

Questions asked at the 2024 Cheverly Tax Assessment Workshop as answered by Wanda Greeley, Assistant Supervisor of the Prince George's County office of SDAT.

- How will the new hospital project affect our assessments line?
 - **We can't determine at this time until we review sales after the development is complete.**
- I just found the property worksheet, it says we need to have an appeal active to get the info, is that true?
 - **You can receive your own worksheet anytime. To request someone else's, you need to have an active appeal.**
- Of those who appealed what percentage were successful in Cheverly and what was the actual number of appeals?
 - **Within the last three years we had 68 appeals with approximately 90% reduced.**
- My value as of January 1 is \$100,000 more than the phase in assessment as of July 1st. Why is the value in the future less than the current or is that normal?
 - **Your notice reflects the value for the next three years. We take the difference between the prior notice and current, divided by three and add 1/3 each year for your phased-in taxable assessment.**
- What determines the land value increase versus the improvements increase?
 - **We look at the sales of vacant land, and also sales of improved sites (25% land, 75% building) to determine if the land value needs to be increased. We then look at improved property sales to determine what the market is doing per neighborhood.**
- If you appeal your assessment and they figure out during the appeal that it is actually worth more than the assessment. Could they increase the assessment?
 - **We don't increase the assessment due to an appeal unless the property owner request we do and we have it in writing, stating that they request the increase in our aware it may increase their property taxes. Any increase may show up in the next cycle.**
- Any data showing if appealing affects future resale value?
 - **The only time I'm aware of any resale effects due to an appeal is if we have a factor due to the conditions and it wasn't disclosed or the seller wishes to sell as is due to those conditions.**
- Is there a way I can look up on the state website if I have the Homestead tax credit?
 - **You can look on the public website for treasury <http://taxinquiry.princegeorgescountymd.gov/TaxInquiry.aspx> for the amount of the credit. Our SDAT website <https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx> shows if an application has been received or denied.**
- Are the assessments intended to be fair market value?
 - **Yes, we hope that our assessment is accurate of the market.**

- If I disclose that I have a leaky roof for water in the basement. Does that end up hurting me when I sell?
 - **We don't report any conditions to other agencies. It is up to the property owner to disclose any issues with the property.**
- What happens after the appeal is approved? Does the homeowner take any action?
 - **The property owner has the right to appeal to all three levels, if not satisfied with the decisions of each level of appeal. Once the appeal has been approved, the homeowner does not need to do anything else.**
- Is there a deadline for filing for the Homestead tax credit?
 - **There isn't a deadline to file the tax credit, but if approved, it won't go into effect until the first full year, including a July 1.**
- Is the tax based on acreage of lot or square footage of property? If you have a small house on a large lot does that make any difference?
 - **Land is valued as either square footage or acres depending on how it was platted, the zoning, and the amount of land. The rule of thumb is the first acre or 4000 ft.² is for the improved site (where the house sits) and the remainder of the land is excess land at a lower rate.**
- I applied for the senior tax credit and was denied. Nowhere was I told I would be denied due to my homestead tax credit. Why bother to announce PG has it?
 - **If your homestead and or homeowners tax credit is higher than the 20% of county portion on the tax bill, then you wouldn't receive a credit if the 20% is higher than the credits, your Senior credit would be the difference between them.**
- If assessment is made on site, is it an exterior or whole house inside and out inspection?
 - **We value properties based on the market sales. If we have a site review, it is from the exterior and unless an appointment is made prior to our arrival.**
- You talked a little about the difference between above and below grade square footage earlier including finished basements. Are they assessed the same?
 - **Above grade is all living square feet in a home above the ground. Below grade is generally underground. For assessment purposes, any floor below the floor where the kitchen is located is considered below grade or basement area. It's like buying a car and adding extras to the standard. Below grade is the extras to the home, which is valued as extra charges.**
- Can you tell again how to get the property worksheet.
 - **You can email or call and request your property worksheet.
Sdat.princeg@maryland.gov.**
- There are four "totals" on the assessment base value, value as update, and two phase and assessment totals, which is the one we need to focus on?
 - **At the top right, there is a line that says "Total New Market Value" – that's your new assessed value. That total is broken down in the next section under 1/1/2024, which shows the land market value, the buildings market value, accessory structures value, and the total.**
- If they deny your appeal is there any recourse? I worry that they can just deny all appeals and be done with it even for the process for determining our fair market value is not fair.

- **As a property owner, you have the right to appeal after each decision. First level (our office), second level (Property Tax Assessment Appeals Board), third level (Maryland Tax Court).**
- What areas are they looking at for their comparables? Is it only Cheverly properties?
 - **We make it a practice to try as much as possible to stay in the same neighborhood. At times, we have to expand our search and can go up to a 5 mile radius of like homes (two-story, two-story), trying to keep the age and square footage as close as possible. For unique homes, we may need to use different style homes, similar in size and age, or expand our search up to a 10 mile radius.**
- Is there any way to calculate a rough estimate about the tax bill will be before July for someone who already has the homestead tax credit.
 - **You can take your assessed value, multiply it by the tax rate, and divided by 100. Add and or subtract charges from your prior tax bill. That will give you the estimated tax bill for the upcoming July.**
- This is not an assessment question. If that website allows me to get their real property search result with the assessment data, why can't I also access the actual assessment notice?
 - **The assessment notices are generated from an outside company, contracted by the state to create them. Within our office, we can only see the front page of the notice after it's generated. A sample of the remaining pages is available at <https://dat.maryland.gov/Documents/Public-New-Assessment-Notice-120623-v3-%28US%20Letter%29.pdf>**
- Is the total property value the same as the total market value the assessment value they sent me doesn't match the total property value from the spreadsheet they sent me when I requested additional information.
 - **The total market value should match the worksheet sent. I really can't explain the difference between the two received unless I see what was sent.**
- Do they count one toilet in the basement as a bathroom, they say I have three bathrooms but that's not true.
 - **We don't count just a toilet. If you have two of the three necessities – a sink, a toilet, a tub, and/or a shower, then that is considered a half bathroom. If it is new construction or recently built, and we didn't have access to the property, we go by the standard for the builder of that style home. If our records are incorrect, please let us know via email or letter so we can fix the information for you.**