

# Executive Summary of the Listing of State Owned Real Property

(Revisions: January 28, 2003)

## Background

The Maryland Department of Planning has generated the Listing of State Owned Real Property utilizing *MdProperty View*.

The *MdProperty View* is a computerized public release CD-ROM product that integrates the State's 2,800 computerized property maps with the State's 2.1 million real property parcel database maintained by the State Department of Assessments and Taxation (SDAT). The Maryland Department of Planning (MDP) creates and updates *MdProperty View* annually for each Maryland jurisdiction.

*MdProperty View* allows real property information to be visually accessed in a spatial mapping or Geographic Information System (GIS). The product includes simple-to-use tools for searching parcels, printing maps and creating reports. **As such, *MdProperty View* is particularly well suited for the electronic retrieval and analysis of property map and parcel ownership information associated with State Owned Real Property.**

*MdProperty View* also contains additional map layers including roads and transportation information from the State Highway Administration, satellite imagery from the National Aeronautics and Space Administration, and census geography from the U.S. Bureau of the Census, and Land Use and Priority Funding area layers from MDP. Additional data layers can be added for more detailed analysis, e.g. county zoning, flood plain, water and sewer category designations, and county comprehensive plans.

*MdProperty View* utilizes ArcView (a product of ESRI) software for data retrieval and presentation.

## Full Listing of State Owned Real Property

Using a combination of the ownership fields and the tax exempt fields in the *MdProperty View* parcel database (as provided by SDAT for use in *MdProperty View*), MDP extracted the subset of the State's 2.1 million real property records that are State owned. The resulting database contains records for 13,584 parcels.

The full database with all the data fields as maintained in *MdProperty View* is included on the enclosed CD-ROM, Listing of State Owned Real Property. The file is provided in two formats: database (see Full Database Detailed Listing\_State Owned Real Property.dbf) and spreadsheet (see Full Spreadsheet Detailed Listing\_State Owned Real Property.xls).

A printout of selected fields for all 13,584 parcels is also provided (see Full Listing of State Owned Real Property by Jurisdiction and Parcel Account Number). This printout is

also available as a spreadsheet on the CD (see Full Listing\_State Owned Real Property\_hardcopy printout.xls).

All of the complete listings (paper and electronic) list the parcels in alphabetical order by jurisdiction name and within jurisdiction in account id number order.

In addition to the listings, large plot maps have been prepared using *MdProperty View* that display the location of the State owned properties classified by value of improvement for parcels with improvements of over \$1,000 and value of land for unimproved parcels (parcels with improvement value of \$1,000 or less or vacant land).

### **Selective Listings of State Owned Real Property**

Three Selective Listings of State Owned Real Property with more detailed printouts are included. Combined the three selective listings contain 1,595 or 11.7%, of the full listing of 13,584 State Owned Real Property. Selective Listing “A” contains 506 parcels, improved parcels with improvements valued at \$250,000 or more (salmon paper). Selective Listing “B” contains 795 parcels, unimproved parcels with value of land \$250,000 or more (green paper). Selective Listing “C” contains 294 parcels, the remaining parcels with value of land and improvements combined of \$250,000 or more (white paper).

The parcel data in the Selective Listings are presented in an easier to read format than the full listing. The Selective Listings are organized alphabetically by jurisdiction name - 23 counties and the City of Baltimore. Parcels shown in the Selective Listing “A” of improved parcels (salmon) are sorted within jurisdiction name by value of the improvement, highest to lowest. Parcels shown in the Selective Listing “B” of unimproved parcels (green) are sorted within jurisdiction name by the value of the unimproved land, highest to lowest. Parcels shown in the Selective Listing “C” (white) are sorted within jurisdiction name by the total value (land and improvements combined), highest to lowest.

### **Findings about State Owned Real Property**

A statistical summary of the full listing of State Owned Real Property showing number of parcels, acreage and value (fair market assessed value of land, improvements and total as determined by SDAT) for the State and the 24 jurisdictions is included with this document and can be found on the enclosed CD (see Summary Table for State of Maryland.xls and Summary Table by Jurisdiction – State Owned Real Property.xls) A quick analysis of the statistical summary reveals the following findings about State Owned Real Property:

- There are a total of 13,584 state owned parcels throughout Maryland. These parcels comprise nearly one-half million acres (498,434) with a total value of just under \$7.8 billion. Approximately \$4.7 billion (60.7%) of the total value is improvements and \$3.1 billion (39.3%) is land value (Table 1).

- Of the 13,584 parcels, only a little over one in ten (1,493 or 11.0%) have improvements valued at more than \$1,000. The improved parcels represent 45.9% of the acreage, 53.6% of the land value and 81.8% of the total value of State Owned property (Table 2).
- Of the 13,584 parcels, the overwhelming portion, nearly nine out of ten (12,091 or 89.0%) are unimproved (i.e. parcels with improvements of \$1,000 or less or vacant land) Of the nearly one-half million acres of State Owned property, just over one-half (54.1%) are from unimproved parcels (Table 3).
- Just over 1 out of 10 of all parcels – 1,595, or 11.7% - either have an improvement value of \$250,000 or more (506 parcels or 3.7%) or, if unimproved, have a land value of \$250,000 or more (795 parcels or 5.9%), or are among the remaining parcels with a total value (land and improvements combined) of \$250,000 or more (294 or 2.2%) (Table 4).
- The 506 parcels (Subset “A”) with improvements of \$250,000 or more comprise nearly one-third (33.2%) of total acres and over three quarters (76.9%) of the total value of all 13,584 state owned parcels. The 506 parcels comprised nearly all (98.5%) of total improved value and 43.5% of total land value of all state owned parcels (Table 4 & 5).
- The 795 unimproved parcels (Subset “B”) with land value of \$250,000 or more comprise nearly one-fifth (18.7%) of total acres, over one-third (34.4%) of total land value and 13.5% of total value of all 13,584 state owned parcels (Table 4 & 6).
- The remaining 294 improved parcels (Subset “C”) with total value (land and improvements combined) of \$250,000 or more comprise just 3.8% of total value and 8.7% and 0.6% of land and improvement value respectively (Table 4 & 7).
- Combined subsets A, B and C while only representing 11.7% of the total State Owned Real Property parcels represent 60.6% of the total acreage, 86.6% of the land value, 99.2% of the improvement value and 94.2% of the total value (Table 4).
- The total value of State Owned parcels is concentrated, with over four-fifths (81.0%) of the total value in six jurisdictions: Baltimore City (27.0%), Baltimore County (16.8%), Prince George’s County (14.4%), Anne Arundel (11.0%), Montgomery (6.0%) and Howard (5.8%) (Table 1).
- The total value of improvements on State Owned parcels is more concentrated, with over three-quarters (77.3%) of the total value of improvements in just four jurisdictions: Baltimore City (34.8%), Prince George’s County (17.7%), Baltimore County (15.7%) and Anne Arundel County (9.1%) (Table 1).
- Almost two-thirds (62.6%) of State Owned acreage is in just six jurisdictions: Garrett County (18.7%), Allegany County (12.5%), Somerset (8.9%), Dorchester (8.7%), Worcester (7.5%) and Baltimore County (6.3%) (Table 1).

- Acreage of unimproved parcels where the land value is \$250,000 or more is concentrated in four counties: Garrett (17.3%), Baltimore (13.1%), Allegany (9.9%) and Worcester (8.5%). Together these four counties comprise nearly one-half (48.8%) of all unimproved acreage where the land value is \$250,000 or more (Table 6).

- The value of unimproved parcels where the land value is \$250,000 or more is concentrated in the metropolitan jurisdictions of central Maryland with nearly three-quarters (74.6%) of the value contained in Montgomery (23.3%), Baltimore (19.6%), Howard (18.0%) and Anne Arundel (13.7%) counties (Table 6).

### **Considerations in Using the Listing of State Owned Real Property**

The source of the vast majority of the data in the listing of State Owned Real Property is that provided by SDAT to MDP at the time of the production of the most recent edition of *MdProperty View* for a given Maryland jurisdiction (all jurisdictions are updated annually on a flow basis). In addition, SDAT provided MDP with a very recent extract of State Owned Real Property. This listing was compared to the *MdProperty View* generated listing and some additional parcels reflecting recent changes were added to the list.

When the State Owned Real Property parcel listing is used with *MdProperty View* it is also possible to select a property from the Listing, display it on a property map and confirm the latest data by linking directly to SDAT’s real property website. In this way the most recent data can be reviewed for a given parcel in real time.

It is important to note that certain elements contained in the SDAT Real Property database may vary over time. These elements include but are not limited to:

1. The reporting in the “acreage” field may differ from the acreage reported in the “legal description” field. The information recorded in the deed transfer, as reflected in one field, may be outdated by the completion of a more current property survey or due to the loss of a portion of the land to natural causes.

(MDP reviewed these differences and in those few instances where the reason appeared to be due to clerical data entry, changes were made to the acreage field to coincide with the value in the legal description field).

2. The naming of the entities in the “owner” fields is sometimes different. Over the passage of time, an agency’s name may change. For example the State Highway Administration may appear in the SDAT Real Property database as: State Highway Administration, State Roads Commission, SGA, and Maryland Roads Commission. The attorney who may have prepared the deed of transfer had the option to use one name or the other.

(MDP has made a preliminary effort to assign a unique State Agency identifier to each record in the listing. Before this code can be used with complete confidence, the custodial agency will need to review and verify this assignment. Table 8 provides a preliminary summary of the listing based on these agency assignments).

Before completing the Listing that is enclosed an initial review was conducted. The expertise of the Maryland Departments of Planning (the Divisions of Capital Planning and Development Review, Management Information Services, and Planning Data Services), the Department of General Services and the Department of Assessments and Taxation was used in conducting the initial review.

**Follow up**

Please contact Michel Lettre, Assistant Secretary, of the Maryland Department of Planning, Planning Data Services, at 410-767-4450 if you have questions and/or require additional information about how this listing was prepared.