

Jurisdiction	FY 2020 Net	FY 2020	FY 2020	FY 2021 CONSTANT YIELD TAX RATE TABLE			FY 2021	FY 2021	FY 2021	FY 2021 Tax Revenues
	Assessable Base	Tax	Tax Rate	FY 2021 Net Assessable Base	Actual FY 2021 Constant Yield Tax Rate	FY 2021 Tax Rate	Tax Yield	Constant Yield Tax Yield	Constant Yield	Above (Below) Constant Yield
Berwyn Heights	\$299,748,812	\$2,613,810	0.8720	\$312,607,691	0.8361	0.8580	\$2,682,174	\$2,613,713	\$68,461	
Bladensburg	473,119,796	4,097,217	0.8660	491,702,541	0.8333	0.8580	4,218,808	4,097,357	121,451	
Bowie	6,756,170,265	57,292,324	0.8480	6,932,324,357	0.8265	0.8440	58,508,818	57,295,661	1,213,157	
Brentwood	255,926,690	2,362,203	0.9230	269,342,329	0.8770	0.9170	2,469,869	2,362,132	107,737	
Capitol Heights	290,721,696	2,575,794	0.8860	304,551,632	0.8458	0.8710	2,652,645	2,575,898	76,747	
Cheverly	598,156,328	5,174,052	0.8650	621,566,154	0.8324	0.8600	5,345,469	5,173,917	171,552	
College Park	2,937,767,464	28,378,834	0.9660	3,044,213,561	0.9322	0.9650	29,376,661	28,378,159	998,502	
Colmar Manor	94,958,989	850,833	0.8960	100,809,132	0.8440	0.8840	891,153	850,829	40,324	
Cottage City	100,783,739	913,101	0.9060	105,294,979	0.8672	0.9090	957,131	913,118	44,013	
District Heights	372,751,449	3,231,755	0.8670	389,386,189	0.8300	0.8600	3,348,721	3,231,905	116,816	
Eagle Harbor	8,187,917	81,634	0.9970	8,576,772	0.9518	0.9970	85,510	81,634	3,877	
Edmonston	159,992,854	1,446,334	0.9040	167,543,559	0.8633	0.8970	1,502,866	1,446,404	56,462	
Fairmount Heights	106,501,570	976,619	0.9170	111,395,344	0.8767	0.9160	1,020,381	976,603	43,778	
Forest Heights	180,009,834	1,670,491	0.9280	185,520,922	0.9004	0.9080	1,684,530	1,670,430	14,100	
Glenarden	532,207,559	4,699,393	0.8830	516,418,009	0.9100	0.8800	4,544,478	4,699,404	(154,925)	
Greenbelt	2,121,687,963	17,885,830	0.8430	2,159,947,293	0.8281	0.8360	18,057,159	17,886,524	170,636	
Hyattsville	1,969,540,046	16,760,786	0.8510	1,969,040,537	0.8512	0.8440	16,618,702	16,760,473	(141,771)	
Landover Hills	156,873,091	1,433,820	0.9140	163,942,793	0.8746	0.9110	1,493,519	1,433,844	59,675	
Laurel	3,051,422,828	24,930,125	0.8170	3,112,650,618	0.8009	0.8140	25,336,976	24,929,219	407,757	
Morningside	97,166,309	893,930	0.9200	101,633,701	0.8796	0.9180	932,997	893,970	39,027	
Mount Rainier	457,258,868	3,914,136	0.8560	478,285,264	0.8184	0.8540	4,084,556	3,914,267	170,270	
New Carrollton	770,690,471	6,766,662	0.8780	805,088,290	0.8405	0.8640	6,955,963	6,766,767	189,196	
North Brentwood	54,307,231	540,357	0.9950	56,953,912	0.9488	0.9960	567,261	540,379	26,882	
Riverdale Park	755,839,825	6,538,014	0.8650	800,106,819	0.8171	0.8590	6,872,918	6,537,673	335,245	
Seat Pleasant	303,278,326	2,671,891	0.8810	317,151,448	0.9425	0.8760	2,778,247	2,672,001	106,246	
University Park	335,525,194	2,905,648	0.8660	348,003,022	0.8349	0.8600	2,992,826	2,905,477	87,349	
Upper Marlboro	89,744,288	828,340	0.9230	92,991,650	0.8908	0.9280	862,963	828,370	34,593	
Unincorporated Area*	64,237,808,067	642,378,081	\$1.00	66,141,450,073	0.9712	\$1.00	661,414,501	642,365,763	19,048,738	
TOTAL	\$87,568,148,269	\$844,812,012		\$90,108,498,591			\$868,257,801	\$844,801,909	\$23,455,893	

* Note: For jurisdictions or unincorporated areas that do not experience a change in tax rate from FY 2020 to FY 2021, a separate formula is used as required by the State Department of Assessments and Taxation to calculate FY 2021 tax revenues above (below) constant yield revenue. The difference in results is attributed to the rounding of constant yield tax rate.

In accordance with Section 6-308 of the Tax-Property Article, Annotated Code of Maryland, the above table containing information for each municipal government, the unincorporated area and the totals for the County is made available with the property tax bills. The following information relates to the unincorporated area of the County.
 In the last taxable year, FY 2020 ended June 30, 2020, Prince George's real property tax rate was \$1.00/\$100 of assessed value, based on full value assessment, and the certified assessment of the net assessable real property was \$64,237,808,067. The assessment multiplied by the rate produced real property tax revenues of \$642,378,081.
 For this taxable year, FY 2021, beginning July 1, 2020, the certified assessment of the net assessable real property is \$66,141,450,073. To produce the same real property tax revenues as last year, the tax rate would be \$0.9712/\$100 of assessed value. This rate is called the Constant Yield Tax Rate.
 For this taxable year, the actual real property tax rate is \$1.00/\$100 of assessed value, which is higher than the constant yield tax rate and will produce revenues \$19,048,738 more than would be produced by the Constant Yield Tax Rate.

FY 2021 TAX DIFFERENTIAL RATES

6/17/2020
6:04PM

CODE	TOWN	CNST YLD	FY21 RT	DIFF
72	New Carrollton	0.8405	0.8640	0.0235 County Rate exceeds
73	Eagle Harbor	0.9518	0.9970	0.0452 County Rate exceeds
74	Greenbelt	0.8281	0.8360	0.0079 County Rate exceeds
75	Berwyn Heights	0.8361	0.8580	0.0219 County Rate exceeds
76	Bladensburg	0.8333	0.8580	0.0247 County Rate exceeds
77	Bowie	0.8265	0.8440	0.0175 County Rate exceeds
78	Brentwood	0.8770	0.9170	0.0400 County Rate exceeds
79	Capitol Heights	0.8458	0.8710	0.0252 County Rate exceeds
80	Cheverly	0.8324	0.8600	0.0276 County Rate exceeds
81	College Park	0.9322	0.9650	0.0328 County Rate exceeds
82	Colmar Manor	0.8440	0.8840	0.0400 County Rate exceeds
83	Cottage City	0.8672	0.9090	0.0418 County Rate exceeds
84	District Heights	0.8300	0.8600	0.0300 County Rate exceeds
85	Edmonston	0.8633	0.8970	0.0337 County Rate exceeds
86	Fairmount Heights	0.8767	0.9160	0.0393 County Rate exceeds
87	Glenarden	0.9100	0.8800	(0.0300) Constant Yield exceeds
88	Hyattsville	0.8512	0.8440	(0.0072) Constant Yield exceeds
89	Landover Hills	0.8746	0.9110	0.0364 County Rate exceeds
90	Laurel	0.8009	0.8140	0.0131 County Rate exceeds
91	Mount Rainier	0.8184	0.8540	0.0356 County Rate exceeds
92	North Brentwood	0.9488	0.9960	0.0472 County Rate exceeds
93	Riverdale Park	0.8171	0.8590	0.0419 County Rate exceeds
94	Seat Pleasant	0.8425	0.8760	0.0335 County Rate exceeds
96	University Park	0.8349	0.8600	0.0251 County Rate exceeds
97	Upper Marlboro	0.8908	0.9280	0.0372 County Rate exceeds
98	Morningside	0.8796	0.9180	0.0384 County Rate exceeds
99	Forest Heights	0.9004	0.9080	0.0076 County Rate exceeds
00	County	0.9712	1.0000	0.0288 County Rate exceeds

The CNST YLD is received from OMB

The FY XX RT is received from the tax rate resolution set by county council

PRINCE GEORGE'S COUNTY, MARYLAND

Tax Rates Approved FY2021

(in dollars/\$100 of Assessed Valuation)

CR-53-2020

adopted - 06/20

TAX CLASS	COUNTY	STATE	M-NCPPC	STORMWATER	WSTC	FY20	FY21	CHANGE			
Real Property:											
1	1.0000	0.0000	0.2940	0.0120	0.0260	1.3320	1.3320	0.0000			
2	1.0000	0.1120	0.0780	0.0540	0.0260	1.2700	1.2700	0.0000			
5	0.0000	0.1120	0.0000	0.0000	0.0000	0.1120	0.1120	0.0000			
6	1.0000	0.1120	0.2374	0.0540	0.0260	1.4294	1.4294	0.0000			
8	1.0000	0.1120	0.2940	0.0540	0.0260	1.4860	1.4860	0.0000			
9	1.0000	0.1120	0.2940	0.0000	0.0260	1.4320	1.4320	0.0000			
10	1.0000	0.1120	0.2940	0.0000	0.0260	1.4320	1.4320	0.0000			
11	0.0000	0.0000	0.2940	0.0000	0.0000	0.2940	0.2940	0.0000			
13	1.0000	0.1120	0.1346	0.0120	0.0260	1.2846	1.2846	0.0000			
14	0.0000	0.1120	0.1346	0.0540	0.0000	0.3006	0.3006	0.0000			
15	1.0000	0.1120	0.1346	0.0540	0.0260	1.3266	1.3266	0.0000			
20	0.0000	0.1120	0.2940	0.0000	0.0000	0.4060	0.4060	0.0000			
21	1.0000	0.1120	0.2940	0.0120	0.0260	1.4440	1.4440	0.0000			
Personal Property:											
31	2.5000	0.0000	0.7350	0.0300	0.0650	3.3300	3.3300	0.0000			
32	2.5000	0.0000	0.1950	0.1350	0.0650	2.8950	2.8950	0.0000			
33	2.5000	0.0000	0.3365	0.0300	0.0650	2.9315	2.9315	0.0000			
34	2.5000	0.0000	0.7350	0.0000	0.0650	3.3000	3.3000	0.0000			
35	2.5000	0.0000	0.3365	0.1350	0.0650	3.0365	3.0365	0.0000			
38	2.5000	0.0000	0.7350	0.1350	0.0650	3.4350	3.4350	0.0000			
39	2.5000	0.0000	0.7350	0.0000	0.0650	3.3000	3.3000	0.0000			
Public Utilities:											
40	2.5000	0.2800	0.7350	0.0000	0.0650	3.5800	3.5800	0.0000			
41	2.5000	0.2800	0.7350	0.0300	0.0650	3.6100	3.6100	0.0000			
42	2.5000	0.2800	0.1950	0.1350	0.0650	3.1750	3.1750	0.0000			
43	2.5000	0.2800	0.3365	0.0300	0.0650	3.2115	3.2115	0.0000			
45	2.5000	0.2800	0.3365	0.1350	0.0650	3.3165	3.3165	0.0000			
48	2.5000	0.2800	0.7350	0.1350	0.0650	3.7150	3.7150	0.0000			
49	2.5000	0.2800	0.7350	0.0000	0.0650	3.5800	3.5800	0.0000			
94	0.0000	0.0000	0.3365	0.0000	0.0000	0.3365	0.3365	0.0000			

M-NCPPC:	METRO P	REGIONAL P	OTHER P	METRO R	REGIONAL R	LAUREL R	OTHER R
Administration	0.1415	0.1415	0.0000	0.0566	0.0566	0.0000	0.0000
Parks	0.3985	0.0000	0.0000	0.1594	0.0000	0.1594	0.0000
Recreation	0.1950	0.1950	0.1950	0.0780	0.0780	0.0780	0.0780
Land Acquisition	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.7350	0.3365	0.1950	0.2940	0.1346	0.2374	0.0780

Stormwater	Stormdrain Taxing Area 1	Stormdrain Taxing Area 2	Bowie Classes 39,49	Stormdrain Taxing Area 1	Stormdrain Taxing Area 2	Bowie Classes 09,11
	0.1350	0.0300	0.0000	0.0540	0.0120	0.0000

Board of Education as a Percentage of General Fund County Source Revenue = 37.87%

Board of Education as a Portion of County Personal Property Tax Rate = \$0.9467 and of County Real Property Tax Rate = \$0.3787

Total County Property Tax Revenue = \$967,659,900

County Share of Board of Education Budget = \$815,795,000

The Homestead Tax Credit provides a 2% cap on County assessment increases.

**NOTE: WHEN CALCULATING THE 3/4 & 1/2 YEAR TAX BILL THE STATE RATE IS \$0.056 (HALF OF THE REGULAR TAX RATE OF \$0.112)
THE 1/4 YEAR IMPROVEMENT DOES NOT GET CHARGED STATE TAX**

