

# CITY OF TAKOMA PARK

## NET ASSESSABLE REAL PROPERTY BASE (effective July 1, 2018)

Source: Montgomery County Assessment Office (February 21, 2018)

Property Classification	Assessed Value	Constant Yield Rate FY19		Current Tax Rate FY18		Commercial Tax Rate FY19 Option A - In addition to property tax		Commercial Tax Rate FY19 Option B - In addition to property tax	
		Rate	Revenue	Rate	Revenue	Rate	Revenue	Rate	Revenue
Total	\$ 2,391,297,820	0.5075	\$ 12,135,836	0.5348	\$ 12,788,661	-	\$ -	-	\$ -
Residential	\$ 1,716,652,320	0.5075	\$ 8,712,011	0.5348	\$ 9,180,657	-	\$ -	-	\$ -
Commercial	\$ 401,801,200	0.5075	\$ 2,039,141	0.5348	\$ 2,148,833	0.0809	\$ 325,000	0.1120	\$ 450,000
Exempt*	\$ 272,844,300	0.5075	\$ -	0.5348	\$ -	-	\$ -	-	\$ -

\* Exempt properties include educational institutions, religious facilities, hospitals, public facilities, etc.

02/21/2018 - sad

**CITY OF TAKOMA PARK**

Estimated Impact of Proposed Commercial Property Tax Levy and Elimination of Personal Property/Inventory Tax on Select Businesses

Business Name	Takoma Park Silver Spring Coop	Advance Auto Parts	Appliance Distribution	Pollo Campero	Hampshire Lodging	House of Musical Traditions	Creative Filing Systems	Dr. Khademi Injury Center	Capital City Cheesecake
Street Address	201 Ethan Allen Avenue	6300 New Hampshire Avenue	725 - 729 Erie Avenue	1355 E. University Boulevard	7411 New Hampshire Avenue	7010 Westmoreland Avenue	1350 Holton Lane	1353 Holton Lane	7071 Carroll Avenue
FY19 Value Real Property	\$ 815,200	\$ 4,353,800	\$ 771,600	\$ 1,554,700	\$ 9,041,300	\$ 484,500	\$ 315,700	\$ 521,167	\$ 813,900
Estimated FY19 Value Inventory*	\$ 658,860	\$ 1,892,840	\$ 136,370	\$ 301,050	\$ 383,700	\$ 68,510	\$ 4,040	\$ 31,360	\$ 64,350
Estimated FY19 Real Property Tax									
Property Taxes Based on Constant Yield Rate	\$ 4,137	\$ 22,096	\$ 3,916	\$ 7,890	\$ 45,885	\$ 2,459	\$ 1,602	\$ 2,645	\$ 4,131
With Option A	\$ 4,797	\$ 25,618	\$ 4,540	\$ 9,148	\$ 53,199	\$ 2,851	\$ 1,858	\$ 3,067	\$ 4,789
With Option B	\$ 5,050	\$ 26,972	\$ 4,780	\$ 9,631	\$ 56,011	\$ 3,001	\$ 1,956	\$ 3,229	\$ 5,042
Property Taxes Based on Current Tax Rate	\$ 4,360	\$ 23,284	\$ 4,127	\$ 8,315	\$ 48,353	\$ 2,591	\$ 1,688	\$ 2,787	\$ 4,353
With Option A	\$ 5,019	\$ 26,806	\$ 4,751	\$ 9,572	\$ 55,667	\$ 2,983	\$ 1,944	\$ 3,209	\$ 5,011
With Option B	\$ 5,273	\$ 28,160	\$ 4,991	\$ 10,056	\$ 58,479	\$ 3,134	\$ 2,042	\$ 3,371	\$ 5,264
Estimated FY19 Personal Property Inventory Tax	\$ 10,212	\$ 29,339	\$ 2,114	\$ 4,666	\$ 5,947	\$ 1,062	\$ 63	\$ 486	\$ 997
Estimated FY19 Tax Obligation									
Total Inventory and Property Taxes Based on Constant Yield Rate	\$ 14,349	\$ 51,435	\$ 6,030	\$ 12,556	\$ 51,832	\$ 3,521	\$ 1,665	\$ 3,131	\$ 5,128
With Option A - No Inventory Tax	\$ 4,797	\$ 25,618	\$ 4,540	\$ 9,148	\$ 53,199	\$ 2,851	\$ 1,858	\$ 3,067	\$ 4,789
Increase / (Decrease) in Tax Obligation	\$ (9,553)	\$ (25,817)	\$ (1,490)	\$ (3,409)	\$ 1,367	\$ (670)	\$ 193	\$ (64)	\$ (339)
With Option B - No Inventory Tax	\$ 5,050	\$ 26,972	\$ 4,780	\$ 9,631	\$ 56,011	\$ 3,001	\$ 1,956	\$ 3,229	\$ 5,042
Increase / (Decrease) in Tax Obligation	\$ (9,299)	\$ (24,463)	\$ (1,250)	\$ (2,925)	\$ 4,179	\$ (519)	\$ 291	\$ 98	\$ (86)
Total Inventory and Property Taxes Based on Current Tax Rate	\$ 14,572	\$ 52,623	\$ 6,240	\$ 12,981	\$ 54,300	\$ 3,653	\$ 1,751	\$ 3,273	\$ 5,350
With Option A - No Inventory Tax	\$ 5,019	\$ 26,806	\$ 4,751	\$ 9,572	\$ 55,667	\$ 2,983	\$ 1,944	\$ 3,209	\$ 5,011
Increase / (Decrease) in Tax Obligation	\$ (9,553)	\$ (25,817)	\$ (1,490)	\$ (3,409)	\$ 1,367	\$ (670)	\$ 193	\$ (64)	\$ (339)
With Option B - No Inventory Tax	\$ 5,273	\$ 28,160	\$ 4,991	\$ 10,056	\$ 58,479	\$ 3,134	\$ 2,042	\$ 3,371	\$ 5,264
Increase / (Decrease) in Tax Obligation	\$ (9,299)	\$ (24,463)	\$ (1,250)	\$ (2,925)	\$ 4,179	\$ (519)	\$ 291	\$ 98	\$ (86)

\* For purposes of this exercise, the value of inventory reported by the business in 2017 was assumed to remain constant for FY19