

MOUNT RAINIER NOTICE OF A PROPOSED REAL PROPERTY TAX INCREASE

The City Council of the City of Mount Rainier proposes to increase real property taxes for residential/single family homes (Box 1).

1. For the tax year beginning July 1, 2020, the estimated real property assessable base will increase by 7.3% (Box 2), from \$321,325,516 (Box 3) to \$334,712,816 (Box 4) for residential/single family homes.
2. If the City of Mount Rainier maintains the current tax rate of \$0.81 (Box 5) per \$100 of assessment, real property tax revenues will increase by 7.3% (Box 6) resulting in \$189,437 (Box 7) of new real property tax revenues for residential/single family homes.
3. In order to fully offset the effect of increasing assessments, the real property tax rate should be reduced to \$0.7550 (Box 8), the constant yield tax rate for residential/single family homes.
4. The City is considering not reducing its real property tax rate enough to fully offset increasing assessments. The City proposes to adopt a real property tax rate of \$0.81 (Box 9) per \$100 of assessment. This tax rate is 7.3% (Box 10) higher than the constant yield tax rate and will generate \$189,437 (Box 11) in additional property tax revenues for residential/single family homes.

Box 1, Property Class	Box 2, Percentage Change In Base	Box 3, Previous Assessable Base	Box 4, New Assessable Base	Box 5, Current Tax Rate	Box 6, Percentage Change in Revenue
Residential/ Single Family Homes	Increase 7.3%	\$321,325,516	\$334,712,816	0.81	Increase 7.3%
Apartment/ Multi-Family	Increase 5.2%	\$149,562,430	\$157,315,373	0.86	Increase 5.2%
Commercial	Increase 5.2%	\$33,236,096	\$34,958,972	0.81	Increase 5.2%
Industrial	Increase 5.2%	\$5,539,349	\$5,826,495	0.81	Increase 5.2%
Townhouse	Increase 8.2%	\$4,748,896	\$5,136,508	0.81	Increase 8.2%

	Box 7, Revenue Change	Box 8, Constant Yield Tax Rate	Box 9, Proposed County Tax Rate	Box 10, Per- centage Greater Than Constant Yield Rate	Box 11, Revenue Increase
Residential/ Single Family Homes	Gain of \$189,437	0.7550	0.81	7.3%	\$189,437
Apartment/ Multi-Family	Gain of \$66,675	0.8176	0.86	5.2%	\$66,675
Commercial	Gain of \$13,955	0.7701	0.81	5.2%	\$13,955
Industrial	Gain of \$2,326	0.7701	0.81	5.2%	\$2,326
Townhouse	Gain of \$3,140	0.7489	0.81	8.2%	\$3,140

A public hearing on the proposed real property tax rate increase will be held at 9:00 AM on April 18th, 2020 at City Hall, One Municipal Place, Mount Rainier, Maryland 20712.

The hearings are open to the public, and public testimony is encouraged. Persons with questions regarding this hearing may call 301-985-6585 for further information.