

PRINCE GEORGE'S COUNTY, MARYLAND
Tax Rates Approved FY2026
(in dollars/\$100 of Assessed Valuation)

CR-079-2025
Adopted 6-17-25

TAX CLASS	COUNTY	STATE	M-NCPPC	STORMWATER	WSTC	FY25	FY26	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 = 35.52 %
Board of Education as a Portion of County Personal Property Tax Rate = \$0.888 and of County Real Property Tax Rate = \$0.3552
Total County Property Tax Revenue = \$1,207,879,700
County Share of Board of Education Budget = \$969,590,074
The Homestead Tax Credit provides a 3% 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**

TOWN TAX RATES FY2026

Town #	Name	Differential																	15
		Personal	Real	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
72	New Carrollton	0.305	0.117	0.5461	0.5461	0.5461	0.5461												
	Flat Charge			235.00				235.00	235.00										
73	Eagle Harbor	0.003	0.001	0.4727	0.4727	0.4727													
	Flat Charge				230.00														
74	Greenbelt	0.337	0.129	0.8275															
75	Berwyn Heights	0.330	0.126	0.5500	0.6800														
	Flat Charge			100.00	300.00														
76	Bladensburg	0.311	0.119	0.7400	0.8500	0.8200	0.8200												
77	Bowie	0.324	0.124	0.4000	0.9340	0.1240	0.1240	0.4000	0.4820	0.4230	0.1240	1.2100	0.0000	0.4070	0.4000	0.4080	0.4000	0.4330	
78	Brentwood	0.193	0.074	0.3570	0.3570														
	Flat Charge			60.00															
79	Capitol Heights	0.259	0.099	0.3565	0.3565														
	Flat Charge																		
80	Cheverly	0.233	0.089	0.5799	0.7500														
81	College Park	0.094	0.036	0.3350	0.3850	0.3850	0.3850												
82	Colmar Manor	0.228	0.087	0.7532	0.8077														
83	Cottage City	0.191	0.073	0.4538	0.7200														
84	District Heights	0.218	0.084	0.6920	0.6920														
	Flat Charge					242.04													
85	Edmonston	0.222	0.085	0.4239															
86	Fairmount Heights	0.170	0.065	0.4300	0.4300	0.4300													
	Flat Charge			125.00	125.00	125.00													
87	Glenarden	0.289	0.111	0.3947	0.3947	0.3947	0.3947	0.3947	0.3947										
	Flat Charge			340.00	340.00		9,945.00	23,010.00	15,470.00										
88	Hyattsville	0.314	0.120	0.6300	0.6300	0.6300	0.6300	0.6300											
89	Landover Hills	0.226	0.086	0.5200	0.5200	0.5200	0.5200	0.5200					0.0000						
	Flat Charge			350.00		350.00													
90	Laurel	0.359	0.138	0.7100				0.6100	0.6800	0.7400			0.0000						
91	Mount Rainier	0.316	0.121	0.7500	0.8600	0.7900	0.7900	0.7500	2.5000										
92	North Brentwood	0.035	0.013	0.4750	0.6151														
	Flat Charge			132.00															
93	Riverdale Park	0.311	0.119	0.6890	0.7500														
94	Seat Pleasant	0.305	0.117	0.5800	0.5800														
	Flat Charge			238.00	238.00														
96	University Park	0.313	0.120	0.4763															
97	Upper Marlboro	0.208	0.080	0.3800	0.5700	0.2500	1.5000												
98	Morningside	0.223	0.085	0.7800	0.7800														
99	Forest Heights	0.262	0.100	0.4654	0.1000	0.6000	0.6000	0.6000											
	Flat Charge			338.00				338.00											

FY 2026 TAX DIFFERENTIAL RATES



CODE	TOWN	CNST YLD	FY26 RT	DIFF	
72	New Carrollton	0.8436	0.8830	0.0394	County Rate exceeds
73	Eagle Harbor	0.9435	0.9990	0.0555	County Rate exceeds
74	Greenbelt	0.8433	0.8710	0.0277	County Rate exceeds
75	Berwyn Heights	0.8669	0.8740	0.0071	County Rate exceeds
76	Bladensburg	0.8410	0.8810	0.0400	County Rate exceeds
77	Bowie	0.8422	0.8760	0.0338	County Rate exceeds
78	Brentwood	0.9084	0.9260	0.0176	County Rate exceeds
79	Capitol Heights	0.8348	0.9010	0.0662	County Rate exceeds
80	Cheverly	0.8671	0.9110	0.0439	County Rate exceeds
81	College Park	0.9510	0.9640	0.0130	County Rate exceeds
82	Colmar Manor	0.8526	0.9130	0.0604	County Rate exceeds
83	Cottage City	0.8566	0.9270	0.0704	County Rate exceeds
84	District Heights	0.8587	0.9160	0.0573	County Rate exceeds
85	Edmonston	0.8714	0.9150	0.0436	County Rate exceeds
86	Fairmount Heights	0.8829	0.9350	0.0521	County Rate exceeds
87	Glenarden	0.8479	0.8890	0.0411	County Rate exceeds
88	Hyattsville	0.8711	0.8800	0.0089	County Rate exceeds
89	Landover Hills	0.8732	0.9140	0.0408	County Rate exceeds
90	Laurel	0.8511	0.8620	0.0109	County Rate exceeds
91	Mount Rainier	0.8638	0.8790	0.0152	County Rate exceeds
92	North Brentwood	0.9451	0.9870	0.0419	County Rate exceeds
93	Riverdale Park	0.8756	0.8810	0.0054	County Rate exceeds
94	Seat Pleasant	0.8231	0.8830	0.0599	County Rate exceeds
96	University Park	0.8432	0.8800	0.0368	County Rate exceeds
97	Upper Marlboro	0.8750	0.9200	0.0450	County Rate exceeds
98	Morningside	0.8680	0.9150	0.0470	County Rate exceeds
99	Forest Heights	0.8624	0.9000	0.0376	County Rate exceeds

00 County 0.9591 1.0000 0.0409 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

Jurisdiction	FY 2026 CONSTANT YIELD TAX RATE TABLE								
	FY 2025 Net Assessable Base	FY 2025 Tax Yield	FY 2025 Tax Rate	FY 2025 Net Assessable Base	Actual FY 2026 Constant Yield Tax Rate	FY 2026 Tax Rate	FY 2026 Tax Yield	FY 2026 Constant Yield Tax Yield	FY 2026 Tax Revenues Above (Below) Constant Yield*
Berwyn Heights	\$388,398,132	\$3,406,252	\$0.8770	\$392,941,042	\$0.8669	\$0.8740	\$3,434,305	\$3,406,406	\$27,899
Bladensburg	569,690,912	5,001,886	\$0.8780	594,775,843	\$0.8410	\$0.8810	5,239,975	5,002,065	237,910
Bowie	8,470,152,727	73,690,329	\$0.8700	8,749,987,436	\$0.8422	\$0.8760	76,649,890	73,692,394	2,957,496
Brentwood	351,482,626	3,272,303	\$0.9310	360,207,554	\$0.9084	\$0.9260	3,335,522	3,272,125	63,397
Capitol Heights	383,200,451	3,410,484	\$0.8900	408,521,993	\$0.8348	\$0.9010	3,680,783	3,410,342	270,442
Cheverly	766,945,728	6,902,512	\$0.9000	796,076,083	\$0.8671	\$0.9110	7,252,253	6,902,776	349,477
College Park	3,944,810,726	37,909,631	\$0.9610	3,986,139,787	\$0.9510	\$0.9640	38,426,388	37,908,189	518,198
Colmar Manor	123,347,799	1,119,998	\$0.9080	131,364,691	\$0.8526	\$0.9130	1,199,360	1,120,015	79,344
Cottage City	134,342,816	1,242,671	\$0.9250	145,067,170	\$0.8566	\$0.9270	1,344,773	1,242,645	102,127
District Heights	464,321,187	4,174,247	\$0.8990	486,108,618	\$0.8587	\$0.9160	4,452,755	4,174,215	278,540
Eagle Harbor	11,478,765	114,673	\$0.9990	12,153,407	\$0.9435	\$0.9990	121,413	114,667	6,745
Edmonston	204,001,064	1,868,650	\$0.9160	214,452,298	\$0.8714	\$0.9150	1,962,239	1,868,737	93,501
Fairmount Heights	150,969,599	1,413,075	\$0.9360	160,040,427	\$0.8829	\$0.9350	1,496,378	1,412,997	83,381
Forest Heights	242,683,687	2,205,995	\$0.9090	255,798,910	\$0.8624	\$0.9000	2,302,190	2,206,010	96,180
Glenarden	660,816,165	5,848,223	\$0.8850	689,734,107	\$0.8479	\$0.8890	6,131,736	5,848,255	283,481
Greenbelt	2,628,889,503	22,792,472	\$0.8670	2,702,719,346	\$0.8433	\$0.8710	23,540,686	22,792,032	748,653
Hyattsville	2,649,386,673	23,102,652	\$0.8720	2,652,035,998	\$0.8711	\$0.8800	23,337,917	23,101,886	236,031
Landover Hills	237,594,105	2,164,482	\$0.9110	247,875,315	\$0.8732	\$0.9140	2,265,580	2,164,447	101,133
Laurel	4,086,562,773	34,940,112	\$0.8550	4,105,184,153	\$0.8511	\$0.8620	35,386,687	34,939,222	447,465
Morningside	124,636,048	1,142,913	\$0.9170	131,668,724	\$0.8680	\$0.9150	1,204,769	1,142,885	61,884
Mount Rainier	610,298,019	5,340,108	\$0.8750	618,184,570	\$0.8638	\$0.8790	5,433,842	5,339,878	93,964
New Carrollton	981,025,055	8,613,400	\$0.8780	1,021,086,556	\$0.8436	\$0.8830	9,016,194	8,613,886	402,308
North Brentwood	67,365,381	669,612	\$0.9940	70,847,757	\$0.9451	\$0.9870	699,267	669,582	29,685
Riverdale Park	954,755,486	8,440,038	\$0.8840	963,938,581	\$0.8756	\$0.8810	8,492,299	8,440,246	52,053
Seat Pleasant	390,507,252	3,436,464	\$0.8800	417,509,306	\$0.8231	\$0.8830	3,686,607	3,436,519	250,088
University Park	423,071,561	3,714,568	\$0.8780	440,551,183	\$0.8432	\$0.8800	3,876,850	3,714,728	162,123
Upper Marlboro	118,026,350	1,084,662	\$0.9190	123,957,802	\$0.8750	\$0.9200	1,140,412	1,084,631	55,781
Unincorporated Area*	82,996,601,269	829,966,013	1.00	86,532,516,845	\$0.9591	1.00	865,325,168	829,933,369	35,391,799
TOTAL	\$113,135,361,859	\$1,096,988,424		\$117,411,445,502			\$1,140,436,238	\$1,096,955,151	\$43,481,087

* Note: For jurisdictions or unincorporated areas that do not experience a change in tax rate from FY 2025 to FY 2026, a separate formula is used as required by the State Department of Assessments and Taxation to calculate FY 2026 tax revenues above (below) constant yield revenue. The difference in results is attributed to the rounding of constant yield tax rate. * Some values have been corrected. There is no impact to the rates.

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 2025 ended June 30, 2025, 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 \$82,996,601,269. The assessment multiplied by the rate produced real property tax revenue of \$829,966,013.

For this taxable year, FY 2026, beginning July 1, 2025, the certified assessment of the net assessable real property is \$86,532,516,845. To produce the same real property tax revenues as last year, the tax rate would be \$0.9591/\$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 \$35,391,799 more than would be produced by the Constant Yield Tax Rate.