

Hello Greensboro Residents:

We understand your concerns regarding the notification in the Star Democratic indicating that *“Mayor and Council of the Town of Greensboro proposes to increase real property taxes”* and would like to clarify the information. Although the wording of the notification has been a requirement of the State of Maryland, it is misleading. The notification suggests that your property taxes are increasing if the Town sets a rate that is higher than the rate established by the Maryland Department of Assessments and Taxation (SDAT). The rate established by the State is based off of what they ***estimate*** the new assessed property values to be. This does ***not*** mean that your assessed property value has increased or decreased; it is an estimate. The Town does not complete property assessments nor does the Mayor and Council have any input on the assessments. The ***estimate*** is used to determine the tax rate the State determines the Town should assess in order to generate the same amount of revenue as the previous year.

Your current real property tax rate for the Town is \$0.71 for every \$100 of assessed property value. The Mayor and Council are proposing to ***reduce*** the real property tax to \$0.70 for every \$100 of assessed property value. The decision to reduce the tax rate to \$0.70/\$100 allows the Town to maintain current services while planning for the future as costs and inflation continue to increase. In addition, the Town is advertising for submission of bids to repave Bernard Avenue, Roe Street, Horsey Street, Harold Street, Maple Avenue and the section of Sunset Avenue owned by the Town. The Town continues to look and apply for funding to repave Church Street as the preliminary engineering estimate for the project is over \$1.3 million.

Below are several scenarios to better explain changes in rates and/or property values.

Scenario 1 –

- a) Assessed property value of \$150,000 at the current rate of \$0.71/\$100 equals \$1,065 real property tax
- b) Assessed property value of \$150,000 at the proposed rate of \$0.70/\$100 equals \$1,050 real property tax
- c) Assessed property value of \$150,000 at the State proposed rate of \$0.656/\$100 equals \$984 real property tax

Scenario 2 -

- a) Assessed property value decreased to \$125,000 at the current rate of \$0.71/\$100 equals \$887.50 real property tax
- b) Assessed property value decreased to \$125,000 with proposed rate of \$0.70/\$100 equals \$875 real property tax
- c) Assessed property value decreased to \$125,000 with State proposed rate of \$0.656/\$100 equals \$820 real property tax

Scenario 3 –

- a) Assessed property value increased to \$175,000 at the current rate of \$0.71/\$100 equals \$1,242.50 real property tax
- b) Assessed property value increased to \$175,000 with proposed rate of \$0.70/\$100 equals \$1,225 real property tax
- c) Assessed property value increased to \$175,000 with State proposed rate of \$0.6560/\$100 equals \$1,148 real property tax

Due to the confusion created by the required wording of the notifications, legislation was introduced to change the language. Justifiably, residents of many municipalities and counties have been mistakenly led to believe that their tax rate is being raised even when the rate is remaining the same or being lowered.

We would also like to clarify that the Council meetings are held at the Town Meeting Hall and residents are encouraged to attend. In addition, people may join meetings via Zoom and the links are provided with the meeting agendas that are posted on the Town's website and Facebook page. If anyone wishes to address Town Council about a specific matter, please submit a written request to the Town Manager seven (7) days prior to the meeting. Your request should include your full name, address, phone number and a brief description of your discussion topic.

If you are attending a meeting at the meeting hall or via Zoom and have a question or comment regarding the current topic, please raise your hand and the Mayor will call on you. During regular meetings, the Mayor will ask for any public comment at the end of the scheduled meeting.

If you have any questions, please contact Town Hall and/or come to a Council meeting.

Thank you,

Mayor and Council for the Town of Greensboro

