

The new property tax assessments have come out, and given the big jump in property values over the past three years, they will likely shock many of our town residents.

Understand how this can affect you & learn what you can do!



PROPERTY TAX ASSESSMENT WORKSHOP

Hosted by Susan Pruden, Real Estate
Salesperson with Century 21 New Millennium
& the Town of Cheverly

Virtual Meeting

January 13th at 10:00 am
[http://tinyurl.com/PropertyTax-
Workshop](http://tinyurl.com/PropertyTax-Workshop)



In-Person Meeting

January 23rd at 7:00 pm
Town Community Center
6401 Forest Road
Cheverly, MD 20785

A Cheverly resident who has successfully challenged her assessment in the past will be at both workshops to share her experience and a representative from the State Department of Assessments and Taxation (SDAT) will be at the January 23rd workshop.



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THE BALTIMORE SUN

Business

Actions

Monday, January 8th 2024
Baltimore Sun eNewspaper

TRENDING:

Golden Globes

2024 dining trends

Catholic abuse database

Marylander of the Year

Md. COVID-19 data

Top Workplaces

Business Autos Real Estate Top Workplaces Best Reviews

BUSINESS

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Property assessments in Maryland jump more than 23%, continuing yearslong upward trend



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Worcester County, on the Eastern Shore, and Garrett County, in Western Maryland, saw the largest combined increases for residential and commercial properties, at 46.1% and 44.2%, respectively. Home assessments jumped in Somerset County more than anywhere else, by 51.4%, while Worcester County's 32.5% jump was the most for commercial properties.

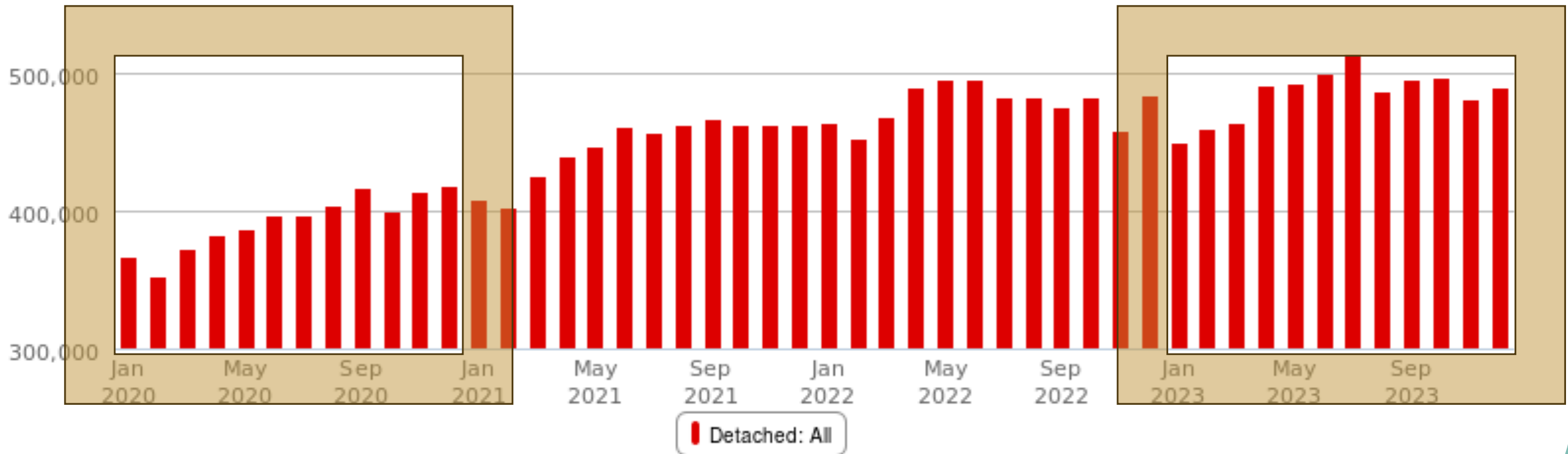


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Avg Sale \$ | Prince Georges County, MD

By Home Type

600,000



© 2024 ShowingTime. Data provided by Bright MLS as of Jan 5, 2024



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Cheverly Property Values Since Last Assessment

In 2020, we had 77 sales with an average sales price of \$429,863.

In 2021, we had 101 sales with an average sales price of \$483,508. 

In 2022, we had 70 sales with an average sales price of \$513,136. 

In 2023, we had 60 sales with an average sales price of \$486,958. 



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Cheverly 2024 Tax Assessment Workshop

Important Dates

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- **April 15, 2024** – last day to apply for the income-based homeowners tax credit so that the credit will appear on your tax bill. If you do not apply by this date, you must pay your full bill and get a refund if you are approved.
- **July 1, 2024** – the tax year begins, and bills will be sent out by your county finance office after this date.



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Appeal Process

Initial review is at the Supervisor's Level – short meeting & fairly informal

Next level is an appeal to the Property Tax Assessment Appeal Board.

Last resort is an appeal to the Maryland Tax Court.

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If you think your assessment is high, then submit an appeal

You can always cancel your appeal.

Even if you don't want to appeal, you might want the worksheet anyway.

SDAT may have faulty information about your property.

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Don't get in the weeds.

The assessment is a big-picture valuation.

SDAT is looking at averages for similar homes, not comparing your house to specific other houses.

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What is the worksheet?

It shows what details of your property are known by SDAT and a sales list of properties that were used in your valuation.

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What Doesn't Work

- Arguing about the percentage of increase,
- Talking about past assessments,
- Bringing up the values of properties in other areas.

What DOES Work

- Correcting square footage, or number of bedrooms and bathrooms
- Using better comparable properties
- Pointing out issues like a failing roof or foundation issues

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Examples

- A 2 year old roof vs a 10 year old roof. For instance, a roof that is not failing is a roof and will be given the same weight regardless of age.
- A 2-year old kitchen is viewed the same as a 10 year old kitchen.
- A finished basement - a basement is considered finished if it has a floor covering, walls and a ceiling. How good it looks is irrelevant. If you have added a bathroom, that may add value.

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Steps for evaluation

- Start with square footage
 - 10% larger and 10% smaller is a solid range to start with
 - If you are looking at tax records, you are looking at above grade square footage

Town: CHEVERLY							
Primary Structure Built		Above Grade Living Area			Finished Basement Area		Property Land Area
1935		1,463 SF			YES		6,250 SF
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	BRICK/	3	1 full		

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- Narrow down to similar styles
 - Brick colonials are not the same as frame ramblers – try to stay as similar as possible, but Cape Cods are the most flexible.
- Look for the most recent sales – more recent sales might be given more weight than sales from early last year
- Substantially same level of updatedness – renovated or flipped homes are compared to other renovated or flipped houses

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If you have a recent appraisal that shows a lower value, this is given lots of weight

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Note substantial condition issues
like a failing roof
or foundation issues

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Susan Pruden
TheCheverlyGoodlife.com
Where Dreams Come Home

[Home](#) [The Neighborhood](#) [Cheverly Homes](#) [For Sellers](#) [For Buyers](#) [Search for Homes](#) [Blog](#) [About Susan](#) [Contact](#)



The Cheverly Goodlife - the place to go for Cheverly homes and local scoop for the real estate obsessed!

Shocked by your Cheverly Property Tax Assessment? Read my 4 part series on appealing your assessment.

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Blog

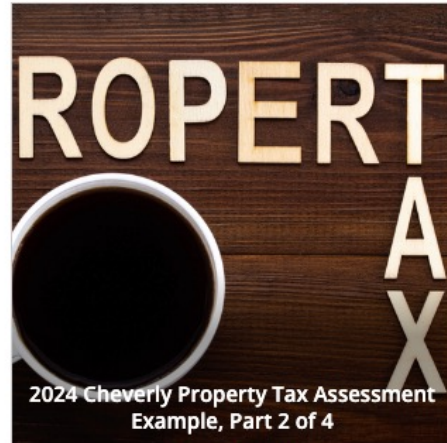


Appealing your 2024 Cheverly Tax Assessment, Part 1 of 4

by Susan Pruden | January 11, 2024

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January 11, 2024



2024 Cheverly Property Tax Assessment & Homestead Tax Credit, Part 3 of 4

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January 11, 2024



2024 Cheverly Helpful Data for Appealing Your Tax Assessment - Part 4 of 4

by [Susan Pruden](#)
January 11, 2024

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[REDACTED]
1,569 SF
Finished Basement
3.5 Baths
Base Assessment: 476,000
New Assessment: 596,000

Dear Tax Assessor,

I recently received my new home assessment and have come to the conclusion that it is drastically wrong. Not only is the new assessment wrong, but my previous assessment of \$476,000 was wrong as well.

Below I have listed the 10 homes with comparable square footage as my home. While it is difficult to find true comparable homes, because so many home were flipped by developers and include many modern amenities these were the best I could find. Included are 5 with less square footage and 5 with more.

Below are some quick computations I did for the comparable sales. You can see that my assessment should be \$343,450 or \$350,000 at most.

Average for all homes (10) from 1,428SF to 1,820SF: \$361,490
Average for all homes (4) from 1,540SF to 1,732SF: \$351,500
Average for non-flipped homes (5): \$343,540

Comps:

Address	Sales Price	Style	Square Ft	Flip?
3112 63RD PL	\$395,800.00	Cape Cod	1,428.00	
6109 LOMBARD ST	\$325,000.00	Rambler	1,435.00	Yes

A sample letter is found
in Part 4 of 4



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Spreadsheet is found in Part 4 of 4

The Excel spreadsheet with all MLS sales in 2023:

- 2024 Cheverly Assessment Appeal Microsoft Excel – excludes distressed sales like foreclosures

PLEASE NOTE – these rankings are just my opinion – SDAT may disagree!

- **4-Renovated** - renovated relatively close to going on the market
- **3-More Updated** - on a sliding scale these homes are more updated than not. For instance, the upper levels may have updated kitchen and baths, but older roof and windows, and not updated basement. These also include homes that were renovated previously but not necessarily recently.
- **2-Less Updated** - again, on a sliding scale, these homes are more on the NOT updated side, even though there may be updated elements.

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Spreadsheet is found in Part 4 of 4

	A	B	C	D	E	F	G	H	I
1	Condition *	Address	Close Price	Architectural Style	Levels/Stories	Year Built	Above Grade Bedrooms	Below Grade Bedrooms	Full Baths
2	3 More updated	6107 Forest Rd, Cheverly, MD 20785	\$ 330,000.00	Colonial	2	1940	2	0	1
3	2 Less Updated	6201 Wayne Ct, Cheverly, MD 20785	\$ 337,000.00	Split Foyer	2	1988	3	1	2
4	2 Less Updated	2405 59th Pl, Cheverly, MD 20785	\$ 350,000.00	Colonial	3	1946	5	0	3
5	2 Less Updated	2704 Belleview Ave, Cheverly, MD 20785	\$ 370,000.00	Bungalow	3	1919	5	0	3
6	2 Less Updated	2500 Wayne Pl, Hyattsville, MD 20785	\$ 375,000.00	Ranch/Rambler	2	1989	3	1	3
7	2 Less Updated	1714 61st Ave, Cheverly, MD 20785	\$ 400,000.00	Colonial	2	1946	3	0	2
8	3 More updated	3002 Lake Ave, Cheverly, MD 20785	\$ 400,000.00	Colonial	3	1939	2	1	2
9	3 More updated	5714 Monroe St, Hyattsville, MD 20784	\$ 400,000.00	Ranch/Rambler	2	1955	3	0	3
10	2 Less Updated	2510 Lake Ave, Cheverly, MD 20785	\$ 415,000.00	Colonial	3	1948	3	0	1
11	2 Less Updated	5798 Carlyle St, Cheverly, MD 20785	\$ 419,900.00	Colonial	3	1948	3	0	1
12	4 Renovated	5902 Forest Rd, Cheverly, MD 20785	\$ 419,900.00	Colonial	3	1938	2	0	1
13	2 Less Updated	6213 Inwood St, Cheverly, MD 20785	\$ 425,000.00	Colonial	3	1938	3	0	2
14	3 More updated	2800 Laurel Ave, Cheverly, MD 20785	\$ 428,800.00	Colonial	3	1939	3	0	2
15	2 Less Updated	5906 Forest Rd, Cheverly, MD 20785	\$ 430,000.00	Colonial	3	1936	3	0	1
16	3 More updated	6002 Hawthorne St, Cheverly, MD 20785	\$ 430,000.00	Bungalow, Raised Ranch/Rambler	2	1950	2	1	2
17	3 More updated	3317 Belleview Ave, Cheverly, MD 20785	\$ 430,000.00	Traditional	3	1939	3	0	2
18	3 More updated	3104 63rd Pl, Cheverly, MD 20785	\$ 435,000.00	Raised Ranch/Rambler, Ranch/Rambler	2	1955	3	0	2
19	2 Less Updated	6604 Oak St, Cheverly, MD 20785	\$ 440,000.00	Colonial, Farmhouse/National Folk	3	1920	6	0	5

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Maryland Property Tax Credits

- Homeowner's Tax Credit
- Homestead Tax Credit
- 100% Disabled Veteran OR Surviving Spouse of a 100% Disabled Veteran
- Disabled Veteran currently on Active Duty
- Surviving Spouse of Active Duty Military Personnel who died in the line of duty
- Blind Person OR Surviving Spouse of a Blind Person

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County Property Tax Credits

- **Senior Tax Credit**
- **Accessibility Features Tax Credit**
- Agricultural Land
- **Alternative Energy**
- **Surviving Spouse of a Fallen Officer**
- **Improvements to Historic Resources**
- Conservation Land
- Landfill Credit

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MORE Important Dates

What happens if you miss the appeal deadline?

- File for a Petition for Review and a hearing will be scheduled after the following January 1
- or upon purchasing property between January 1 and June 30.

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Q & A

Presenters:

Wanda Greeley, SDAT

Robin Kaye, Cheverly Resident

Susan Pruden, Real Estate Salesperson

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Susan Pruden

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Customer Ratings & Testimonials

Satisfaction
★★★★★

"The best decision we made was bringing Susan Pruden on board. She has an excellent reputation which she proved every step of the way by communicating where we were in the process and when and how to move forward."

Susan Schmidt (Buyer)
4 months ago

Performance
★★★★★

Recommendation
★

Satisfaction
★★★★★

"We chose Susan Pruden to be our realtor because of her outstanding reputation and experience helping buyers and sellers in the Cheverly housing market. Susan was working with potential buyers as we were preparing to put our house up for sale. One of them looked at the house and made an offer before we even put it on the market! My wife and I both work in Virginia, and it was an incredible relief not having to deal with showings, open houses, etc."

Susan was professional, responsive, and patient throughout the entire process. We communicated regularly via email, text, phone, and in person and Susan always responded quickly when we had questions. In the beginning, we were nervous that it would be difficult to sell a house during the COVID-19 pandemic. However, Susan's knowledge and guidance every step of the way made the negotiations, inspection, and closing as smooth as possible.

If you are buying or selling a house in Cheverly, I highly recommend Susan Pruden!"

Scott, Warrenton, VA (Seller)
5 months ago

Performance
★★★★★

Recommendation
★★★★★



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What do real estate agents do? We sell homes.

It's **how** we sell them that sets us apart from one another. With that in mind, I strive to represent my clients with:

- Honesty and integrity
- Knowledge of the purchase and sale process
- Responsiveness
- Knowledge of the real estate market
- Communication skills
- Negotiation skills



Susan Pruden

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