

How to Understand a Property Tax Bill

This guide illustrates a typical Vermont property tax bill. The format varies from town to town, so your bill may not look exactly like this sample. The Vermont Department of Taxes uses data and terms common to all property tax bills. The intent of this guide is to show where requested information may be found.

Section 1

PAYABLE TO: MAIL TO: SAMPLE TOWN OF ANYTOWN			D This is the only bill you will receive. Please forward to new owner if property has sold.																
55 MAIN ST ANYTOWN VT 05555 (555) 555 5555																			
TAX BILL																			
A	<table border="1"> <thead> <tr> <th>PARCEL ID</th> <th>BILL DATE</th> <th>TAX YEAR</th> </tr> </thead> <tbody> <tr> <td>00105-6789</td> <td>07/21/2019</td> <td>2020</td> </tr> </tbody> </table>	PARCEL ID	BILL DATE	TAX YEAR	00105-6789	07/21/2019	2020	Taxes unpaid after due date are subject to 1% interest for the first 3 months and 1.5% per month thereafter. 8% penalty added on any Unpaid taxes after final due date.											
PARCEL ID	BILL DATE	TAX YEAR																	
00105-6789	07/21/2019	2020																	
B	Location: Description:																		
C	OWNER: SMITH ROBERT AND MARY 123 MAYBERRY LANE ANYTOWN VT 05555																		
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- A** A town may use "Account Number" or "Parcel ID" to identify the billing account.
- B** Property description, if shown
- C** Current owner's mailing address or owner by deed. Ownership should be current as of April 1. If not, notify the municipality.
- D** Notice to forward the tax bill to the new owner(s) if the property is transferred after bill is received
- E** The Housesite Tax Information box contents are used to calculate any state payments that are adjusted for income. The information is reportable on certain state tax forms, e.g., the IN-111 Income Tax Return, HS-122 Homestead Declaration, HI-144 Property Tax Adjustment, and LC-142 Landlord Certificate. The 11-digit SPAN and the three-digit School Code are commonly required by the Department of Taxes.

About the Education Tax

There are two education tax rates: "homestead" and "nonhomestead." Bills may show one or both rates. If you filed a Homestead Declaration (HS-122) this year and have no business or rental use, your bill will show only the homestead education rate. If you filed the HS-122 and you have business and/or rental use, your bill should show both the homestead and nonhomestead rates based on the relative percentage of homestead and business or rental use.

If the property is not your primary residence, you cannot declare it as your homestead. Your bill will show only the nonhomestead rate.

For more information, visit tax.vermont.gov/property-owners/homestead-declaration.



Section 2

A ASSESSED VALUE		HOMESTEAD ← B → NONHOMESTEAD	
REAL	494,300	474,300	Assessed nonhomestead value, if any, appears here.
EXEMPTION VETERAN	- 20,000		
TOTAL TAXABLE VALUE	474,300	474,300	
GRAND LIST VALUES	4,743.00	4,743.00	
MUNICIPAL TAXES		EDUCATION TAXES	
RATE NAME	TAX RATE x GRAND LIST = TAXES	RATE NAME	TAX RATE x GRAND LIST = TAXES
MUNICIPAL C	0.4000 x4,743.00= 1897.18	Homestead Ed D	1.0000 x4,743.00= 4743.00
LOCAL AGMT VETERANS	0.0010 x4,743.00= 4.74		
SAMPLE		TOTAL EDUCATION TAX	4743.00
		EDUCATION STATE PAYMENT	400.00
		EDUCATION NET TAX DUE	4343.00
		MUNICIPAL + Ed TAX SUMMARY	
		E TOTAL TAX	6644.92
F TOTAL ST PAYMENT	500.00		
TOTAL NET TAX DUE	6144.92		
Due Dates and Payments			
G TOTAL MUNICIPAL TAX	1901.92	H 08/15/2019	11/15/2019
MUNICIPAL STATE PAYMENT	100.00	1536.23	1536.23
MUNICIPAL NET TAX DUE	1801.92		02/15/2020
			05/15/2020

- A** Total property value, as determined by local assessing officials, minus any exemptions. If you are entitled to a partial tax exemption of any kind, this deduction will appear here. See **Notes on Exemptions**, below.
- B** Homestead and nonhomestead assessed values are portions of the full assessed value. If you filed an HS-122 and you have business and/or rental use, your assessment will be split. Your business and/or rental use will show as nonhomestead.
- C** Local tax rates, voted on at town meeting and controlled locally
- D** Education tax information: homestead and/or nonhomestead tax rates for the statewide education property tax
- E** Your total combined state and local property taxes before any adjustments
- F** The State payment is the Property Tax Adjustment. It reduces the amount of tax owed.
- G** Your total municipal (local) property tax liability
- H** Installment due dates and payment stubs (not shown) vary from town to town. Towns send out tax bills only once a year, but may have annual, semi-annual, or quarterly payment due dates.

Notes on Exemptions

Contract exemptions are for special circumstances where a municipality reduces the value on a portion of property being used for a public purpose, or where other exemptions exist by state law. Some municipalities also have community-specific stabilization agreements.

The Veterans Property Exemption is available if you meet the criteria, by applying through the Vermont Office of Veterans Affairs. For information, see tax.vermont.gov/property-owners/understanding-property-taxes/property-tax-exemptions.

The Land Use Exemption is also known as Current Use. Information about Vermont's Current Use Program is at tax.vermont.gov/current-use.

