134	7.5%	37,956,707	6.9%
Howard	69,789,025	6.3%	1,941,594	9.6%	71,730,620	6.3%
Kent	3,564,375	6.4%	89,734	8.9%	3,654,109	6.4%
Montgomery	244,123,559	5.3%	4,450,212	5.3%	248,573,771	5.3%
Prince George's	136,518,688	6.7%	3,730,861	8.8%	140,249,549	6.8%
Queen Anne's	11,555,649	9.3%	152,753	-19.1%	11,708,402	8.8%
St. Mary's	16,351,661	6.3%	316,281	11.8%	16,667,942	6.4%
Somerset	1,911,916	11.9%	186,990	-12.6%	2,098,906	9.2%
Talbot	10,556,297	7.0%	86,984	-1.6%	10,643,281	6.9%
Washington	18,408,443	10.0%	757,260	16.8%	19,165,704	10.3%
Wicomico	9,113,680	8.9%	458,874	7.4%	9,572,554	8.8%
Worcester	22,549,614	11.8%	467,388	5.6%	23,017,002	11.6%
Statewide	\$1,007,556,832	6.7%	\$28,673,068	8.6%	\$1,036,229,900	6.7%

Source: State Department of Assessments and Taxation

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

County	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027E
Allegany	\$4,072,073	\$4,187,367	\$4,379,299	\$4,680,442	\$4,995,539	\$5,259,678
Anne Arundel	99,775,835	101,924,398	104,984,089	110,235,133	117,160,482	123,500,897
Baltimore City	45,336,981	46,316,702	48,171,209	51,175,223	54,710,324	56,502,070
Baltimore	95,728,989	98,749,398	102,086,072	107,611,170	114,766,551	120,752,220
Calvert	13,177,828	13,615,684	19,459,122	15,296,770	15,729,015	16,459,763
Caroline	2,865,881	2,996,483	3,188,524	3,431,973	3,703,545	3,929,132
Carroll	21,932,977	22,818,341	23,939,953	25,474,487	27,361,131	29,110,706
Cecil	11,510,848	12,007,195	12,840,250	13,492,205	14,637,783	15,366,851
Charles	20,331,663	21,611,964	23,017,056	24,938,444	26,819,815	28,427,812
Dorchester	3,108,809	3,277,771	3,482,452	3,755,799	4,063,221	4,306,049
Frederick	36,065,132	38,591,014	41,750,623	45,616,629	50,020,112	53,919,338
Garrett	4,849,384	4,962,210	5,578,042	6,382,705	7,223,837	7,695,623
Harford	31,397,558	32,292,645	33,633,060	35,521,320	37,956,707	39,865,986
Howard	58,711,782	60,808,225	63,753,951	67,451,774	71,730,620	75,367,027
Kent	3,079,256	3,126,186	3,257,495	3,433,051	3,654,109	3,832,986
Montgomery	207,704,372	214,412,133	223,588,163	236,127,929	248,573,771	257,678,699
Prince George's	111,403,678	116,425,400	123,013,483	131,356,304	140,249,549	147,331,346
Queen Anne's	8,991,590	9,397,801	9,934,715	10,757,817	11,708,402	12,466,250
St. Mary's	13,658,522	14,197,769	14,699,355	15,659,877	16,667,942	17,410,540
Somerset	1,567,243	1,624,531	1,715,180	1,922,800	2,098,906	2,262,498
Talbot	8,844,249	9,072,930	9,454,712	9,953,808	10,643,281	11,321,259
Washington	14,146,500	14,806,060	15,778,018	17,380,309	19,165,704	20,440,364
Wicomico	7,151,196	7,551,927	7,981,902	8,797,415	9,572,554	10,279,157
Worcester	17,073,334	17,666,740	18,459,085	20,619,570	23,017,002	25,116,304
Statewide	\$842,485,680	\$872,440,874	\$918,145,810	\$971,072,954	\$1,036,229,902	\$1,088,602,555

Source: State Department of Assessments and Taxation

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

County	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Allegany	0.4%	0.7%	0.7%	1.5%	1.6%	2.8%	4.6%	6.9%	6.7%	5.3%
Anne Arundel	3.7%	3.9%	4.4%	3.5%	2.5%	2.2%	3.0%	5.0%	6.3%	5.4%
Baltimore City	1.9%	3.5%	2.5%	1.5%	2.2%	2.2%	4.0%	6.2%	6.9%	3.3%
Baltimore	3.4%	3.1%	3.3%	2.9%	3.1%	3.2%	3.4%	5.4%	6.6%	5.2%
Calvert	1.8%	-4.1%	2.2%	2.4%	2.7%	3.3%	42.9%	-21.4%	2.8%	4.6%
Caroline	0.4%	1.8%	0.7%	3.4%	3.7%	4.6%	6.4%	7.6%	7.9%	6.1%
Carroll	2.4%	2.7%	2.9%	2.9%	3.4%	4.0%	4.9%	6.4%	7.4%	6.4%
Cecil	2.2%	4.3%	4.1%	3.8%	2.3%	4.3%	6.9%	5.1%	8.5%	5.0%
Charles	2.1%	3.0%	4.2%	3.0%	4.9%	6.3%	6.5%	8.3%	7.5%	6.0%
Dorchester	0.0%	0.0%	1.9%	2.3%	3.5%	5.4%	6.2%	7.8%	8.2%	6.0%
Frederick	4.2%	5.1%	4.8%	5.4%	5.7%	7.0%	8.2%	9.3%	9.7%	7.8%
Garrett	1.0%	-0.4%	1.9%	1.6%	2.5%	2.3%	12.4%	14.4%	13.2%	6.5%
Harford	2.6%	2.2%	2.6%	2.7%	2.5%	2.9%	4.2%	5.6%	6.9%	5.0%
Howard	4.2%	3.2%	3.7%	3.1%	3.5%	3.6%	4.8%	5.8%	6.3%	5.1%
Kent	0.3%	0.7%	1.1%	0.7%	1.8%	1.5%	4.2%	5.4%	6.4%	4.9%
Montgomery	3.6%	2.5%	2.5%	2.0%	2.2%	3.2%	4.3%	5.6%	5.3%	3.7%
Prince George's	6.8%	5.4%	5.9%	4.7%	5.2%	4.5%	5.7%	6.8%	6.8%	5.0%
Queen Anne's	2.2%	3.1%	3.1%	3.1%	2.5%	4.5%	5.7%	8.3%	8.8%	6.5%
St. Mary's	1.7%	0.9%	2.2%	2.5%	3.2%	3.9%	3.5%	6.5%	6.4%	4.5%
Somerset	-0.2%	4.0%	0.3%	2.1%	2.8%	3.7%	5.6%	12.1%	9.2%	7.8%
Talbot	-0.2%	0.3%	1.4%	1.7%	1.7%	2.6%	4.2%	5.3%	6.9%	6.4%
Washington	1.4%	1.3%	3.6%	2.2%	2.9%	4.7%	6.6%	10.2%	10.3%	6.7%
Wicomico	2.3%	2.5%	4.0%	3.3%	3.4%	5.6%	5.7%	10.2%	8.8%	7.4%
Worcester	2.5%	2.0%	2.8%	3.0%	1.7%	3.5%	4.5%	11.7%	11.6%	9.1%
Statewide	3.5%	3.1%	3.5%	3.0%	3.1%	3.6%	5.2%	5.8%	6.7%	5.1%

One-cent Yield in County Real Property Tax Rates Recent Trend Since FY 2022

County	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Allegany	\$367,900	\$376,300	\$394,600	\$415,900	\$441,500	\$463,700
Anne Arundel	8,809,000	9,024,100	9,309,900	9,686,200	10,135,100	10,523,100
Baltimore City	4,173,300	4,266,300	4,480,900	4,753,500	5,048,700	5,204,000
Baltimore	9,083,400	9,358,200	9,690,400	10,130,800	10,650,900	11,143,500
Calvert	1,286,400	1,326,900	1,375,900	1,451,600	1,499,900	1,573,600
Caroline	275,500	286,800	302,800	322,600	344,200	363,700
Carroll	2,117,300	2,198,100	2,299,000	2,424,200	2,572,600	2,722,200
Cecil	1,094,800	1,138,600	1,216,700	1,272,200	1,359,500	1,424,900
Charles	1,967,900	2,087,400	2,223,800	2,403,700	2,577,800	2,739,800
Dorchester	293,100	309,100	327,600	351,700	378,600	400,900
Frederick	3,550,700	3,788,900	4,067,600	4,397,000	4,759,300	5,093,100
Garrett	459,700	475,600	528,900	598,400	673,400	716,500
Harford	2,986,800	3,068,800	3,206,600	3,371,600	3,583,900	3,762,000
Howard	5,666,600	5,863,600	6,148,300	6,447,000	6,783,000	7,090,100
Kent	300,900	305,500	317,400	331,700	351,000	367,400
Montgomery	20,332,700	20,986,800	21,927,200	23,129,000	24,322,400	25,229,500
Prince George's	9,872,800	10,398,500	11,009,200	11,662,000	12,347,800	12,940,700
Queen Anne's	883,200	922,900	972,600	1,039,700	1,125,600	1,190,600
St. Mary's	1,328,000	1,374,400	1,419,000	1,497,500	1,573,500	1,631,900
Somerset	139,400	143,800	152,700	168,200	186,600	202,500
Talbot	772,200	793,600	824,800	862,300	911,700	955,100
Washington	1,347,000	1,404,600	1,486,300	1,628,400	1,761,000	1,857,200
Wicomico	672,400	707,100	750,500	817,800	881,100	942,300
Worcester	1,648,900	1,699,800	1,770,800	1,961,200	2,169,500	2,346,000

Source: Department of Legislative Services