

THE REAL PROPERTY ASSESSMENT PROCESS



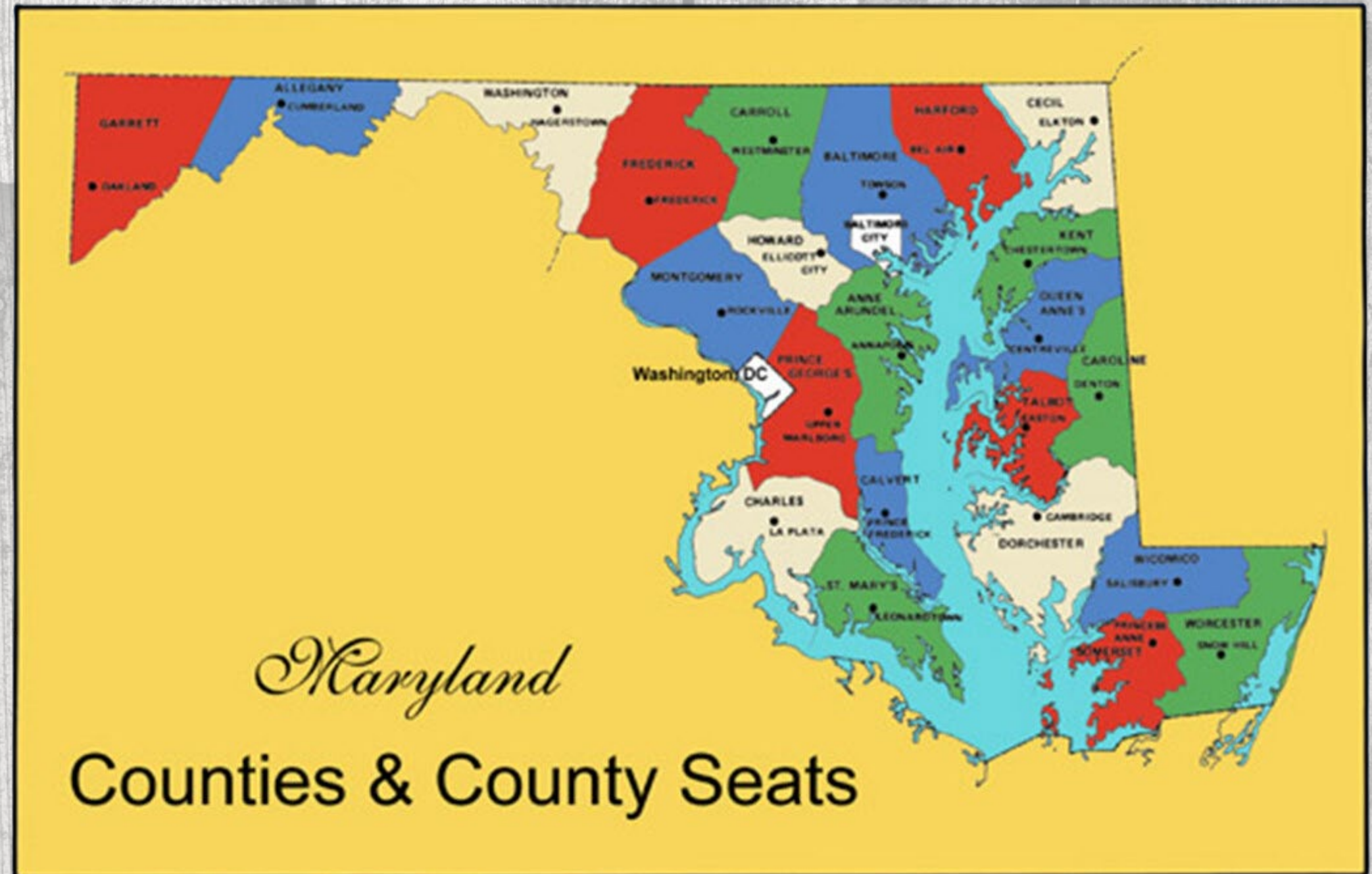
dat.maryland.gov

Wes Moore | Governor
Dan Phillips | Director

Aruna Miller | Lt. Governor
Bob Yeager | Deputy Director



REAL PROPERTY OFFICE LOCATIONS



ASSESSMENTS STATEWIDE

Real Property Division

- Headquarters Staff
- Local Offices located in each county seat

Reassessments

- Maryland has 2.3 million property accounts.
- Approximately 1/3 of properties valued yearly

TRIENNIAL ASSESSMENTS

Three Groups

- Geo 80 (Group 1) January 1, 2025
- Geo 81 (Group 2) January 1, 2026
- Geo 82 (Group 3) January 1, 2027

Montgomery County

ESTIMATING MARKET VALUE

Approaches to Valuation

- Cost
- Income
- Sales Comparison

Assessors have latitude in determining the most appropriate method of valuation to estimate the market value of the property.

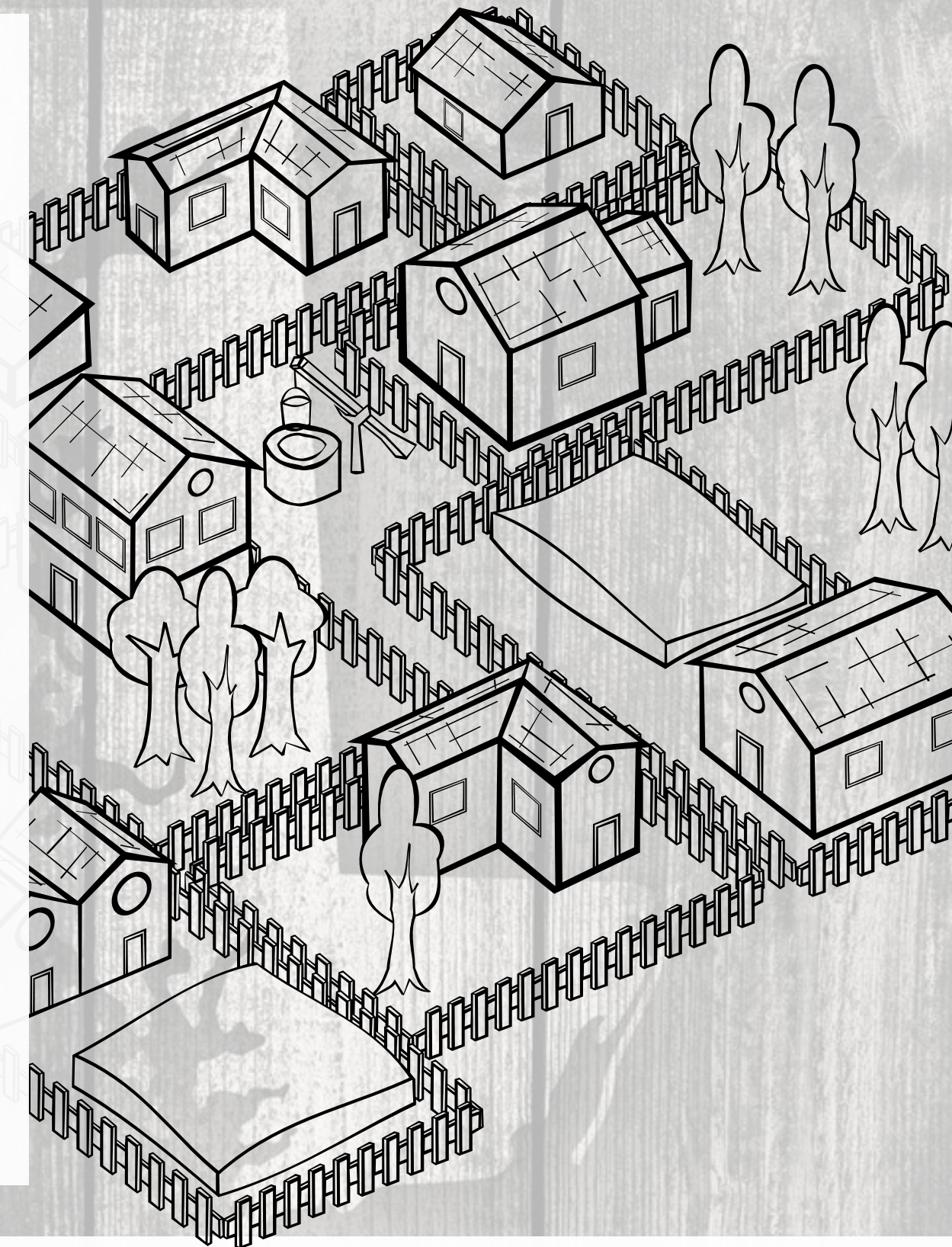
PROPERTY TYPES

Residential

- Single Family
- Townhouse
- Condominium

Commercial

- Office
- Retail
- Warehouse
- Apartments



ASSESSING RESIDENTIAL PROPERTY

- Estimate of Construction Cost
- Estimate of Land Value
- Application of Market Value Indicator
- Statistical validation with sale properties

PHYSICAL ATTRIBUTES WE EVALUATE

- Number of Stories
- Size of Improvements
- Type of Construction
- Quality of Construction
- Type of Heat
- Finished Basement
- Other Residential Attributes

MODEL AND VALUATION

Models (Similar Characteristics)

- Number of Stories
- Quality of Construction
- Style of Construction

Neighborhood Adjustment Index

- Accounts for Current Market Influences

Statistical Measure

- International Association of Assessing Officers (IAAO)

ASSESSMENT PHASE IN

Increases are phased in over three years

- 2021 previous assessment value equaled \$200,000
- 2025 new assessment value equals \$230,000

2025 = \$210,000

2026 = \$220,000

2027 = \$230,000

Changes in value are as of the date of finality (Jan. 1) and any increase is phased in over the next 3 years.

Decreases remain the same for three years

HOMESTEAD PRIMARY RESIDENCE TAX CREDIT

- Limits the taxable assessment increase per year for the principal residence of the owner.
- Homestead Tax Credits do not transfer.
- Must own and reside in the dwelling for 1 year to include July 1.
- Applications must be received by May 1 in order to be eligible for the credit for July 1.

To apply or check your status go to **onestop.md.gov**

For additional help call your local assessment office.

2024 COUNTY HOMESTEAD TAX CREDIT CAPS



(apply only to owner occupied residential property)

Allegany 4%	Harford 5%
Anne Arundel 2%	Howard 5%
Baltimore City 4%	Kent 5%
Baltimore County 4%	Montgomery 10%
Calvert 10%	Prince George's 3%
Caroline 5%	Queen Anne 5%
Carroll 5%	St. Mary's 3%
Cecil 4%	Somerset 10%
Charles 7%	Talbot 0%
Dorchester 5%	Washington 5%
Frederick 5%	Wicomico 5%
Garrett 3%	Worcester 3%

State 10% • Municipalities may set a different rate.
Counties and Municipalities may adjust homestead tax
credit caps until the March deadline.

HOMEOWNERS' INCOME - BASED TAX CREDIT

Limits property taxes a homeowner must pay based on income.

Four basic requirements:

- You must own or have a legal interest in the property.
- The dwelling must be your principal residence.
- Your net worth, not including the home's value and some retirement accounts, must be less than \$200,000.
- Your combined gross household income before deductions cannot exceed \$60,000.

The tax credit amount is a sliding scale based on your income.

onestop.md.gov to apply

more info

dat.maryland.gov

PROPERTY TAX EXEMPTIONS



Blind Exemption

- Permanent impairment of both eyes
- \$15,000 exemption of the property's assessed value

100% Disabled Veteran Exemption

- 100% service-connected permanent and total VA disability rating
- Exemption for the Primary Residence (land and dwelling)

Disabled Active-Duty Service Member

- Service-connected permanent disability
- Exemption for the Primary Residence (land and dwelling)

Surviving Spouse of a 100% Disabled Veteran

- Continues the exemption of the disabled veteran
- Veteran must have been a Maryland Resident at the time of death

Surviving Spouse of a Military Casualty

- **The individual or the surviving spouse must have had a their primary residence in Maryland at their time of death.**

THE ASSESSMENT WORKSHEET

A property owner may obtain a copy of their property worksheet at any time from the local assessment office.

REVALUATION REQUIRED



Valuation Out of Cycle

- Substantially completed new construction which adds at least \$100,000 in value to the property
- Zoning classification that is changed at owner's request
- Change in use or character
- Erroneous calculation or measurement
- Rezoned property pursuant to Tax Property Article §8-226
- Subdivision occurs

APPEALING YOUR ASSESSMENT

- What? Where? When? Which? How? Why?
- Appeal on Reassessment
 - Petition for Review
 - Appeal upon Purchase



APPEAL ON REASSESSMENT

- Appeal the value shown on the assessment notice.
- The first step is to file your appeal either online, or complete and return the appeal form included with the notice.
- Appeals must be filed within 45 days of the notice date.



Maryland
DEPARTMENT OF ASSESSMENTS AND TAXATION

County Assessment Office
111 Official Dr.
City, State, Zip Code
410-222-2222
OfficeEmailAddress@maryland.gov

#XX-YY-XXXXXXXX NR
Robin Smith
123 Main St.
City, State, Zip Code

NOTICE OF ASSESSMENT

Notice Date: _____
Notice Number: _____
Owner: _____
Property Address: _____
Tax Year Beginning: 07/01/2025
Control Number: 12345
Robin Smith
123 Main St.

District: 00 Parcel: 000 Sect: 00 Block: 00 Lot: 00

Principal residence of the owner: _____
Homestead property tax credit status for this property: _____
If this property is not your principal residence and the Homestead No Application, you must apply at dat.maryland.gov or onestop.md.gov.

State law requires all property to be revalued at least every three years. The property above has been reviewed to determine the current market value based upon market data available prior to the date of this notice.

Assessment Date	Land Market Value	Improvements Value	Total Market Value	Change	CURRENT
1. PRIOR					
2. 2025	\$150,000				\$230,000
3. 2025	\$ 50,000				\$180,000
4.				+\$30,000	\$ 50,000
5.				+\$30,000	
6.				+\$00,000	

ASSESSMENT PHASE-IN
Any increase in the market value will be phased in over the tax years listed below.

Year	Assessment
2025	\$210,000
2026	\$220,000
2027	\$230,000

TAXABLE PORTION OF YOUR ASSESSMENT FOR July 1, 2025

County / Balt. City Taxable Assessment	State Taxable Assessment	Municipal Taxable Assessment
\$200,000	\$000,000	\$000,000

The taxable assessment shown above reflects any eligible tax exemption or applicable homestead credit status. These amounts will be applied to your actual July 1 tax bill unless you have a different assessment status.

You have _____

Maryland
DEPARTMENT OF ASSESSMENTS AND TAXATION

PETITION FOR REVIEW

- Used to file an appeal on property value outside of the normal reassessment cycle.
- Petition for review must be filed on or before the first working day following January 1.
- Can be filed for years the property is not reassessed.
- Form can be requested or downloaded on our website and is filed with the local assessment office.
- When events have occurred that may have cause the property value to decline.

APPEAL UPON PURCHASE

- Can be filed if the property is transferred after January 1 but before July 1.
- Petition for review form must be filed within 60 days of the transfer.
- Form can be requested or downloaded on our website and is filed with the local assessment office.
- When the sale price indicates the property value has declined.

APPEALING YOUR ASSESSMENT

FIRST LEVEL

Supervisor's Level with a local assessor

SECOND LEVEL

Property Tax Assessment Appeals Board (PTAAB)

THIRD LEVEL

Maryland Tax Court

SUPERVISOR'S LEVEL APPEAL

Hearing Options

- In-person with a local assessor
- Written Appeal
- Telephone Hearing
- Video Hearing

This is your opportunity to provide reasons why you feel the value is incorrect.

SUPERVISOR'S LEVEL APPEAL

- A property worksheet will be mailed to the owner before the hearing.
- An Area Sales Listing will be mailed to the owner before the hearing.
- Owners may obtain sales data from other sources including the SDAT website.

SUPERVISOR'S LEVEL APPEAL

- Supervisor's Level is an informal hearing.
- The owner should provide information that affects the property value.
- Provides and opportunity to verify details about the property for accuracy.

SUPERVISOR'S LEVEL APPEAL

- Focus on those points that affect the value of your property.
- Indicate why the Total New Market Value does not reflect the market value of the property.
- Identify any inaccurate information describing the characteristics or features of the property (such as # of bathrooms, fireplaces, etc.).
- Provide other evidence such as pictures.

SUPERVISOR'S LEVEL APPEAL

Provide arms length sales of comparable properties which support your findings as to the value of the property.

Avoid the following issues:

- comparison to past values
- comparison to neighboring assessments
- comparison to non-arms length sales
- percent of increase
- the amount of the tax bill, and
- services rendered or not rendered

SUPERVISOR'S LEVEL APPEAL

- A Final Notice of Assessment will be mailed to the owner after the hearing. This notice will show if the value was changed as a result of the appeal.
- The value on the Final Notice of Assessment may be appealed to the Property Tax Assessment Appeal Board (PTAAB).

Thank You!

Ava Garvey

Montgomery County Supervisor of Assessments

30 W. Gude Drive, Suite 400

Rockville, Maryland 20850

Hours: 8:00 to 4:30

(240) 314-4510

E-mail: sdatt.mont@maryland.gov

Adam Lewis

State Supervisor Real Property

Dan Phillips

Director of SDAT



Maryland

DEPARTMENT OF
ASSESSMENTS AND TAXATION



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