

SECTION 4 - PROPERTY TAXES

The property tax remains the largest single source of revenue for county government. This section is divided into four parts—the first detailing property tax rates in the counties, the second showing aggregate data for all property, followed by two segments containing individual data for the two major classes of property—real and personal.

Tax Rates

Table 4.1 shows a history of county property tax rates from FY 2000 to FY 2010. The rates shown are county-wide tax rates that apply to all non-municipal areas. In some counties, municipal residents enjoy a “tax differential,” resulting in a lower county tax rate within the municipality to reflect services provided by the municipal government.

In many counties, there are special taxing districts that levy property taxes for identified purposes—Table 4.1 reflects only special taxes that are “county-wide” in nature, and does not include taxes levied only in special service areas. For Montgomery County, which employs a variety of special service taxes, tax rates shown include county-wide special assessments, but do not include any of the district-wide taxes levied in various parts of the county.

Table 4.2 compares property tax rates and constant yield tax rates for Fiscal Years 2006 through 2010. Pursuant to Section 2-205 of the Tax-Property Article of the Maryland Annotated Code, on or before February 14 of each year, the State Department of Assessments and Taxation (SDAT) notifies each county and Baltimore City of its “constant yield tax rate.” This rate represents a tax rate sufficient to provide the same property tax revenue as was generated in the previous taxable year. SDAT calculates the constant yield tax rate by using the estimated full assessable base as of the date of finality of the next taxable year, exclusive of properties appearing for the first time on the assessment records.

All Property (Real and Personal Combined)

Table 4.3 shows the estimated Fiscal Year 2010 total assessable base for county tax purposes. Assessable base is the total assessed value of all taxable real and personal property in the county. By Maryland state law in place until October 1, 2000, the assessed value of real property was 40% of cash value, the assessed value of personal property is 100% of cash value. The assessable base shown is the total of that amount.

Technically, real property assessments have been altered by recent legislation passed by the General Assembly. The 2000 “Truth in Taxation” law required full-value assessment of real property, abandoning the previous 40% assessment ratio. Data presented has been adjusted to fairly reflect assessments before and after this change.

Montgomery County, with a \$174.1 billion base, has the largest property tax assessable base among the 24 subdivisions. It is followed by Prince George's County, Baltimore County, Anne Arundel County, Howard County, and Baltimore City respectively. Somerset County's assessable base, at \$1.75 million, is the smallest of the subdivisions.

Table 4.4 shows each jurisdiction's total assessable yield (real and personal property) and growth for Fiscal Years 2006 through 2010.

Real Property

Table 4.5 compares each jurisdiction relative to the real property assessable base in Fiscal Year 2010. Specifically, counties are ranked based upon their total FY 2010 real property assessable base and their per capita base. Amounts representing the per capita real property assessable base in each jurisdiction are included. (*see note above regarding the transition to full value assessment of real property*)

Montgomery, Prince George's and Baltimore Counties represent the top three jurisdictions (from largest to smallest) with respect to total real property assessable base. However, for per capita real property assessable base, the top two jurisdictions are Worcester County and Talbot County.

Table 4.6 reflects the net real property tax yields for Fiscal Years 2006 through 2010. Highlighted is the change in total net revenues generated from each subdivision's real property from FY 2009 to FY 2010. Net indicates the estimate after adjustments for additions and abatements, discounts, credits, penalties and interest, collections for prior year, etc.

Personal Property

In accordance with legislation enacted during the 1967 Session of the General Assembly, the political subdivisions are permitted to exempt personal property from property taxation, either partially or completely.

Table 4.7 lists the current exempt status for three categories of personal property by subdivision. Not shown is the treatment of furniture, fixtures and equipment. Previous versions of this publication detailed the county exemptions for farm implements and livestock—but both are exempted in every jurisdiction by current state law. Twenty one counties offer 100% exemptions for all three categories shown. In addition, five counties (Frederick, Garrett, Kent, Queen Anne's, and Talbot) levy no personal property tax. The three remaining subdivisions do not offer 100% exemption in all categories, but offer exemptions ranging from 0% to 65% for various commercial inventory, manufacturing inventory and machinery. No county taxes all categories of personal property at full value.

Further, it should be noted that many of the subdivisions grant special exemptions or credits to targeted, new and/or expanding industries, which are not reflected in this analysis.

Table 4.8 compares jurisdictions relative to the personal property assessable base in FY 2009. Counties are ranked in this table with respect to total personal property assessable base and per capita base in FY 2010.

Table 4.9 shows the historic and estimated yields from personal property taxes for each county. The personal property tax, is applied differently by different counties (see Table 4.7), including counties levying no personal property tax at all, and some counties levying no personal property tax on businesses, but applying the personal property tax rate to utility and railroad property. Yields from FY 2006 to FY 2009 are shown, along with estimated yields for FY 2010.

TABLE 4.1
COUNTY PROPERTY TAX RATES (NON-MUNICIPAL AREAS)
FOR FISCAL YEARS 2000 THROUGH 2010

COUNTY	FY 2000	FY 2001 original	FY 2001 adjusted	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
ALLEGANY	2.47	2.46	0.98	0.98	0.98	1.000	1.001	1.0007	0.983	0.9829	0.9829	0.983
ANNE ARUNDEL	2.36	2.40	0.96	0.96	0.95	0.955	0.941	0.931	0.918	0.891	0.888	0.876
BALTIMORE CITY	5.82	5.82	2.33	2.33	2.33	2.328	2.328	2.308	2.288	2.268	2.268	2.268
BALTIMORE COUNTY	2.855	2.855	1.142	1.115	1.115	1.115	1.115	1.115	1.100	1.100	1.100	1.100
CALVERT	2.23	2.23	0.89	0.89	0.89	0.892	0.892	0.892	0.892	0.892	0.892	0.892
CAROLINE	2.38	2.38	0.95	0.95	0.95	0.952	0.952	0.910	0.870	0.870	0.870	0.870
CARROLL	2.62	2.62	1.048	1.048	1.048	1.048	1.048	1.048	1.048	1.048	1.048	1.048
CECIL	2.45	2.45	0.98	0.98	0.98	0.980	0.980	0.980	0.960	0.960	0.960	0.940
CHARLES	2.49	2.49	1.00	1.02	1.02	1.016	1.026	1.026	1.026	1.026	1.026	1.026
DORCHESTER	2.18	2.18	0.87	0.88	0.88	0.930	0.930	0.920	0.896	0.896	0.896	0.896
FREDERICK	2.26	2.26	0.90	1.00	1.00	1.000	1.000	1.000	0.936	0.936	0.936	0.936
GARRETT	2.59	2.59	1.04	1.04	1.04	1.036	1.036	1.000	1.000	1.000	1.000	0.990
HARFORD	2.73	2.73	1.09	1.09	1.09	1.092	1.092	1.082	1.082	1.082	1.082	1.082
HOWARD	2.61	2.61	1.04	1.04	1.04	1.044	1.044	1.044	1.014	1.014	1.014	1.014
KENT	2.33	2.53	1.01	1.01	1.01	1.012	1.012	0.992	0.972	0.972	0.972	0.972
MONTGOMERY	2.258	2.253	0.901	0.901	0.910	0.9140	0.9020	0.8560	0.8120	0.812	0.818	0.826
PRINCE GEORGES	2.41	2.41	0.96	0.962	0.962	0.960	0.960	0.960	0.960	0.960	0.960	0.960
QUEEN ANNES	2.19	2.44	0.98	0.98	0.98	0.976	0.926	0.870	0.800	0.770	0.770	0.770
ST. MARY'S	2.08	2.27	0.908	0.908	0.908	0.908	0.878	0.872	0.857	0.857	0.857	0.857
SOMERSET	2.15	2.45	0.98	0.98	1.01	1.010	1.010	0.990	0.940	0.940	0.920	0.900
TALBOT	1.39	1.39	0.56	0.56	0.55	0.553	0.540	0.520	0.500	0.475	0.449	0.432
WASHINGTON	2.31	2.37	0.95	0.95	0.95	0.948	0.948	0.948	0.948	0.948	0.948	0.948
WICOMICO	2.25	2.71	1.08	1.07	1.05	1.041	1.025	0.993	0.942	0.881	0.814	0.759
WORCESTER	1.74	1.74	0.70	0.73	0.73	0.730	0.730	0.700	0.700	0.700	0.700	0.700

NOTE: Many counties levy special service property taxes by district. Except as noted below, those taxes are in addition to those represented on this table.

FY 2001 rates show both the original rate set by the county government, and the equivalent adjusted rate following the mid-year conversion to full-value assessment

Source: Maryland Association of Counties, Budget and Tax Rate Survey, November 2009 and prior year survey data

TABLE 4.2
COUNTY PROPERTY TAX RATES AND CONSTANT YIELD TAX RATES (FOR NON-MUNICIPAL AREAS)
FOR FISCAL YEARS 2006 THROUGH 2010

COUNTY	FY 2006		FY 2007		FY 2008		FY 2009		FY 2010	
	P.T.R.	C.Y.T.R. %Diff. ¹	P.T.R.	C.Y.T.R. %Diff. ¹	P.T.R.	C.Y.T.R. %Diff. ¹	P.T.R.	C.Y.T.R. %Diff. ¹	P.T.R.	C.Y.T.R. %Diff. ¹
ALLEGANY ²	1.0007	0.965 3.57%	0.9829	0.965 1.87%	0.9829	0.906 7.81%	0.9829	0.8973 8.71%	0.9829	0.9152 6.89%
ANNE ARUNDEL ²	0.931	0.898 3.54%	0.918	0.874 4.79%	0.891	0.867 2.69%	0.888	0.839 5.52%	0.876	0.861 1.71%
BALTIMORE CITY	2.308	2.249 2.56%	2.288	2.224 2.80%	2.268	2.138 5.73%	2.268	2.079 8.33%	2.268	2.093 7.72%
BALTIMORE COUNTY	1.115	1.070 4.04%	1.100	1.067 3.00%	1.100	1.036 5.82%	1.100	1.034 6.00%	1.100	1.046 4.91%
CALVERT ²	0.892	0.830 6.95%	0.892	0.805 9.75%	0.892	0.793 11.10%	0.892	0.803 9.98%	0.892	0.825 7.51%
CAROLINE ²	0.910	0.887 2.53%	0.870	0.832 4.37%	0.870	0.804 7.59%	0.870	0.807 7.24%	0.870	0.816 6.21%
CARROLL	1.048	0.982 6.30%	1.048	0.970 7.44%	1.048	0.967 7.73%	1.048	0.965 7.92%	1.048	0.978 6.68%
CECIL	0.980	0.916 6.53%	0.960	0.903 5.94%	0.960	0.870 9.38%	0.960	0.873 9.06%	0.940	0.897 4.57%
CHARLES ²	1.026	0.953 7.12%	1.026	0.934 8.97%	1.026	0.934 8.97%	1.026	0.941 8.28%	1.026	0.966 5.85%
DORCHESTER	0.920	0.875 4.89%	0.896	0.896 0.00%	0.896	0.820 8.48%	0.896	0.823 8.15%	0.896	0.843 5.92%
FREDERICK	1.000	0.921 7.90%	0.936	0.936 0.00%	0.936	0.866 7.48%	0.936	0.866 7.48%	0.936	0.886 5.34%
GARRETT ²	1.000	0.937 6.30%	1.000	0.893 10.70%	1.000	0.898 10.20%	1.000	0.918 8.20%	0.990	0.946 4.44%
HARFORD ²	1.082	1.017 6.01%	1.082	0.989 8.60%	1.082	0.984 9.06%	1.082	0.952 12.01%	1.082	0.998 7.76%
HOWARD	1.044	0.983 5.84%	1.014	0.978 3.55%	1.014	0.948 6.51%	1.014	0.952 6.11%	1.014	0.967 4.64%
KENT	0.992	0.941 5.14%	0.972	0.917 5.66%	0.972	0.882 9.26%	0.972	0.890 8.44%	0.972	0.908 6.58%
MONTGOMERY ³	0.6790	0.665 22.31%	0.8120	0.608 25.12%	0.8120	0.561 30.91%	0.818	0.570 30.32%	0.826	0.628 23.97%
PRINCE GEORGE'S ²	0.960	0.920 4.17%	0.960	0.910 5.21%	0.960	0.894 6.88%	0.960	0.888 7.50%	0.960	0.899 6.35%
QUEEN ANNES	0.870	0.842 3.22%	0.800	0.801 -0.13%	0.770	0.734 4.68%	0.770	0.715 7.14%	0.770	0.724 5.97%
ST. MARY'S	0.872	0.833 4.47%	0.857	0.812 5.25%	0.857	0.791 7.70%	0.857	0.782 8.75%	0.857	0.798 6.88%
SOMERSET	0.990	0.938 5.25%	0.940	0.874 7.02%	0.940	0.825 12.23%	0.920	0.831 9.67%	0.900	0.874 2.89%
TALBOT ²	0.520	0.502 3.46%	0.500	0.479 4.20%	0.475	0.460 3.16%	0.449	0.437 2.67%	0.432	0.422 2.31%
WASHINGTON	0.948	0.893 5.80%	0.948	0.873 7.91%	0.948	0.873 7.91%	0.948	0.878 7.38%	0.948	0.892 5.91%
WICOMICO	0.993	0.973 2.01%	0.942	0.923 2.02%	0.881	0.863 2.04%	0.814	0.798 1.97%	0.759	0.758 0.13%
WORCESTER	0.700	0.644 11.78%	0.700	0.622 11.14%	0.700	0.605 13.57%	0.700	0.619 11.57%	0.700	0.738 -5.43%

¹ - The percent that the actual adopted tax rate for the county is above or below its calculated constant yield tax rate.

² - These counties levy a separate county tax rate adjusted by a "municipal tax rate differential" that applies to just property located within a particular municipality.

A separate county Constant Yield Tax Rate is calculated.

³ - Montgomery County tax rate shown does not include special service area taxes (which are included in Table 4.1)

TABLE 4.3
ASSESSED VALUE OF REAL AND PERSONAL PROPERTY
(TOTAL ASSESSABLE BASE)
FISCAL YEAR 2010

SUBDIVISION	FY 2010 Total Assessable Base	Rank By Total Base	Per Capita Base	Per Capita Rank	Penny on Tax Rate Generates	July 1, 2010 Population ¹
ALLEGANY	3,599,037,164	20	50,255	24	410,673	71,615
ANNE ARUNDEL	83,805,684,000	4	162,162	6	6,265,500	516,802
BALTIMORE CITY	37,303,560,000	6	59,063	23	3,190,346	631,586
BALTIMORE COUNTY	89,559,091,400	3	113,943	15	7,158,192	785,996
CALVERT	14,015,481,847	13	155,956	8	1,350,000	89,868
CAROLINE	2,902,214,658	23	85,500	20	101,951	33,944
CARROLL	23,958,144,130	9	140,406	11	2,119,998	170,635
CECIL	9,936,512,546	16	98,056	19	1,040,410	101,335
CHARLES	19,982,835,300	10	140,449	10	1,896,326	142,278
DORCHESTER	3,527,710,000	21	108,951	16	323,531	32,379
FREDERICK	31,968,263,000	7	139,463	12	2,847,312	229,224
GARRETT	4,709,042,480	19	158,075	7	438,834	29,790
HARFORD	28,551,772,996	8	117,824	14	2,601,739	242,325
HOWARD	50,091,775,614	5	178,924	5	4,177,545	279,961
KENT	3,144,102,288	22	152,390	9	272,545	20,632
MONTGOMERY	174,120,154,384	1	179,853	4	17,412,015	968,126
PRINCE GEORGE'S	97,802,774,951	2	120,478	13	9,552,000	811,787
QUEEN ANNE'S	9,036,243,000	17	186,966	3	898,746	48,331
ST. MARY'S	10,543,805,037	15	100,989	17	1,088,285	104,405
SOMERSET	1,754,872,448	24	67,039	22	174,887	26,177
TALBOT	10,568,407,429	14	289,998	2	644,045	36,443
WASHINGTON	14,636,492,000	12	99,431	18	1,229,580	147,203
WICOMICO	7,280,309,384	18	75,880	21	932,557	95,945
WORCESTER	19,673,997,372	11	398,566	1	1,848,143	49,362
TOTAL	\$752,472,283,428		132,801		67,975,161	5,666,149

¹ - Population Estimates From MD Department of Legislative Services, September 2009

Source: Maryland Association of Counties, Budget and Tax Rate Survey, November 2009

TABLE 4.4
TOTAL ASSESSABLE REVENUE YIELDS (INCLUDES ALL REAL AND PERSONAL PROPERTY)
FISCAL YEARS 2006-2010

SUBDIVISION	ACTUAL FY 2006		ACTUAL FY 2007		ACTUAL FY 2008		ACTUAL FY 2009		ESTIMATED FY 2010		GROWTH FY 2009-10	%GROWTH FY 2009-10	AVG GROWTH FY 2006-10
	YIELD		YIELD		YIELD		YIELD		YIELD				
ALLEGANY	32,332,564		32,714,712		34,690,639		37,442,879		39,211,420		1,768,541	4.72%	4.94%
ANNE ARUNDEL	417,422,000		446,665,000		471,049,000		513,534,000		527,479,000		13,945,000	2.72%	6.02%
BALTIMORE CITY	552,040,000		592,112,000		623,646,000		681,316,000		723,571,000		42,255,000	6.20%	7.00%
BALTIMORE COUNTY	671,104,473		741,260,729		845,387,442		951,062,233		1,032,381,115		81,318,882	8.55%	11.37%
CALVERT	86,285,379		94,728,796		106,121,818		122,918,020		132,720,953		9,802,933	7.98%	11.37%
CAROLINE	16,343,864		17,540,340		19,093,410		21,039,582		22,447,132		1,407,550	6.69%	8.26%
CARROLL	143,192,552		158,375,761		174,408,493		189,095,183		202,289,900		13,194,717	6.98%	9.02%
CECIL	70,003,527		78,510,957		86,506,000		93,081,444		97,798,498		4,717,054	5.07%	8.72%
CHARLES	143,886,928		149,908,408		176,652,920		206,919,569		218,444,000		11,524,431	5.57%	11.00%
DORCHESTER	20,518,815		23,327,868		27,056,972		27,033,934		29,168,392		2,134,458	7.90%	9.19%
FREDERICK	188,219,834		213,398,790		251,132,637		285,021,139		304,200,000		19,178,861	6.73%	12.75%
GARRETT	28,066,814		32,887,251		37,051,524		41,277,596		44,882,958		3,605,362	8.73%	12.45%
HARFORD	198,026,136		226,089,869		257,241,041		292,171,808		309,903,724		17,731,916	6.07%	11.85%
HOWARD	314,891,815		337,233,066		367,835,075		402,503,729		423,603,109		21,099,380	5.24%	7.70%
KENT	18,049,279		22,146,150		24,258,832		28,757,797		30,918,253		2,160,456	7.51%	14.40%
MONTGOMERY	1,108,483,670		1,167,743,864		1,212,968,141		1,374,984,360		1,452,612,243		77,627,883	5.65%	6.99%
PRINCE GEORGES	511,831,108		549,168,679		609,733,020		670,176,578		705,299,400		35,122,822	5.24%	8.35%
QUEEN ANNE'S	44,474,939		46,011,857		49,975,236		55,080,139		59,226,899		4,146,760	7.53%	7.42%
ST. MARY'S	63,359,011		69,939,985		77,982,887		87,266,566		93,266,022		5,999,456	6.87%	10.15%
SOMERSET	10,031,691		11,540,821		13,943,350		15,746,779		16,792,092		1,045,313	6.64%	13.75%
TALBOT	23,844,337		25,060,361		26,372,941		27,455,977		28,322,731		866,754	3.16%	4.40%
WASHINGTON	90,344,741		102,213,043		112,451,228		120,195,520		121,884,797		1,689,277	1.41%	7.77%
WICOMICO	54,525,610		57,754,124		59,397,652		60,505,255		60,014,320		(490,935)	-0.81%	2.43%
WORCESTER	89,397,911		89,375,921		116,497,719		133,201,611		129,260,944		(3,940,667)	-2.96%	9.66%
TOTAL YIELD	4,896,676,998		5,285,708,352		5,781,453,977		6,437,787,697		6,805,698,902		367,911,205	5.71%	8.58%

TABLE 4.5
ASSESSED VALUE OF REAL PROPERTY
FISCAL YEAR 2010

SUBDIVISION	ESTIMATED FY 2010	RANK BY FY 2010 BASE	PER CAPITA BASE	PER CAPITA RANK	Population JULY 1, 2010 ¹
ALLEGANY	3,260,583,394	21	45,529	24	71,615
ANNE ARUNDEL	81,188,574,000	4	157,098	6	516,802
BALTIMORE CITY	35,568,590,000	6	56,316	23	631,586
BALTIMORE COUNTY	86,696,599,909	3	110,302	14	785,996
CALVERT	13,550,351,847	13	150,781	8	89,868
CAROLINE	2,848,468,658	23	83,917	20	33,944
CARROLL	23,435,327,130	9	137,342	12	170,635
CECIL	9,621,066,546	16	94,943	17	101,335
CHARLES	19,019,645,700	11	133,679	11	142,278
DORCHESTER	3,391,676,000	20	104,749	15	32,379
FREDERICK	31,701,372,000	7	138,299	9	229,224
GARRETT	4,585,065,480	19	153,913	7	29,790
HARFORD	27,690,553,084	8	114,270	13	242,325
HOWARD	48,550,205,253	5	173,418	5	279,961
KENT	3,106,960,288	22	150,589	10	20,632
MONTGOMERY	170,208,000,000	1	175,812	4	968,126
PRINCE GEORGE'S	95,724,982,925	2	117,919	19	811,787
QUEEN ANNE'S	8,987,459,000	17	185,956	3	48,331
ST. MARY'S	10,273,727,837	15	98,403	16	104,405
SOMERSET	1,680,928,778	24	64,214	22	26,177
TALBOT	10,511,547,429	14	288,438	2	36,443
WASHINGTON	14,071,737,000	12	95,594	18	147,203
WICOMICO	6,777,978,384	18	70,644	21	95,945
WORCESTER	19,354,873,972	10	392,101	1	49,362
TOTAL	731,806,274,614		129,154		5,666,149

¹ Population estimates from MD Dept. of Legislative Services, September 2009

Source: Maryland Association of Counties, Budget and Tax Rate Survey, November 2009

TABLE 4.6
REAL PROPERTY ASSESSABLE REVENUE YIELDS
FISCAL YEARS 2006 - 2010

SUBDIVISION	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	GROWTH FY 2009-10	%GROWTH FY 2009-10	AVE. GROWTH FY 2006-10
ALLEGANY ¹	23,702,293	24,235,604	26,283,732	28,941,913	31,101,485	2,159,572	7.46%	7.03%
ANNE ARUNDEL	364,046,000	390,525,000	418,872,000	457,376,000	472,111,000	14,735,000	3.22%	6.71%
BALTIMORE CITY ¹	457,379,000	492,758,000	528,131,000	585,077,000	624,469,000	39,392,000	6.73%	8.10%
BALTIMORE COUNTY ¹	590,279,759	656,795,032	759,285,030	867,620,594	953,662,599	86,042,005	9.92%	12.74%
CALVERT	62,253,401	69,834,570	82,643,866	99,032,362	122,090,953	23,058,591	23.28%	18.34%
CAROLINE	14,734,575	16,138,297	18,011,128	19,889,387	21,278,156	1,388,769	6.98%	9.62%
CARROLL	130,205,956	144,508,362	160,115,952	174,850,769	187,789,900	12,939,131	7.40%	9.59%
CECIL	62,990,218	71,646,577	78,707,436	85,454,950	90,438,026	4,983,076	5.83%	9.46%
CHARLES	108,753,036	127,430,109	154,500,388	181,117,401	194,176,900	13,059,499	7.21%	15.59%
DORCHESTER	17,657,336	20,305,411	24,096,655	24,060,362	26,234,508	2,174,146	9.04%	10.40%
FREDERICK	180,351,819	204,885,292	243,616,501	277,996,348	296,500,000	18,503,652	6.66%	13.23%
GARRETT	25,846,743	30,521,592	34,649,014	38,566,870	41,939,952	3,373,082	8.75%	12.86%
HARFORD	174,722,024	201,051,594	232,233,660	266,524,872	287,551,653	21,026,781	7.89%	13.26%
HOWARD	278,721,665	300,033,694	330,286,310	363,563,651	384,524,300	20,960,649	5.77%	8.38%
KENT	17,160,353	21,307,800	23,362,881	27,862,864	30,015,702	2,152,838	7.73%	15.00%
MONTGOMERY	1,026,179,124	1,067,083,111	1,126,496,623	1,288,491,365	1,364,225,167	75,733,802	5.88%	7.38%
PRINCE GEORGES	442,404,929	485,524,141	543,656,274	601,734,985	642,094,900	40,359,915	6.71%	9.76%
QUEEN ANNE'S	43,183,257	44,757,339	48,745,770	53,842,995	57,926,899	4,083,904	7.58%	7.62%
ST. MARY'S	57,795,695	64,246,243	72,079,442	81,211,204	87,471,773	6,260,569	7.71%	10.92%
SOMERSET	8,532,408	10,107,804	12,415,924	14,218,012	15,128,359	910,347	6.40%	15.39%
TALBOT	23,233,396	24,452,320	25,775,727	26,898,002	27,822,731	924,729	3.44%	4.61%
WASHINGTON	78,301,949	88,380,764	98,040,944	106,449,520	108,031,873	1,582,353	1.49%	8.38%
WICOMICO	44,788,995	47,488,704	49,740,422	51,396,306	52,080,078	683,772	1.33%	3.84%
WORCESTER	84,077,225	84,076,685	110,785,279	127,477,083	123,676,284	(3,800,799)	-2.98%	10.13%
TOTAL YIELD	4,317,301,156	4,688,094,045	5,202,531,958	5,849,654,815	6,242,342,198	392,687,383	2	9.66%

¹ These amounts do not include tax exempt property.

Source: Maryland Association of Counties, Budget and Tax Rate Survey, November 2009

TABLE 4.7
TAXATION OF PERSONAL PROPERTY ¹
 (Expressed As The Percentage Exempt From Local Taxation)
 Fiscal Year 2010

SUBDIVISION	COMMERCIAL INVENTORY	MANUFACTURING and R&D	
		INVENTORY	MACHINERY
ALLEGANY	100	100	100
ANNE ARUNDEL	100	100	100
BALTIMORE CITY ²	100	100	100
BALTIMORE COUNTY	100	100	100
CALVERT	100	100	100
CAROLINE	100	100	100
CARROLL	100	100	100
CECIL	100	100	100
CHARLES	100	100	100
DORCHESTER	100	100	100
FREDERICK ³	100	100	100
GARRETT ³	100	100	100
HARFORD	100	100	100
HOWARD	100	100	100
KENT ³	100	100	100
MONTGOMERY	100	100	100
PRINCE GEORGE'S ²	100	100	100
QUEEN ANNE'S ³	100	100	100
ST. MARY'S	100	100	100
SOMERSET	100	100	0
TALBOT ³	100	100	100
WASHINGTON	100	100	100
WICOMICO	65	100	0
WORCESTER	100	100	0

¹ State law has exempted all farm implements and livestock, therefore they are no longer presented here.

² Exemption for machinery includes pasteurizing & laundries.

³ Assesses no other personal property tax.

Source: Department of Assessments and Taxation, July 1, 2009

TABLE 4.8
ASSESSED VALUE OF PERSONAL PROPERTY
FISCAL YEAR 2010

SUBDIVISION	ESTIMATED FY 2010	RANK BY FY 2010 BASE	PER CAPITA BASE	PER CAPITA RANK	Population JULY 1, 2010 ¹
ALLEGANY	338,453,770	13	4,726	6	71,615
ANNE ARUNDEL	2,617,110,000	3	5,064	7	516,802
BALTIMORE CITY	1,734,970,000	5	2,747	17	631,586
BALTIMORE COUNTY	2,862,491,491	2	3,642	10	785,996
CALVERT	465,130,000	12	5,176	1	89,868
CAROLINE	53,746,000	22	1,583	24	33,944
CARROLL	522,817,000	10	3,064	15	170,635
CECIL	315,446,000	15	3,113	16	101,335
CHARLES	963,189,600	7	6,770	2	142,278
DORCHESTER	136,034,000	18	4,201	8	32,379
FREDERICK	266,891,000	17	1,164	22	229,224
GARRETT	123,977,000	19	4,162	13	29,790
HARFORD	861,219,912	8	3,554	11	242,325
HOWARD	1,541,570,361	6	5,506	4	279,961
KENT	37,142,000	24	1,800	20	20,632
MONTGOMERY	3,912,154,384	1	4,041	9	968,126
PRINCE GEORGE'S	2,077,792,026	4	2,560	14	811,787
QUEEN ANNE'S	48,784,000	23	1,009	23	48,331
ST. MARY'S	270,077,200	16	2,587	18	104,405
SOMERSET	73,943,670	20	2,825	19	26,177
TALBOT	56,860,000	21	1,560	21	36,443
WASHINGTON	564,755,000	9	3,837	12	147,203
WICOMICO	502,331,000	11	5,236	5	95,945
WORCESTER	319,123,400	14	6,465	3	49,362
TOTAL	20,666,008,814		3,647		5,666,149

¹ Population Estimates MD Dept. of Legislative Services, September 2009

Source: Maryland Association of Counties, Budget and Tax Rate Survey, November 2009

TABLE 4.9
PERSONAL PROPERTY ASSESSABLE REVENUE YIELDS (INCLUDING OPERATING PROPERTY OF PUBLIC UTILITIES)
FISCAL YEARS 2006 THROUGH 2010

SUBDIVISION	ACTUAL FY 2006	ACTUAL FY 2007	ACTUAL FY 2008	ACTUAL FY 2009	EST. FY 2010	GROWTH	%GROWTH	AVE. GROWTH
	YIELD	YIELD	YIELD	YIELD	YIELD	2009-10	2009-10	FY 2006-10
ALLEGANY	8,630,271	8,479,108	8,406,907	8,500,966	8,109,935	(391,031)	-4.60%	-1.54%
ANNE ARUNDEL	53,376,000	56,140,000	52,177,000	56,158,000	55,368,000	(790,000)	-1.41%	0.92%
BALTIMORE CITY	94,661,000	99,354,000	95,515,000	96,239,000	99,102,000	2,863,000	2.97%	1.15%
BALTIMORE COUNTY	80,824,714	84,465,697	86,102,412	83,441,639	78,718,516	(4,723,123)	-5.66%	-0.66%
CALVERT	24,031,978	24,894,226	23,477,952	23,885,658	10,630,000	(13,255,658)	-55.50%	-18.45%
CAROLINE	1,609,289	1,402,043	1,082,282	1,150,195	1,168,976	18,781	1.63%	-7.68%
CARROLL	12,986,596	13,867,399	14,292,541	14,244,414	14,500,000	255,586	1.79%	2.79%
CECIL	7,013,309	6,864,380	7,798,564	7,626,494	7,360,472	(266,022)	-3.49%	1.22%
CHARLES	35,133,892	22,478,299	22,152,532	25,802,167	24,267,100	(1,535,067)	-5.95%	-8.84%
DORCHESTER	2,861,479	3,022,457	2,960,317	2,973,572	2,933,884	(39,688)	-1.33%	0.63%
FREDERICK	7,868,015	8,513,498	7,516,136	7,024,791	7,700,000	675,209	9.61%	-0.54%
GARRETT	2,220,071	2,365,659	2,402,510	2,710,726	2,943,006	232,280	8.57%	7.30%
HARFORD	23,304,112	25,038,275	25,007,381	25,646,936	22,352,071	(3,294,865)	-12.85%	-1.04%
HOWARD	36,170,150	37,199,372	37,548,765	38,940,078	39,078,809	138,731	0.36%	1.95%
KENT ¹	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MONTGOMERY	82,304,546	100,660,753	86,471,518	86,492,995	88,387,076	1,894,081	2.19%	1.80%
PRINCE GEORGE'S	69,426,179	63,644,538	66,076,746	68,441,593	63,204,500	(5,237,093)	-7.65%	-2.32%
QUEEN ANNES	1,291,682	1,254,518	1,229,466	1,237,144	1,300,000	62,856	5.08%	0.16%
ST. MARY'S	5,563,316	5,693,742	5,903,445	6,055,362	5,794,249	(261,113)	-4.31%	1.02%
SOMERSET	1,499,283	1,433,017	1,527,426	1,528,767	1,663,733	134,966	8.83%	2.64%
TALBOT	610,941	608,041	597,214	557,975	500,000	(57,975)	-10.39%	-4.89%
WASHINGTON	12,042,792	13,832,279	14,410,284	13,746,000	13,852,924	106,924	0.78%	3.56%
WICOMICO	9,736,615	10,265,420	9,657,230	9,108,949	7,934,242	(1,174,707)	-12.90%	-4.99%
WORCESTER	5,320,686	5,299,236	5,712,440	5,724,528	5,584,660	(139,868)	-2.44%	1.22%
TOTAL YIELD	570,618,901	588,262,459	570,509,932	580,213,158	554,754,153	(25,459,005)	-4.39%	-0.70%

¹ No personal property tax is assessed

Note: Some data generated by interpolation from county survey data.

Source: Maryland Association of Counties, Budget and Tax Rate Survey, November 2009