# CITY OF TAKOMA PARK

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

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

<table>
<thead>
<tr>
<th>Property Classification</th>
<th>Assessed Value</th>
<th>Constant Yield Rate FY19</th>
<th>Current Tax Rate FY18</th>
<th>Commercial Tax Rate FY19 Option A - In addition to property tax</th>
<th>Commercial Tax Rate FY19 Option B - In addition to property tax</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Rate</td>
<td>Revenue</td>
<td>Rate</td>
<td>Revenue</td>
</tr>
<tr>
<td>Total</td>
<td>$ 2,391,297,820</td>
<td>0.5075</td>
<td>$ 12,135,836</td>
<td>0.5348</td>
<td>$ 12,788,661</td>
</tr>
<tr>
<td>Residential</td>
<td>$ 1,716,652,320</td>
<td>0.5075</td>
<td>$ 8,712,011</td>
<td>0.5348</td>
<td>$ 9,180,657</td>
</tr>
<tr>
<td>Commercial</td>
<td>$ 401,801,200</td>
<td>0.5075</td>
<td>$ 2,039,141</td>
<td>0.5348</td>
<td>$ 2,148,833</td>
</tr>
<tr>
<td>Exempt*</td>
<td>$ 272,844,300</td>
<td>0.5075</td>
<td>-</td>
<td>0.5348</td>
<td>-</td>
</tr>
</tbody>
</table>

* 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

<table>
<thead>
<tr>
<th>Business Name</th>
<th>Takoma Park Silver Spring Coop</th>
<th>Advance Auto Parts</th>
<th>Appliance Distribution</th>
<th>Pollo Campero</th>
<th>Hampshire Lodging</th>
<th>House of Musical Traditions</th>
<th>Creative Filing Systems</th>
<th>Dr. Khademi Injury Center</th>
<th>Capital City Cheesecake</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address</td>
<td>201 Ethan Allen Avenue</td>
<td>6300 New Hampshire Avenue</td>
<td>725 - 729 Erie Avenue</td>
<td>1355 E. University Boulevard</td>
<td>7411 New Hampshire Avenue</td>
<td>7010 Westmoreland Avenue</td>
<td>1350 Holton Lane</td>
<td>1353 Holton Lane</td>
<td>7071 Carroll Avenue</td>
</tr>
<tr>
<td>FY19 Value Real Property</td>
<td>$815,200 $</td>
<td>$4,353,800 $</td>
<td>$771,600 $</td>
<td>$1,554,700 $</td>
<td>$9,041,300 $</td>
<td>$484,500 $</td>
<td>$315,700 $</td>
<td>$521,167 $</td>
<td>$813,900 $</td>
</tr>
<tr>
<td>Estimated FY19 Value Inventory*</td>
<td>$658,860 $</td>
<td>$1,892,840 $</td>
<td>$136,370 $</td>
<td>$301,050 $</td>
<td>$383,700 $</td>
<td>$68,510 $</td>
<td>$4,040 $</td>
<td>$31,360 $</td>
<td>$64,350 $</td>
</tr>
</tbody>
</table>

### Estimated FY19 Real Property Tax

- **Property Taxes Based on Constant Yield Rate**
  - With Option A $4,137 $ 22,096 $ 3,916 $ 7,890 $ 45,885 $ 2,459 $ 1,602 $ 2,645 $ 4,131 $  
  - With Option B $4,797 $ 25,618 $ 4,540 $ 9,148 $ 53,199 $ 2,851 $ 1,858 $ 3,067 $ 4,789 $  
- **Property Taxes Based on Current Tax Rate**
  - With Option A $4,360 $ 23,284 $ 4,127 $ 8,315 $ 48,353 $ 2,391 $ 1,688 $ 2,787 $ 4,353 $  
  - With Option B $5,019 $ 26,806 $ 4,751 $ 9,572 $ 55,667 $ 2,083 $ 1,944 $ 3,209 $ 5,011 $  

### 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**
  - With Option A - No Inventory Tax $14,349 $ 51,435 $ 6,030 $ 12,556 $ 51,832 $ 3,521 $ 1,665 $ 3,131 $ 5,128 $  
  - With Option B - No Inventory Tax $5,050 $ 26,972 $ 4,780 $ 9,631 $ 56,011 $ 3,001 $ 1,956 $ 3,229 $ 5,042 $  
- **Total Inventory and Property Taxes Based on Current Tax Rate**
  - With Option A - No Inventory Tax $14,572 $ 52,623 $ 6,240 $ 12,981 $ 54,300 $ 3,653 $ 1,751 $ 3,273 $ 5,350 $  
  - 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

- **Option A - No Inventory Tax**
  - (9,553) $ 25,817 $ (1,490) $ 3,409 $ 1,367 $ (670) $ 193 $ (64) $ (339) $  
  - (9,299) $ 24,463 $ (2,258) $ 2,925 $ 4,179 $ (519) $ 291 $ 98 $ (86) $  
- **Option B - No Inventory Tax**
  - (9,553) $ 25,817 $ (1,490) $ 3,409 $ 1,367 $ (670) $ 193 $ (64) $ (339) $  
  - (9,299) $ 24,463 $ (2,258) $ 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*