This is a reminder of the forthcoming “combined community association meeting” organized by Annapolitans for a Better Community, to learn about the City’s financial problems, our property taxes and what we can do to influence the FY2013 Budget process for the fiscal year that begins July 1, 2012. We believe an informed and involved community is the best antidote for a tax increase.

If you are a property owner in the City you have recently received the new assessment for your home or condominium. According to the State Board of Assessments, the “average” property in Annapolis declined 17%, with single-family houses declining 15% and condos decreasing a more significant 24%. For many property owners, the reaction may be: “my assessment went down, and that means my property taxes should go down, too”. If that’s what you think … think again.

The current City budget for FY 2012 is $98.4 million and $39.1 million (40%) of the City’s revenue comes from the property taxes we pay. The recent (lower) assessment means the City’s property tax collections will decrease City tax revenues by $3.7 million. For the record, last year the Mayor and Council increased the property tax rate from 53 cents per $100 of assessed value, to 56 cents. As a result, your property taxes increased about 6%. If the City wants to “keep” the same level of taxes (we hear they do), the tax rate would have to increase—again—from 56 cents to 62.2 cents per $100 of assessed. And what if the Mayor proposes “new” expenditures? … The tax rate could go even higher!

If you are concerned about how rising property taxes and increasing water and sewer fees will affect you and your neighbors, whether homeowner or renter, you won’t want to miss the forthcoming “combined community association meeting” organized by Annapolitans for a Better Community and to be held at Maryland Hall next week. This gathering will allow residents and tax-payers to have an opportunity to hear about the City’s financial condition, how our recent property assessments affect the situation and what we can do influence the FY2013 budget process.

What: The City’s Financial Condition, the City Budget … and Your Property Taxes  
Who: Ald. Ross Arnett, Chairman, Council Finance Committee  
When: Wednesday, February 29, 2012 – 7pm *  
Where: Auditorium, Maryland Hall for the Performing Arts  
801 Chase Street, Annapolis 21401

*A special Thank You to Eastport Civic Association for their sponsorship of this meeting.

The meeting is open to the public and there is no charge to attend. Please plan to attend and encourage your friends and neighbors to join us.

As President of our Severn House Condo Association, I, along with many other condo properties in Annapolis, attended the initial meeting, and we urge our residents to attend a meeting to discuss the upcoming 2013 Annual Budget.

Marlene A. Patmore