

PRINCE GEORGE'S COUNTY NOTICE OF A PROPOSED REAL PROPERTY TAX INCREASE

The County Council of Prince George's County proposes to increase real property taxes for those properties located in unincorporated areas and municipalities (Box 1).

1. For the tax year beginning July 1, 2020, the estimated real property assessable base will increase by 3.0% (Box 2), from \$64,237,808,067 (Box 3) to \$66,141,450,073 (Box 4) for those properties located in unincorporated areas.

2. If Prince George's County maintains the current tax rate of \$1.0000 (Box 5) per \$100 of assessment, real property tax revenues will increase by 3.0% (Box 6) resulting in \$19,036,420 (Box 7) of new real property tax revenues.

3. In order to fully offset the effect of increasing assessments, the real property tax rate should be reduced to \$0.9712 (Box 8), the constant yield tax rate.

4. The County is considering not reducing its real property tax rate enough to fully offset increasing assessments. The County proposes to adopt a real property tax rate of \$1.0000 (Box 9) per \$100 of assessment. This tax rate is 3.0% (Box 10) higher than the constant yield tax rate and will generate \$19,036,420 (Box 11) in additional property tax revenues.

Box 1, Area Within Prince George's County	Box 2, Percentage Change In Base	Box 3, Previous Assessable Base	Box 4, New Assessable Base	Box 5, Current Tax Rate	Box 6, Percentage Change in Revenue
Unincorporated Area	Increase 3.0%	64,237,808,067	66,141,450,073	1.0000	Increase 3.0%
Berwyn Heights	Increase 4.3%	299,748,812	312,607,691	0.8720	Increase 4.3%
Bladensburg	Increase 3.9%	473,119,796	491,702,541	0.8660	Increase 3.9%
Bowie	Increase 2.6%	6,756,170,265	6,932,324,357	0.8480	Increase 2.6%
Brentwood	Increase 5.2%	255,926,690	269,342,329	0.9230	Increase 5.2%
Capitol Heights	Increase 4.8%	290,721,696	304,551,632	0.8860	Increase 4.8%
Cheverly	Increase 3.9%	598,156,328	621,566,154	0.8650	Increase 3.9%
College Park	Increase 3.6%	2,937,767,464	3,044,213,561	0.9660	Increase 3.6%
Colmar Manor	Increase 6.2%	94,958,989	100,809,132	0.8960	Increase 6.2%
Cottage City	Increase 4.5%	100,783,739	105,294,979	0.9060	Increase 4.5%
District Heights	Increase 4.5%	372,751,449	389,386,189	0.8670	Increase 4.5%
Eagle Harbor	Increase 4.7%	8,187,917	8,576,772	0.9970	Increase 4.7%
Edmonston	Increase 4.7%	159,992,654	167,543,559	0.9040	Increase 4.7%
Fairmount Heights	Increase 4.6%	106,501,570	111,395,344	0.9170	Increase 4.6%
Forest Heights	Increase 3.1%	180,009,834	185,520,922	0.9280	Increase 3.1%
Glenarden	Decrease 3.0%	532,207,559	516,418,009	0.8830	Decrease 3.0%
Greenbelt	Increase 1.8%	2,121,687,963	2,159,947,293	0.8430	Increase 1.8%
Hyattsville	Decrease 0.0%	1,969,540,046	1,969,040,537	0.8510	Decrease 0.0%
Landover Hills	Increase 4.5%	156,873,091	163,942,793	0.9140	Increase 4.5%
Laurel	Increase 2.0%	3,051,422,828	3,112,650,618	0.8170	Increase 2.0%
Morningside	Increase 4.6%	97,166,309	101,633,701	0.9200	Increase 4.6%
Mount Rainier	Increase 4.6%	457,258,868	478,285,264	0.8560	Increase 4.6%
New Carrollton	Increase 4.5%	770,690,471	805,088,290	0.8780	Increase 4.5%
North Brentwood	Increase 4.9%	54,307,231	56,953,912	0.9950	Increase 4.9%
Riverdale Park	Increase 5.9%	755,839,825	800,106,819	0.8650	Increase 5.9%
Seat Pleasant	Increase 4.6%	303,279,326	317,151,448	0.8810	Increase 4.6%
University Park	Increase 3.7%	335,525,194	348,003,022	0.8660	Increase 3.7%
Upper Marlboro	Increase 3.6%	89,744,288	92,991,650	0.9230	Increase 3.6%

	Box 7, Revenue Change	Box 8, Constant Yield Tax Rate	Box 9, Proposed County Tax Rate	Box 10, Percentage Greater Than Constant Yield Rate	Box 11, Revenue Increase

Public Hearing(s) Date: Monday, May 4, 2020 and Monday, May 11, 2020

Unincorporated Area	Gain of \$19,036,420	0.9712	1.0000	3.0%	\$19,036,420
Berwyn Heights	Gain of \$112,129	0.8361	0.8580	2.6%	\$68,461
Bladensburg	Gain of \$160,927	0.8333	0.8580	3.0%	\$121,451
Bowie	Gain of \$1,493,787	0.8265	0.8440	2.1%	\$1,213,157
Brentwood	Gain of \$123,826	0.8770	0.9170	4.6%	\$107,737
Capitol Heights	Gain of \$122,533	0.8458	0.8710	3.0%	\$76,747
Cheverly	Gain of \$202,495	0.8324	0.8600	3.3%	\$171,552
College Park	Gain of \$1,028,269	0.9322	0.9650	3.5%	\$998,502
Colmar Manor	Gain of \$52,417	0.8440	0.8840	4.7%	\$40,324
Cottage City	Gain of \$40,872	0.8672	0.9090	4.8%	\$44,013
District Heights	Gain of \$144,223	0.8300	0.8600	3.6%	\$116,816
Eagle Harbor	Gain of \$3,877	0.9518	0.9970	4.7%	\$3,877
Edmonston	Gain of \$68,260	0.8633	0.8970	3.9%	\$56,462
Fairmount Heights	Gain of \$44,876	0.8767	0.9160	4.5%	\$43,778
Forest Heights	Gain of \$51,143	0.9004	0.9080	0.8%	\$14,100
Glenarden	Loss of \$139,422	0.9100	0.8800	-3.3%	(\$154,925)
Greenbelt	Gain of \$322,526	0.8281	0.8360	1.0%	\$170,636
Hyattsville	Loss of \$4,251	0.8512	0.8440	-0.8%	(\$141,771)
Landover Hills	Gain of \$64,617	0.8746	0.9110	4.2%	\$59,675
Laurel	Gain of \$500,231	0.8009	0.8140	1.6%	\$407,757
Morningside	Gain of \$41,100	0.8796	0.9180	4.4%	\$39,027
Mount Rainier	Gain of \$179,986	0.8184	0.8540	4.3%	\$170,270
New Carrollton	Gain of \$302,013	0.8405	0.8640	2.8%	\$189,196
North Brentwood	Gain of \$26,334	0.9488	0.9960	5.0%	\$26,882
Riverdale Park	Gain of \$382,909	0.8171	0.8590	5.1%	\$335,245
Seat Pleasant	Gain of \$122,213	0.8425	0.8760	4.0%	\$106,246
University Park	Gain of \$108,058	0.8349	0.8600	3.0%	\$87,349
Upper Marlboro	Gain of \$29,973	0.8908	0.9280	4.2%	\$34,593

A public hearing on the proposed real property tax rate increase will be held on May 4, 2020, and May 11, 2020, at 5:00 p.m., respectively. These will be **VIRTUAL MEETINGS - JOIN USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>**. These Meetings can also be accessed online at: <https://princegeorgescountymd.legistar.com/Default.aspx>

The hearings are open to the public, and public testimony is encouraged. Persons with questions regarding these hearings may call (301-952-3600) for further information.

Written testimony or comments will be accepted in electronic format, rather than by U.S. mail. Submissions should be received by 3:00 p.m. on the day before the public hearing emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178. Testimony and comments will not be accepted via social media. These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.