

Table R-1
Residential and Commercial Full Cash Value Change

Value and Percent Change for Reassessment Group 3

January 1, 2018 Base Full Cash Values Compared To January 1, 2021 Reassessment Full Cash Values

Group 3	Residential			Commercial			Residential & Commercial Combined		
Jurisdiction	1-Jan-18	1-Jan-21	% Change	1-Jan-18	1-Jan-21	% Change	1-Jan-18	1-Jan-21	% Change
Allegany	706,527,900	763,008,600	8.0%	383,867,200	384,372,300	0.1%	1,090,395,100	1,147,380,900	5.2%
Anne Arundel	25,209,813,900	26,575,331,600	5.4%	5,332,510,055	5,812,679,600	9.0%	30,542,323,955	32,388,011,200	6.0%
Baltimore City	8,602,610,325	9,167,081,400	6.6%	7,000,244,500	7,073,876,900	1.1%	15,602,854,825	16,240,958,300	4.1%
Baltimore	19,048,907,600	20,601,020,200	8.1%	6,532,224,900	6,818,305,900	4.4%	25,581,132,500	27,419,326,100	7.2%
Calvert	3,797,110,400	4,100,782,100	8.0%	582,729,100	583,726,100	0.2%	4,379,839,500	4,684,508,200	7.0%
Caroline	518,502,770	568,717,600	9.7%	133,130,600	140,609,800	5.6%	651,633,370	709,327,400	8.9%
Carroll	4,639,139,100	5,050,743,000	8.9%	1,484,187,900	1,550,790,700	4.5%	6,123,327,000	6,601,533,700	7.8%
Cecil	3,025,377,300	3,204,986,000	5.9%	1,283,839,000	1,354,658,800	5.5%	4,309,216,300	4,559,644,800	5.8%
Charles	6,150,859,600	6,701,730,400	9.0%	716,643,100	753,176,100	5.1%	6,867,502,700	7,454,906,500	8.6%
Dorchester	695,511,600	733,139,500	5.4%	135,253,900	139,322,200	3.0%	830,765,500	872,461,700	5.0%
Frederick	6,035,159,520	6,548,282,000	8.5%	2,109,024,210	2,491,943,000	18.2%	8,144,183,730	9,040,225,000	11.0%
Garrett	1,243,530,900	1,340,193,100	7.8%	150,917,800	153,380,300	1.6%	1,394,448,700	1,493,573,400	7.1%
Harford	7,599,370,700	8,206,237,500	8.0%	3,463,428,200	3,548,036,700	2.4%	11,062,798,900	11,754,274,200	6.3%
Howard	12,287,317,600	13,345,678,600	8.6%	4,541,398,900	5,044,386,600	11.1%	16,828,716,500	18,390,065,200	9.3%
Kent	716,031,100	758,500,100	5.9%	301,782,900	302,575,500	0.3%	1,017,814,000	1,061,075,600	4.3%
Montgomery	44,976,033,300	47,941,819,500	6.6%	22,822,833,800	26,099,537,000	14.4%	67,798,867,100	74,041,356,500	9.2%
Prince George's	19,735,526,980	22,218,583,900	12.6%	9,841,206,700	11,328,794,600	15.1%	29,576,733,680	33,547,378,500	13.4%
Queen Anne's	3,425,341,400	3,543,912,300	3.5%	484,990,000	484,861,900	0.0%	3,910,331,400	4,028,774,200	3.0%
St. Mary's	3,498,648,100	3,749,524,000	7.2%	1,223,450,900	1,415,295,000	15.7%	4,722,099,000	5,164,819,000	9.4%
Somerset	497,886,300	537,892,000	8.0%	152,141,400	147,276,100	-3.2%	650,027,700	685,168,100	5.4%
Talbot	2,071,562,640	2,122,918,400	2.5%	86,696,000	86,984,300	0.3%	2,158,258,640	2,209,902,700	2.4%
Washington	2,459,954,700	2,716,329,300	10.4%	1,640,761,400	1,663,833,400	1.4%	4,100,716,100	4,380,162,700	6.8%
Wicomico	1,613,335,400	1,802,028,700	11.7%	477,623,100	500,793,900	4.9%	2,090,958,500	2,302,822,600	10.1%
Worcester	7,535,135,200	7,758,103,300	3.0%	979,568,400	937,107,200	-4.3%	8,514,703,600	8,695,210,500	2.1%
TOTAL	186,089,194,335	200,056,543,100	7.5%	71,860,453,965	78,816,323,900	9.7%	257,949,648,300	278,872,867,000	8.1%

State Department of Assessments and Taxation
December 2020

Table R-2
Increases in Group 3 Full Cash Values
Compares the January 1, 2021 Reassessment Full Cash Values
to the Prior Valuation done January 1, 2018

County	Total Number of Residential Improved Properties	Number That Increased in Value	Percentage That Increased in Value	Total Number of All Properties	Number That Increased in Value	Percentage That Increased in Value
Allegany	8,948	7,658	85.58%	12,798	8,024	62.70%
Anne Arundel	56,112	45,707	81.46%	63,196	46,237	73.16%
Baltimore City	61,591	43,947	71.35%	69,655	43,959	63.11%
Baltimore County	90,141	86,176	95.60%	101,832	86,415	84.86%
Calvert	13,310	12,583	94.54%	16,882	12,724	75.37%
Caroline	3,116	2,669	85.65%	4,479	2,671	59.63%
Carroll	17,424	16,941	97.23%	20,659	17,002	82.30%
Cecil	12,434	11,580	93.13%	15,613	11,719	75.06%
Charles	18,748	18,057	96.31%	23,395	18,374	78.54%
Dorchester	3,085	2,231	72.32%	5,425	2,624	48.37%
Frederick	20,245	19,615	96.89%	24,596	19,996	81.30%
Garrett	5,403	5,059	93.63%	9,951	5,091	51.16%
Harford	33,506	31,739	94.73%	37,863	32,254	85.19%
Howard	34,175	30,217	88.42%	36,583	30,656	83.80%
Kent	2,598	2,520	97.00%	3,862	2,526	65.41%
Montgomery	114,503	95,580	83.47%	122,157	95,939	78.54%
Prince George's	78,557	74,910	95.36%	88,565	78,725	88.89%
Queen Anne's	7,975	6,186	77.57%	10,460	6,441	61.58%
St. Mary's	14,064	13,774	97.94%	16,831	14,226	84.52%
Somerset	3,812	3,584	94.02%	6,532	3,739	57.24%
Talbot	4,417	3,658	82.82%	5,645	3,737	66.20%
Washington	12,007	10,383	86.47%	15,690	10,504	66.95%
Wicomico	10,683	10,481	98.11%	15,658	10,657	68.06%
Worcester	30,127	12,047	39.99%	31,095	12,067	38.81%
Totals	656,981	567,302	86.35%	759,422	576,307	75.89%

State Department of Assessments and Taxation
December 2020

Table R-3
Triennial Change in Full Cash Value (Residential & Commerical)

January 1, 2008 through January 1, 2021

	2008 Group 2	2009 Group 3	2010 Group 1	2011 Group 2	2012 Group 3	2013 Group 1	2014 Group 2	2015 Group 3	2016 Group 1	2017 Group 2	2018 Group 3	2019 Group 1	2020 Group 2	2021 Group 3
Allegany	34.5%	16.8%	0.4%	-4.5%	-5.3%	-2.4%	-2.8%	-0.4%	1.3%	-0.2%	0.4%	2.4%	3.2%	5.2%
Anne Arundel	34.9%	-0.3%	-17.9%	-16.6%	-12.6%	-1.9%	9.9%	10.8%	11.5%	12.4%	8.9%	7.9%	10.8%	6.0%
Baltimore City	75.0%	20.9%	-2.6%	-8.7%	-6.8%	-3.1%	7.0%	9.6%	10.9%	6.2%	3.6%	8.4%	9.1%	4.1%
Baltimore	32.6%	13.3%	-13.2%	-13.6%	-14.5%	-8.1%	1.2%	6.4%	12.4%	8.5%	6.6%	10.9%	8.1%	7.2%
Calvert	38.3%	3.1%	-15.1%	-20.7%	-16.1%	-11.4%	-2.9%	0.8%	3.9%	3.8%	4.0%	7.0%	7.4%	7.0%
Caroline	40.6%	13.4%	-15.6%	-18.8%	-18.9%	-15.7%	-3.6%	-2.8%	0.5%	-0.8%	7.0%	11.5%	6.8%	8.9%
Carroll	37.4%	5.1%	-19.2%	-19.6%	-15.4%	-3.8%	-3.0%	4.1%	6.0%	5.3%	7.1%	8.0%	6.2%	7.8%
Cecil	33.3%	2.5%	-11.0%	-20.0%	-15.4%	-10.4%	-2.3%	3.9%	1.1%	6.1%	6.0%	9.5%	9.2%	5.8%
Charles	41.4%	-4.6%	-19.8%	-26.6%	-15.2%	-6.8%	-4.2%	3.3%	12.4%	8.3%	5.6%	12.2%	7.3%	8.6%
Dorchester	34.5%	6.8%	-9.9%	-21.4%	-10.8%	-11.7%	-7.9%	-0.8%	-1.4%	2.1%	-5.1%	7.6%	7.9%	5.0%
Frederick	27.4%	-4.7%	-22.0%	-24.1%	-18.8%	-2.2%	4.0%	11.2%	9.3%	6.3%	6.2%	10.0%	9.8%	11.0%
Garrett	29.0%	8.5%	0.0%	-2.4%	-14.7%	-3.6%	-14.0%	-2.8%	1.5%	0.1%	0.2%	3.7%	4.0%	7.1%
Harford	38.6%	9.0%	-14.3%	-15.3%	-5.8%	-6.5%	1.6%	3.1%	3.2%	6.0%	4.5%	5.8%	5.6%	6.3%
Howard	24.2%	-2.3%	-19.8%	-18.8%	-8.7%	2.5%	8.1%	10.5%	9.0%	6.1%	5.9%	8.5%	8.3%	9.3%
Kent	37.3%	13.5%	-10.3%	-12.5%	-9.0%	-6.0%	-5.5%	-0.7%	-1.6%	-0.2%	2.2%	2.3%	1.6%	4.3%
Montgomery	16.2%	-10.6%	-17.0%	-14.5%	-8.6%	4.1%	11.0%	18.7%	11.1%	7.8%	8.4%	6.9%	7.6%	9.2%
Prince George's	51.6%	14.6%	-18.4%	-28.7%	-24.8%	-10.6%	5.3%	19.5%	24.7%	13.5%	17.5%	16.8%	13.3%	13.4%
Queen Anne's	36.8%	7.2%	-12.4%	-18.6%	-13.7%	-9.0%	-10.3%	1.2%	7.7%	3.6%	8.6%	3.8%	6.9%	3.0%
St. Mary's	49.0%	8.2%	-15.5%	-16.0%	-9.6%	-7.9%	-2.2%	1.5%	0.8%	0.5%	2.2%	6.2%	6.9%	9.4%
Somerset	45.5%	4.4%	-10.6%	-18.5%	-20.6%	-11.5%	-13.3%	3.1%	-5.2%	-6.4%	0.5%	0.9%	1.2%	5.4%
Talbot	42.7%	13.6%	-9.0%	-15.0%	-15.3%	-11.5%	-11.4%	-7.1%	1.7%	-0.5%	-1.6%	3.9%	5.6%	2.4%
Washington	40.2%	3.0%	-18.4%	-18.3%	-9.0%	-6.9%	-3.0%	5.5%	4.3%	2.2%	4.0%	6.6%	6.2%	6.8%
Wicomico	40.6%	5.1%	-15.6%	-20.1%	-20.2%	-17.4%	-6.2%	2.6%	3.5%	6.4%	6.0%	11.0%	11.2%	10.1%
Worcester	33.3%	-12.7%	-20.0%	-14.9%	-17.4%	-14.3%	-7.8%	2.2%	9.4%	4.1%	4.3%	9.4%	4.7%	2.1%
State Average	33.2%	0.8%	-16.1%	-17.9%	-13.0%	-3.6%	4.7%	10.8%	10.9%	8.2%	7.7%	9.1%	8.9%	8.1%

State Department of Assessments and Taxation
December 2020

Table R-4
July 1, 2020 County Established Assessment Caps

Jurisdiction	July 1, 2020 County Assessment Cap*
Allegany	4%
Anne Arundel	2%
Baltimore City	4%
Baltimore	4%
Calvert	10%
Caroline	5%
Carroll	5%
Cecil	4%
Charles	7%
Dorchester	5%
Frederick	5%
Garrett	5%
Harford	5%
Howard	5%
Kent	5%
Montgomery	10%
Prince George's	2%
Queen Anne's	5%
St. Mary's	3%
Somerset	10%
Talbot	0%
Washington	5%
Wicomico	5%
Worcester	3%

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

Change in Statewide Assessments Value from 2008 - 2021

