

FY 2020 CONSTANT YIELD TAX RATE TABLE

Jurisdiction	FY 2019 Net Assessable Base	FY 2019 Tax Yield	FY 2019 Tax Rate	FY 2020 Net Assessable Base	Actual FY 2020 Constant Yield Tax Rate	FY 2020 Tax Rate	FY 2020 Tax Yield	FY 2020 Constant Yield Tax Yield	FY 2020 Tax Revenues Above (Below) Constant Yield
Berwyn Heights	\$284,271,812	\$2,484,536	\$0.8740	\$298,443,691	\$0.8325	\$0.8720	\$2,602,429	\$2,484,544	\$117,885
Bladensburg	453,045,692	3,982,272	0.8790	473,069,067	0.8418	0.8660	4,096,778	3,982,295	114,483
Bowie	6,486,852,490	55,267,983	0.8520	6,666,925,388	0.8290	0.8480	56,535,527	55,268,811	1,266,716
Brentwood	242,105,507	2,263,686	0.9350	233,359,392	0.9700	0.9230	2,153,907	2,263,586	(109,679)
Capitol Heights	276,083,741	2,479,232	0.8980	290,850,455	0.8524	0.8860	2,576,935	2,479,209	97,726
Cheverly	567,999,546	4,930,236	0.8680	594,556,826	0.8292	0.8650	5,142,917	4,930,065	212,851
College Park	2,756,120,541	26,596,563	0.9650	2,844,998,837	0.9349	0.9660	27,482,689	26,597,894	884,795
Colmar Manor	89,859,447	814,127	0.9060	95,414,225	0.8533	0.8960	854,911	814,170	40,742
Cottage City	94,828,398	855,352	0.9020	100,697,942	0.8494	0.9060	912,323	855,328	56,995
District Heights	353,996,000	3,079,765	0.8700	372,552,287	0.8267	0.8670	3,230,028	3,079,890	150,139
Eagle Harbor	7,778,456	77,473	0.9960	8,198,317	0.9450	0.9970	81,737	77,474	4,263
Edmonston	152,457,845	1,387,366	0.9100	158,553,290	0.8750	0.9040	1,433,322	1,387,341	45,980
Fairmount Heights	101,460,119	943,579	0.9300	106,761,271	0.8838	0.9170	979,001	943,556	35,445
Forest Heights	173,795,754	1,614,563	0.9290	179,783,765	0.8981	0.9280	1,668,393	1,614,638	53,755
Glenarden	507,806,946	4,519,482	0.8900	529,136,819	0.8541	0.8830	4,672,278	4,519,358	152,921
Greenbelt	2,019,076,751	17,141,962	0.8490	2,042,893,695	0.8391	0.8430	17,221,594	17,141,921	79,673
Hyattsville	1,895,852,950	16,247,460	0.8570	1,883,437,401	0.8626	0.8510	16,028,052	16,246,531	(218,479)
Landover Hills	148,651,629	1,349,757	0.9080	157,091,899	0.8592	0.9140	1,435,820	1,349,734	86,086
Laurel	2,923,045,508	23,939,743	0.8190	3,023,982,712	0.7917	0.8170	24,705,939	23,940,871	765,068
Morningside	92,426,802	865,115	0.9360	97,259,825	0.8895	0.9200	894,790	865,126	29,664
Mount Rainier	435,599,392	3,746,155	0.8600	453,726,156	0.8256	0.8560	3,883,896	3,745,963	137,933
New Carrollton	725,846,550	6,416,484	0.8840	766,641,681	0.8370	0.8780	6,731,114	6,416,791	314,323
North Brentwood	52,022,246	517,621	0.9950	54,133,170	0.9562	0.9950	538,625	517,621	21,004
Riverdale Park	718,614,454	6,230,387	0.8670	712,805,383	0.8741	0.8650	6,165,767	6,230,632	(64,865)
Seat Pleasant	285,961,067	2,513,598	0.8790	302,366,631	0.8313	0.8810	2,663,850	2,513,574	150,276
University Park	323,319,401	2,809,646	0.8690	330,773,318	0.8494	0.8660	2,864,497	2,809,589	54,908
Upper Marlboro	86,854,668	799,931	0.9210	89,497,119	0.8938	0.9230	826,058	799,925	26,133
Unincorporated Area*	60,806,255,741	608,062,557	\$1.0000	62,033,484,225	\$0.9802	\$1.0000	620,334,842	608,052,212	12,282,630
TOTAL	\$83,061,989,453	\$801,936,630		\$84,901,394,787			\$818,718,021	\$801,928,650	\$16,789,370

* Note: For jurisdictions or unincorporated areas that do not experience a change in tax rate from FY 2019 to FY 2020, a separate formula is used as required by the State Department of Assessments and Taxation to calculate FY 2020 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 2019 ended June 30, 2019, 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 \$60,806,255,741. The assessment multiplied by the rate produced real property tax revenue of \$608,062,557.

For this taxable year, FY 2020, beginning July 1, 2019, the certified assessment of the net assessable real property is \$62,033,484,225. To produce the same real property tax revenues as last year, the tax rate would be \$0.9802/\$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 **\$12,282,630** more than would be produced by the Constant Yield Tax Rate.