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Property Values Rise 12.0% According to SDAT's 2022 Reassessment

[The Maryland Department of Assessments and Taxation](#) (SDAT) today announced its 2022 reassessment of 704,430 "Group 1" residential and commercial properties. In Maryland, there are more than 2 million property accounts which are split into three groups, each appraised once every three years. The overall statewide increase for "Group 1" properties was 12.0% over the past three years according to SDAT.

The overall statewide increase was higher than 2020's 8.1% increase. This represents an average increase in value of 12.7% for all residential properties and 9.7% for all commercial properties over the three-year period since the last Group 1 reassessment in 2019.

"All 23 counties and Baltimore City experienced an increase in residential property values for the fourth consecutive year, while commercial property values increased in 22 counties and Baltimore City. This is a good indicator that the market remains strong and growth is steady here in Maryland," said SDAT Director Michael Higgs. "The Department's real property assessors continue to work hard work to ensure that all of Maryland's properties are assessed uniformly and fairly. As part of our Tax Credit Awareness Campaign, each reassessment notice includes information about the Homeowners' and Homestead Tax Credits, which save Marylanders more than \$260 million in taxes each year."

The 2022 assessments for Group 1 properties were based on an evaluation of 74,673 sales that occurred within the group over the last three years. If the reassessment resulted in a property value being adjusted, any increase in value will be phased-in equally over the next three years, while any decrease in value will be fully implemented in the 2022 tax year. For the 2022 reassessment, 93.9% of Group 1 residential properties saw an increase in property value.

The [Homeowners' Tax Credit](#) provides relief for eligible homeowners by setting a limit on the amount of property taxes that are owed based on their income. Residential property owners who complete a one-time application and meet certain eligibility requirements can also receive a [Homestead Tax Credit](#), which limits their principal residence's taxable assessment from increasing by more than a certain percentage each year regardless of their income level. Although statewide legislation caps the increase at no more than 10% per year, many local governments have capped property taxes at lower percentages.

Property tax assessment notices were mailed to Group 1 property owners on Tuesday, December 28, 2021. A map of which properties fall into Groups 1, 2, and 3 and their respective years for reassessment can be viewed on SDAT's website [here](#). For additional statistics and information, please visit the [Department's Statistics & Reports webpage](#).

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**Table R-1
Residential and Commercial Full Cash Value Change**

Value and Percent Change for Reassessment Group 1

January 1, 2019 Base Full Cash Values Compared To January 1, 2022 Reassessment Full Cash Values

Group 3 Jurisdiction	Residential			Commercial			Residential & Commercial Combined		
	1-Jan-19	1-Jan-22	% Change	1-Jan-19	1-Jan-22	% Change	1-Jan-19	1-Jan-22	% Change
Allegany	1,032,476,200	1,174,374,500	13.7%	371,766,800	380,376,300	2.3%	1,404,243,000	1,554,750,800	10.7%
Anne Arundel	24,505,622,675	26,610,793,200	8.6%	3,264,552,700	3,359,844,900	2.9%	27,770,175,375	29,970,638,100	7.9%
Baltimore City	9,953,423,005	10,816,134,700	8.7%	6,147,710,300	6,348,129,300	3.3%	16,101,133,305	17,164,264,000	6.6%
Baltimore	19,082,373,300	21,192,136,700	11.1%	8,258,053,400	9,193,131,300	11.3%	27,340,426,700	30,385,268,000	11.1%
Calvert	3,633,289,400	4,065,657,900	11.9%	529,920,600	585,093,100	10.4%	4,163,210,000	4,650,751,000	11.7%
Caroline	912,791,000	1,086,588,100	19.0%	87,349,500	86,470,800	-1.0%	1,000,140,500	1,173,058,900	17.3%
Carroll	7,998,001,000	9,081,717,800	13.5%	960,003,700	1,033,442,500	7.6%	8,958,004,700	10,115,160,300	12.9%
Cecil	2,665,835,100	2,859,778,700	7.3%	818,148,900	861,765,300	5.3%	3,483,984,000	3,721,544,000	6.8%
Charles	5,433,091,600	6,909,019,400	27.2%	2,515,253,800	2,898,891,700	15.3%	7,948,345,400	9,807,911,100	23.4%
Dorchester	969,755,400	1,091,646,200	12.6%	89,876,100	93,330,500	3.8%	1,059,631,500	1,184,976,700	11.8%
Frederick	12,915,738,600	15,478,131,300	19.8%	2,999,578,400	3,371,091,900	12.4%	15,915,317,000	18,849,223,200	18.4%
Garrett	566,407,500	629,968,600	11.2%	118,092,000	122,907,700	4.1%	684,499,500	752,876,300	10.0%
Harford	6,509,356,000	7,182,104,700	10.3%	766,202,200	795,035,300	3.8%	7,275,558,200	7,977,140,000	9.6%
Howard	14,860,637,400	16,681,815,600	12.3%	4,273,136,700	4,515,862,800	5.7%	19,133,774,100	21,197,678,400	10.8%
Kent	719,113,300	756,448,900	5.2%	99,161,200	98,732,000	-0.4%	818,274,500	855,180,900	4.5%
Montgomery	58,604,096,656	65,203,021,600	11.3%	8,740,763,000	9,625,671,800	10.1%	67,344,859,656	74,828,693,400	11.1%
Prince George's	21,127,671,900	24,406,918,000	15.5%	11,354,810,500	13,198,241,400	16.2%	32,482,482,400	37,605,159,400	15.8%
Queen Anne's	3,000,138,220	3,366,019,600	12.2%	459,091,970	513,405,000	11.8%	3,459,230,190	3,879,424,600	12.1%
St. Mary's	2,867,716,900	3,274,760,700	14.2%	220,928,900	256,181,200	16.0%	3,088,645,800	3,530,941,900	14.3%
Somerset	313,502,900	360,867,500	15.1%	64,125,100	65,164,100	1.6%	377,628,000	426,031,600	12.8%
Talbot	2,925,279,800	3,151,449,700	7.7%	881,232,300	892,883,100	1.3%	3,806,512,100	4,044,332,800	6.2%
Washington	4,276,597,200	5,038,755,000	17.8%	1,237,981,700	1,275,055,800	3.0%	5,514,578,900	6,313,810,800	14.5%
Wicomico	1,496,606,100	1,834,952,500	22.6%	485,854,200	514,357,200	5.9%	1,982,460,300	2,349,309,700	18.5%
Worcester	3,837,014,800	4,616,951,300	20.3%	1,359,452,250	1,437,844,600	5.8%	5,196,467,050	6,054,795,900	16.5%
TOTAL	210,206,535,956	236,870,012,200	12.7%	56,103,046,220	61,522,909,600	9.7%	266,309,582,176	298,392,921,800	12.0%

State Department of Assessments and Taxation
December 2021

Table R-2
Increases in Group 1 Full Cash Values
Compares the January 1, 2022 Reassessment Full Cash Values
to the Prior Valuation done January 1, 2019

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	8,044	7,659	95.21%	11,923	8,494	71.24%
Anne Arundel	57,103	54,610	95.63%	61,491	55,572	90.37%
Baltimore City	63,942	54,432	85.13%	68,819	54,516	79.22%
Baltimore County	78,617	75,835	96.46%	88,283	75,992	86.08%
Calvert	9,914	9,794	98.79%	11,802	9,830	83.29%
Caroline	4,374	4,256	97.30%	5,648	4,570	80.91%
Carroll	21,615	21,374	98.89%	23,855	21,826	91.49%
Cecil	12,256	10,154	82.85%	16,776	10,170	60.62%
Charles	20,966	20,944	99.90%	22,848	21,050	92.13%
Dorchester	5,541	5,403	97.51%	7,737	6,192	80.03%
Frederick	33,605	33,490	99.66%	38,978	35,515	91.12%
Garrett	4,742	4,647	98.00%	7,592	5,084	66.97%
Harford	22,320	22,228	99.59%	25,304	22,477	88.83%
Howard	30,848	29,143	94.47%	32,648	29,511	90.39%
Kent	2,531	2,372	93.72%	4,002	2,415	60.34%
Montgomery	101,546	91,561	90.17%	108,216	92,450	85.43%
Prince George's	69,843	65,332	93.54%	79,441	69,542	87.54%
Queen Anne's	6,882	6,447	93.68%	8,448	6,825	80.79%
St. Mary's	9,862	9,812	99.49%	13,354	10,710	80.20%
Somerset	2,181	2,063	94.59%	4,169	2,207	52.94%
Talbot	7,675	6,892	89.80%	9,387	7,050	75.10%
Washington	18,530	18,103	97.70%	21,508	18,270	84.95%
Wicomico	11,665	11,347	97.27%	14,392	11,497	79.88%
Worcester	14,558	14,067	96.63%	17,809	14,476	81.28%
Totals	619,160	581,965	93.99%	704,430	596,241	84.64%

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

January 1, 2009 through January 1, 2022

	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	2022 Group 1
Allegany	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%	10.7%
Anne Arundel	-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%	7.9%
Baltimore City	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%	6.6%
Baltimore	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%	11.1%
Calvert	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%	11.7%
Caroline	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%	17.3%
Carroll	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%	12.9%
Cecil	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%	6.8%
Charles	-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%	23.4%
Dorchester	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%	11.8%
Frederick	-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%	18.4%
Garrett	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%	10.0%
Harford	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%	9.6%
Howard	-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%	10.8%
Kent	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%	4.5%
Montgomery	-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%	11.1%
Prince George's	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%	15.8%
Queen Anne's	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%	12.1%
St. Mary's	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%	14.3%
Somerset	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%	12.8%
Talbot	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%	6.2%
Washington	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%	14.5%
Wicomico	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%	18.5%
Worcester	-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%	16.5%
State Average	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%	12.0%

State Department of Assessments and Taxation
December 2021

Table R-4
July 1, 2021 County Established Assessment Caps

Jurisdiction	July 1, 2021 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	1%
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 2009 - 2022

