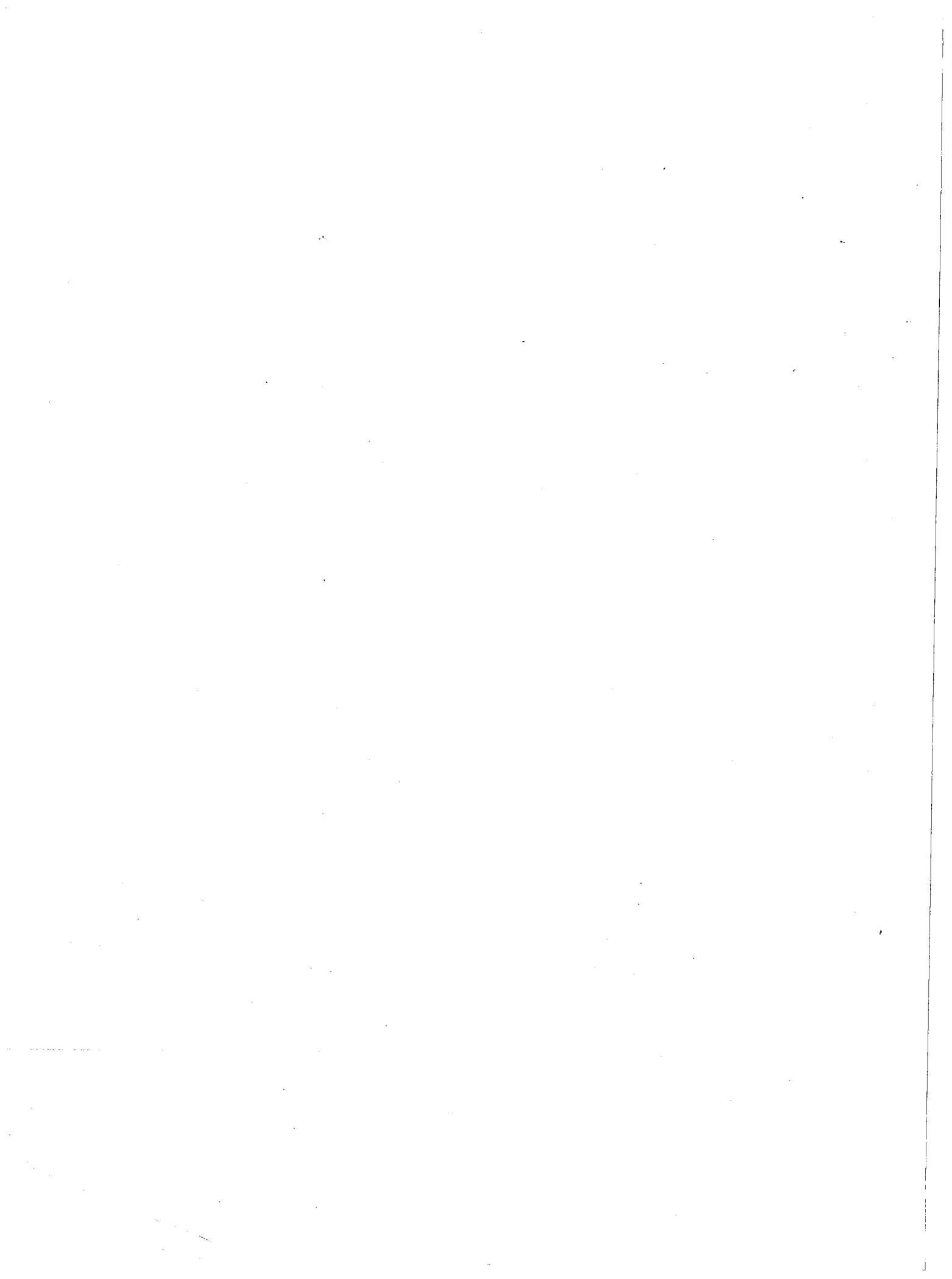


2009
Annual Report

Division of
Property Valuation and Review
Montpelier, VT 05633-1401

Vermont
Department of Taxes



MEMORANDUM

To: Honorable Shap Smith, Speaker
Honorable Peter Shumlin, President pro tempore

From: William E. Johnson, Director

Date: January 2009

Subject: Annual Report of Property Valuation and Review Division

I am pleased to present Property Valuation and Review's 2009 Annual Report. This document fulfills the requirements of 32 V.S.A., section 3412. A copy will be sent to each the board of listers and selectboard of each town.

No new rules affecting the property tax were adopted in 2008 by the Tax Department or the Current Use Advisory Board.

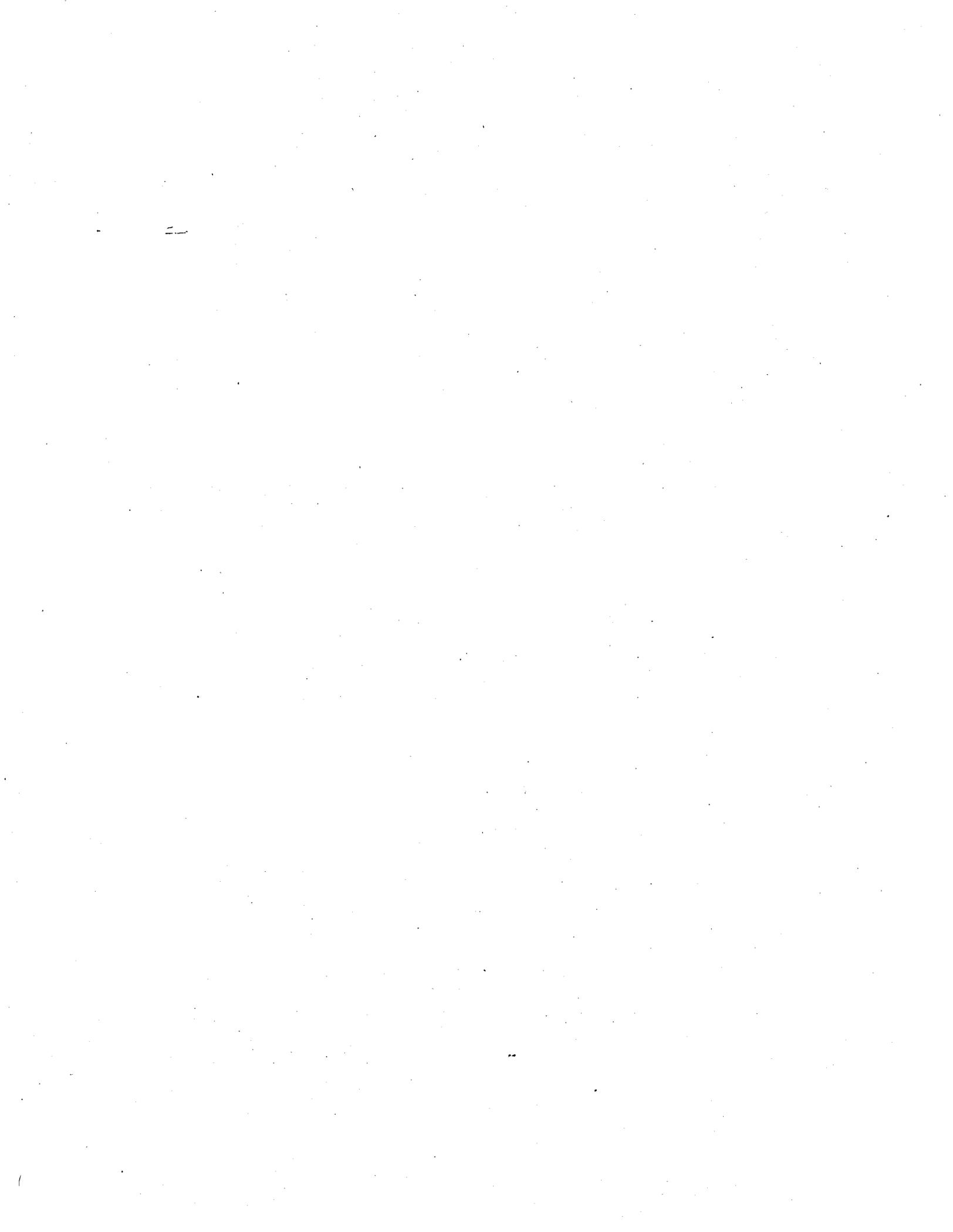
cc Governor James Douglas
Tom Pelham, Commissioner



2009 Annual Report

Table of Contents

Property Valuation & Review Overview.....	1
Property Tax Administration - 2008 Tax Year	4
Education and Training.....	11
Appeals to State Appraisers.....	12
Computer Assisted Tax Administration Program.....	13
Reappraisal Towns	16
Mapping.....	17
Real Estate Transaction Taxes.....	19
Use Value Appraisal Program (Current Use).....	21
Equalization Study by Counties.....	36
Summary of Listed Values and Equalized Education Values by Category	52
Summary of Listed Values and Equalized Municipal Values by Category	54
Statutory Exemptions	56
Education Homestead and Non-residential Grand List	71
Personal Property Taxation in Vermont.....	87
Tax Reduction Payments.....	91
Taxes and Tax Rates	106
Total Tax Rates for Homestead/Non-Resident Properties.....	123
Effective Tax Rates.....	132
Glossary	147



PROPERTY VALUATION AND REVIEW

The Property Valuation and Review Division (PVR) provide administrative support for Vermont's property tax system. It assists in the development and execution of State property tax policies and the administration of several state property tax related programs. Most major functions assigned to the Division involve taxes and programs that are primarily administered by municipal governments; hence PVR works extensively with local governments in the performance of its duties.

Major programs administered by PVR are detailed below. In addition, the Division frequently performs other functions such as the appraisal of State owned buildings and land and provides staffing for both Executive and Legislative studies and commissions.

Equalization Study: The Division conducts an annual study that results in estimates of the fair market value of all taxable property in all Vermont school districts. The principle product of the study is the Equalized Education Grand List (EEGL) which is an estimate of the total fair market value of property that is taxable for school purposes. After determining the EEGL, the school district's common level of appraisal (CLA) is determined by calculating the ratio of the municipality's actual grand list to PVR's EEGL estimate – hence the CLA is an estimate of the level of appraisal of that municipality. The CLA is used in the calculation of the school tax rates (Homestead and Nonresidential) that all municipalities are required to assess against individual grand list properties on an annual basis. The Equalization Study is a type of "ratio study". Ratio studies are based on the ratios that result from comparing arm's length sales to the corresponding values found on towns' grand lists. The municipality's grand list is then adjusted to reflect the deviation from fair market value. Sales verification to determine the arm's length status of sales involves considerable input from local appraisal officials but the final determination of validity rests with the Division. The Division has conducted equalization studies since the early 1970s. In 1997-8, we underwent a thorough review of the methods and procedures used in the study including an evaluation by an independent consultant. As a result, extensive changes were implemented beginning with the 1999 Study. The major changes involve improvements in the statistics used in the study and review of the results that are aimed at increasing the reliability of the fair market value estimates.

Current Use: The Current Use, or the Use Value Appraisal program, allows enrolled property owners with eligible land and buildings to have their property taxes assessed on the productive value of their property, as opposed to its fair market value (which is the legal standard for assessment of most other real property). Enrolled owners agree to keep this property in productive agriculture and / or forest use. Owners pay property tax based on separate agriculture and forest productive values. The values are a per acre value and are used uniformly throughout the State in the taxation of enrolled land. Farmers who are enrolled can also have their qualified farm buildings taxed at 0.0% of fair market value. All enrolled property is assessed at its respective use value and this reduction in value is reflected in PVR's equalization study which results in lower education property taxes for affected municipalities. The Division administers a "hold harmless" program that reimburses municipalities for the

reduction in municipal taxes resulting from this program. A part of the current use program is the Land Use Change Tax. This is a tax imposed on owners of enrolled land who develop their property or choose to discharge the lien (which is a requirement for participation in the program) by payment of this tax. The tax is computed at variable rates based on the length of time the property remained enrolled in the Current Use program and it is payable to the State's General Fund.

Vermont Mapping Program: The Vermont Mapping program produces and distributes orthophotographic maps, both analog and digital, for the State. Analog maps exist statewide in two vintages. Digital orthophotography has been completed for all 14 counties. Sales of the digital products have surpassed expectations, underscoring the value of our mapping products. The Mapping Program received funding in the fiscal year 2005 Capital Budget to begin a new statewide round of capturing digital production. If ongoing funding is forthcoming, it is our intent to capture new digital images of the entire State over the next several years. The digital format enhances the accuracy of the product and allows for new uses in concert with evolving software technologies. For example, the digital elevation model allows contours to be generated that can be used with property maps and digital orthophotography to create a comprehensive view of property. This enhanced technology allows appraisal officials to more accurately value vacant land from a remote site, thus enhancing both tax equity and operational efficiency. The maps are used heavily by an array of public and private sector organizations to aid in their planning and operational functions.

Computer Assisted Mass Appraisal Program (CAMA)

To assist local officials and enhance the standardization of assessment practices within the State, PVR supports computer software for determining property values and administration of the property tax. The Division and Department IT staff currently supports software programs CAMA 2000, NEMRC and Marshall & Swift. While the use by municipalities of the CAMA software is elective, it is the Division's goal to provide an effective software product which municipalities will find advantageous. The Tax Department contracts with selected software developers to produce the programs and provides direct support to municipalities for software use.

Property Tax Appeals: PVR fulfills several quasi-judicial functions with regard to property taxation. The most important involves appeals by property owners of values set by municipalities. Attached to PVR are the "State Appraisers" who hear assessment appeals from the local level. The State Appraisers serve as independent hearing officers and determine values based on the evidence presented at appeals hearings. Typically the State Appraisers hear more than 150 appeals annually. In addition to property assessment appeals, the Director of PVR hears appeals related to the Current Use program and the results of the Equalization Study.

Technical Support of the Property Tax System: The Division has eight District Advisors who offer direct assistance to local assessment officials (listers and municipal assessors). The Advisors are located regionally to offer legal and technical advice to listers

throughout the State. The expertise available from the Advisors is particularly important as many local officials have a limited background in property assessment and the availability of support both enhances the reliability of assessments and results in greater standardization of assessment practices throughout the State. The Division provides additional support to local officials through a Department attorney and other centrally located staff with expertise in property assessment, property tax administration and property tax law.

State Real Estate Taxes: (Real Estate Withholding, Property Transfer Tax Return and Lands Gains) The Real Estate Withholding (REW) program is not a tax per se, but a 2.5 percent withholding of the consideration involved in a transfer of real property interests by entities that are not resident to Vermont. The withholding is required to insure that the appropriate amount of taxes on any gain resulting from the transfer is paid when the seller files a Vermont income tax return. PVR staff also reviews the income tax returns associated with withholding to determine final tax liabilities relative to the withheld amounts. The Property Transfer Tax is an amount due from a buyer of Vermont real property and is based on a percentage of the sale price. Typically, the tax rate is 1.25 percent of the total sales price associated with real property, except for property that is to be used as a principal residence is exempt up to the first \$100,000 and VHFA financed transfers, the first \$110,000 with the tax rate applied to the balance. Land Gains is a tax imposed on the seller of real property held for a relatively short period and resold. The purpose of the tax is to discourage speculative property transactions by imposing a sliding scale rate on gains that is higher for real property held for a shorter term. All three of these taxes have exemptions that reduce or eliminate the tax under statutorily defined circumstances.

Data Collection and Analysis: PVR has the statutory role of collecting and disseminating information about property taxation in Vermont. The primary data collections include property assessments from all municipalities (the grand lists and the summary of the grand lists) and property tax rates. Beyond this, the Division annually collects a variety of information including utility values, locally elected municipal officials and property sales. The Division makes this information available to local officials, State government and the public through its Annual Report. The Division also produces and distributes to municipalities a number of forms that are used in the administration of the property tax.

Payment in Lieu of Taxes: (PILOT) State-owned property cannot be taxed by municipalities in Vermont. The PILOT program serves to partially compensate municipalities for the reduction in tax base due to the presence of State-owned buildings and land. PILOT payments are made annually and are based on a calculation that considers the value of State-owned property in a municipality and calculates the taxes that would be paid on those properties if they had been on the tax rolls. This calculation is based on the municipal part of the tax rate (as opposed to school taxes).

Property Tax Administration - 2008 Tax Year

Equalization

The Division of Property Valuation and Review (PVR) are required to annually determine the equalized education property value and coefficient of dispersion. An equalization study is done to make those determinations. This year's equalization study was based on the assessed value of property as determined from municipalities' grand lists as of April 1, 2008. The determination of equalized property values comes from a comparison of grand list values to actual market sales or appraisals of property. Based on the difference between the listed values and sales or appraisals, ratios are computed and used to derive an estimate of fair market value (or use/stabilized value, where appropriate) for each municipality.

The study's estimates of value are called *equalized education property values (EEPV)*. The EEPVs determined as part of the 2008 equalization study are a measure of the property wealth of a school district and become an important data element in the setting of education tax rates for all Vermont school districts.

Property Values

Statewide, the total education listed value for the 2008 tax year was \$71.5 B. That is an increase of 9.6% over tax year 2007's total of \$65.2 billion. The numbers for the last few years are:

Tax Year	Education LV	% Increase (before rounding)
2008	71.5	9.60
2007	65.2	10.21
2006	59.2	13.82
2005	52.0	16.75
2004	44.5	7.12

The bulk of the increase in listed value can be attributed to two sources—new construction and reappraisals. In 2008 a total of 44 towns did reappraisals. For 2007, 47 reappraisals were conducted—54 in tax year 2006 and 42 in both 2005 and 2004. The cooling in the real estate market will likely mean fewer and less frequent reappraisals will be necessary in the ensuing years.

The state total equalized education property value for 2008 (as certified 1/1/09) was \$80.9 billion compared to a 2007 EEPV of \$75.8 B (as certified 1/1/08). The numbers for the last few years are:

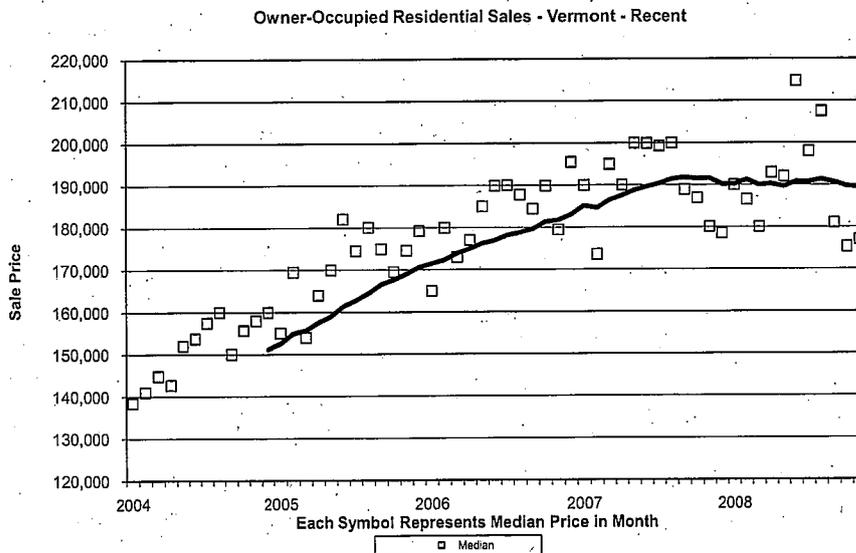
Tax Year	EEPV	% Increase
2008	80.9	6.73
2007	75.8	9.68
2006	69.1	12.36
2005	61.5	13.66
2004	54.1	10.91

For 2008 the state total equalized **municipal** property value is \$82.1 billion compared to the 2007 value of \$77.0 billion. This is a 6.65% percent increase.

The total taxable personal property (machinery/equipment and inventory) value this year is \$852.8 million. That compares to \$818.3 million for 2007 and \$841.2 million for 2006. This property is taxed for municipal services but not for education costs.

The Vermont real estate market has cooled. There has been a slowdown in the number of sales occurring, and values are no longer climbing. Fortunately Vermont's market did not get as overheated as some areas of the country which is likely why there is no evidence that values are dropping statewide. The median R1 sale price in calendar year 2006 was \$194,000. In 2007 it was \$200,000. In 2008 it's \$200,000.

The following graph illustrates the leveling off of prices for owner-occupied residential property. These are not necessarily R1 properties (determination of owner-occupied residential property is made from statements made on the property transfer tax returns), but show a similar leveling off of sale prices in the latest property transfer tax return filings.



The second home/condo market was more heated than other sectors and there is evidence of a correction. The median sale price in both V1 and condo properties are down this year.

Property values did rise over the past year, but the growth varied significantly across the State. Based on the estimates from this year's study, Grand Isle County saw the highest rate of increase in value, followed by Lamoille County. The table below details the change in equalized value by county. Note that the increases include not only appreciation but also the value of new construction.

Change in EEPV – 2007 to 2008

County	% Increase	Ranking
Addison County	9.60%	3
Bennington County	5.20%	13
Caledonia County	7.60%	6
Chittenden County	6.20%	10
Essex County	9.20%	5
Franklin County	5.70%	11
Grand Isle County	10.60%	1
Lamoille County	10.00%	2
Orange County	6.50%	9
Orleans County	9.40%	4
Rutland County	7.40%	7
Washington County	6.70%	8
Windham County	5.00%	14
Windsor County	5.60%	12
STATEWIDE	6.7%	

Note that the calculations of all the above values and changes are based on the results prior to any appeals. Appeals by municipalities may result in a slight reduction in the 2008 equalized values. In past years, appeals have resulted in less than half of a percent decrease in the statewide total value.

Taxes and Tax Rates

The following are some summary numbers concerning the change in taxes assessed and effective tax rates (ETR's).

School, Municipal and Total Taxes Assessed (before income sensitization)

Tax Year	School Taxes	Municipal Taxes ¹	Total Taxes
2001	\$ 617.6 M	\$ 237.4 M	\$ 855.0 M
2002	687.6	246.4	934.0
2003	741.6	256.0	997.6
2004	734.5	273.6	1,008.1
2005	814.5	292.5	1,107.0
2006	879.3	316.1	1,195.4
2007	919.5	335.1	1,254.6
2008	1,000.7	353.9	1,354.6

Change 2007 to 2008

Change (\$M)	\$81.2	\$ 18.8	\$ 100.0
% Change	8.83%	5.61%	7.97%

School, Municipal and Total Effective Tax Rates (ETR)

Tax Year	School ETR ²	Municipal ETR ³	Total ETR
2001	\$ 1.50	\$ 0.55	\$ 2.05
2002	1.54	0.54	2.08
2003	1.52	0.51	2.03
	Homestead School ETR	Nonresidential School ETR	Municipal ETR ³
2004	\$ 1.31	\$ 1.41	\$ 0.49
2005	1.30	1.35	0.47
2006	1.23	1.32	0.47
2007	1.17	1.26	0.44
2008	1.18	1.29	0.43

¹ Municipal taxes include only town/city level taxes.

² ETR expressed in rate per \$100 of equalized value

³ Municipal ETR's include only town/city level taxes in computation

School tax figures for tax years 2004-2008 are estimated—prior to reconciliation. The ETR is expressed as a rate per \$100 of equalized value. Municipal ETR's include only town and city level taxes.

There was another substantial increase in the amount of school and municipal taxes this year. School taxes are up 8.8% over last year. Municipal taxes jumped 5.6% over tax year 2007.

The total ETR for Homestead properties is about \$1.61 (\$1.18 plus \$0.43). The same number for Nonresidential properties is about \$1.72 (\$1.29 plus \$0.43).

Total taxes (including property taxes assessed by sub-municipalities such as villages and special districts) exceed \$1.37 billion.

Assessment practices in Vermont

There are two widely used measures for evaluating assessment practices in Vermont—the common level of appraisal (CLA) and the coefficient of dispersion (COD). The CLA is the ratio of a municipality's total grand list value to its corresponding "equalized" value derived through PVR's equalization study. In other words, it is a percentage that compares local assessments to PVR's estimate of market value. The statewide CLA based on the results of the 2008 study is 88%—slightly better than the 86% shown in 2007. This compares to a statewide CLA of 54.0 percent back in 1981.

Another way to use the CLA to evaluate assessment practices is to consider the change in the number of municipalities that have extremely low CLA's and are thus very far from Vermont's statutorily set standard of 100 percent fair market value. The further away from true market value the more difficult it is for property owners to analyze whether their valuation is equitable. In 1981, 41 municipalities were appraising property at less than 30 percent of fair market value. In 2007 there were only 26 districts with a CLA less than 60 percent. The 2008 study shows that number has dropped to 16 districts. In 2007 there were 106 municipalities with CLAs less than 80%. For tax year 2008 that figure was 81 municipalities. Towns with a CLA under 80% are ordered to undergo a reappraisal.

The coefficient of dispersion (COD) is a measure of the equity across assessments in a municipality's grand list. It is a much better measure of fairness than the CLA. The higher the COD, the more likely it is that similar properties are being assessed at different levels resulting in inequities in assessments within a grand list.

Assessment equity is important in order to meet the equal protection requirements of the Vermont and United States Constitutions. If a town's grand list shows a common level of appraisal of 90 percent and all properties are assessed relatively close to 90 percent of their market value, there is a high degree of equity and the municipality will have a low COD. Assessment standards generally hold that CODs of 15 percent or less are good—in newer or fairly homogenous areas 10% or less is considered good. If, on the other hand, individual

properties range in assessment from 60 to 140 percent of market value, then property owners are not being treated fairly in terms of the resulting tax burdens. Maintaining the equity or uniformity of assessments is more important than maintaining an overall level of assessment that is close to the 100% valuation standard.

Extremely low CODs can also raise a red flag. "The objective of ratio studies is to determine appraisal performance for the populations of properties, that is, both sold and unsold parcels. As long as standardized schedules and formulas are used in the valuation process, there is little reason to expect any significant difference in appraisal performance between sold and unsold parcels. If, however, sold parcels are selectively reappraised based on their sales prices or other criteria, the appraised values used in ratio studies will not be representative and ratio statistics will be distorted. In all probability, calculated measures of central tendency will be artificially high and measure of dispersion will be artificially low."⁴

Percentage of Municipalities with CODs

Year	10% and less	Greater than 10%, less than 20%	20% to less than 30%	30% and greater
1981	1%	25%	42%	31%
2000	20%	64%	15%	1%
2001	13%	69%	17%	1%
2002	14%	65%	20%	1%
2003	14%	62%	24%	0%
2004	10%	57%	32%	1%
2005	6%	51%	40%	3%
2006	5%	51%	36%	8%
2007	10%	56%	26%	8%
2008	27%	51%	21%	5%

Clearly assessment equity has improved since 1981. In 1997 32 V.S.A. Section 4041a was enacted. It requires that a municipality with a CLA less than 80 percent or a COD greater than 20 percent must reappraise and will be ordered to do so by the director of PVR. If a municipality does not make a reasonable attempt to reappraise its grand list, all state funding to the municipality can be withheld until it complies with its reappraisal requirement.

The recent downturn in the real estate market should result in towns needing to reappraise less frequently. Only 14 new reappraisal orders are anticipated as a result of the latest study. Around 40 new reappraisal orders were issued each of the last 3 years.

⁴ *Property Appraisal and Assessment Administration*, page 601, Joseph K. Eckert, Ph.D., General Editor, IAAO

Property Classification

All real property in the local grand list books is classified as either homestead or nonresidential. Owners of homesteads are required to annually file a homestead declaration with the Tax Department. That information is transmitted to the towns and cities and properties classified accordingly.

A statewide education tax is applied to the two classes of property. The education tax rate on nonresidential property was \$1.36 in fiscal year 2009 (tax year 2008). Homestead property was taxed for education purposes at a rate of \$0.87 adjusted by a spending factor determined annually for each school district by the Department of Education. *The spending factor increases as a district's per pupil spending increases.* Both the homestead and nonresidential rates are adjusted by the common level of appraisal to establish the nominal (actual) rates to be levied on the grand list amounts. This adjustment is made to achieve equity across assessment districts.

Fifty-one towns had a homestead rate that was higher than the nonresidential rate in FY09.

The Vermont assessment and taxation community responded admirably to the changes associated with Act 68 which introduced classification to Vermont's assessment practices. Again this year Vermont's clerks and treasurers, as well as listers and assessors, tackled the challenges brought about by Act 185. Changes in that act provided that, rather than property owners receiving rebate and prebate checks, beginning in tax year 2007, property owners filed property tax adjustment claims and tax bills were issued with the credits accounted for in the billing process (i.e., the actual tax bill was reduced by the income sensitivity credit).

Education and Training

During the past year, Property Valuation and Review (PVR) provided a full training program to listers in many aspects of tax administration and assessment.

A variety of offerings was provided for new listers to the seasoned assessors. There were 14 topics available with over 37 classes provided at varying sites and dates around the state, with over 360 total participants. The courses included such topics as Data Collection, House Construction, Report Writing, IAAO Sales Comparison, Subsidized Housing Valuation and more. The instruction was provided by PVR staff, IT Help Desk personnel, IAAO and professional instructors. There was a range of educational options provided from the traditional classroom setting to webinars where the student participated from their own computer. There were also individual training sessions for towns that purchased the CAMA 2000 program during the year.

As in years past, PVR continued its collaboration with the UVM Extension Service to provide seminars at the Town Officer Education Conferences (TOEC's). Lister again comprised the largest audience with a total of over 200 at the five 2008 spring sessions held around the state. New Current Use Online system and Intro to Sales Ratios were among the topics presented along with Valuing Gas Stations and a round table discussion with the PVR Director and staff.

As we look to introduce new ways of presenting courses which will enable more listers to participate in education and create a certification program, education will continue to be a high priority for PVR and for the Legislature. The funds appropriated to lister education provide opportunities for those listers who otherwise would not have the resources to attend classes. Lister continue to actively participate in the programs which enable them to understand and better perform the responsibilities of the office. Many towns will benefit from the programs developed by PVR as we continue our mission of providing education and training to elected officials.

Appeals to the State Appraisers

The Director of Property Valuation and Review appoints hearing officers to hear and decide appeals from decisions of the local boards of civil authority in accord with 32 V.S.A. §§4461-4469.

As of publication date, 139 appeals have been received for the 2008 tax year. Very few of the 2008 appeals have been heard. The majority of appeals heard by the State Appraiser continue to result in either no change in value or a reduction in value. Of the 2007 cases heard so far, almost half have resulted in a decrease in value. The 2007 results so far are:

<u>Value Increased</u>	<u>No Change</u>	<u>Reduced 20% or Less</u>	<u>Reduced More than 20%</u>
14	57	30	39

Here are the results of appeals over the last several years:

Tax Year	# Appeals	# Withdrawn	# Reduced	# Raised or Unchanged
1996	310	37	121	152
1997	153	20	110	23
1998	154	17	94	43
1999	172	36	93	43
2000	80	2	45	33
2001	134	18	69	47
2002	152	24	87	41
2003	192	64	76	52
2004	198	34	76	88
2005	159	18	68	73
2006	133	19	72	42
2007 ¹	161	19	69	71

¹ 2 appeals outstanding as of publication

Annual Report for Computer Assisted Mass Appraisal System (CAMA)

Section 3411(4)(8) of Title 32, requires the Vermont Department of Taxes, Division of Property Valuation and Review to develop and recommend to the general assembly improved methods for standardizing property assessment procedures and to provide technical assistance and instruction to the listers in a uniform appraisal system. A tool used by PVR to enhance assessment uniformity is the Computer Assisted Mass Appraisal (CAMA) system that is supported by the Tax Department.

The Department currently supports two windows-based software applications. The CAMA product is called CAMA 2000 and is supplied by New England Municipal Resource Center – NEMRC. The software uses the Marshall and Swift values for the cost approach. It is also capable of utilizing the market comparison approach and the income approach to value. The other software application is a tax administration application is also supplied by NEMRC. The two systems are linked so that values generated in CAMA 2000 are automatically transferred the NEMRC Grand List administration program.

The Department's Information Technology Division includes computer Help Desk staff. The Help Desk staff is currently supporting 187 towns using the CAMA 2000 and 254 towns using the NEMRC Tax Administration software. During the past year Property Valuation and Help Desk staff participated in numerous training sessions throughout the State providing instruction on both basic and advanced CAMA 2000 components. Advanced sessions included sketching and the commercial database. The Department's goal is to continue to expand its education services so as to offer a comprehensive training program for the CAMA 2000 and NEMRC systems.

Over the last two years, Department staff has worked with a diverse group of Listers and Assessors to evaluate the CAMA 2000 application. Earlier concerns related to the stability of the software have largely been overcome as NEMRC has implemented an initiative to promote the dissemination of a uniform version of the software throughout the State. This coupled with enhanced support and education services from both Department and NEMRC staff appear to have met most users' demands.

Now that the immediate priority of stabilizing the CAMA software has been achieved, it is time to begin to develop a longer term plan that outlines the architecture and capabilities of the next generation CAMA software. To this end the evaluation group has begun meeting to define and prioritize major system enhancements to be pursued over the next several years.

Towns Using State Supported CAMA Program as of December 31, 2008

Addison	Dummerston	Kirby
Albany	Duxbury	Leicester
Alburg	East Haven	Lemington
Andover	East Montpelier	Lincoln
Arlington	Elmore	Londonderry
Athens	Enosburg	Lowell
Bakersfield	Essex	Lunenburg
Baltimore	Essex County UTG Averill	Maidstone
Belvidere	Essex County UTG Avery's Gore	Manchester
Bennington	Essex County UTG Ferdinand	Marshfield
Benson	Essex County UTG Lewis	Mendon
Berkshire	Essex County UTG Warner's Grant	Middlebury
Berlin	Essex County UTG Warren's Gore	Middlesex
Bethel	Fair Haven	Middletown Springs
Bloomfield	Fairfax	Monkton
Bolton	Fairlee	Montgomery
Bradford	Fayston	Moretown
Braintree	Ferrisburgh	Morgan
Brandon	Fletcher	Morristown
Brattleboro	Georgia	Mt. Tabor
Bridport	Glover	New Haven
Brighton	Goshen	Newark
Bristol	Granby	Newbury
Brookfield	Grand Isle	Newport Town
Brookline	Granville	North Hero
Brownington	Greensboro	Norton
Brunswick	Groton	Orange
Buel's Gore	Guildhall	Orwell
Cabot	Halifax	Panton
Calais	Hancock	Peacham
Cambridge	Hardwick	Peru
Canaan	Hartland	Pittsfield
Cavendish	Highgate	Plainfield
Charlotte	Hinesburg	Poultney
Chelsea	Holland	Pownal
Chester	Hubbardton	Putney
Chittenden	Huntington	Randolph
Clarendon	Hyde Park	Reading
Corinth	Ira	Readsboro
Cornwall	Irasburg	Richford
Coventry	Jamaica	Richmond
Craftsbury	Jericho	Rochester
Danby	Johnson	Roxbury
Danville		Rupert

Towns Using State Supported CAMA Program as of December 31, 2008

Rutland Town	Westfield
Ryegate	Westford
Sandgate	Westminster
Searsburg	Weybridge
Shaftsbury	Wheelock
Shelburne	Whiting
Sheldon	Whitingham
Shoreham	Williamstown
Shrewsbury	Windham
South Burlington	Winhall
South Hero	Winooski
Springfield	Wolcott
St Albans Town	Woodbury
St George	Woodford
Stamford	Woodstock
Stannard	Worcester
Starksboro	
Stockbridge	
Stowe	
Sutton	
Swanton	
Tinmouth	
Topsham	
Townshend	
Tunbridge	
Underhill	
Vergennes	
Vernon	
Vershire	
Victory	
Waitsfield	
Wallingford	
Waltham	
Wardsboro	
Warren	
Washington	
Waterbury	
Waterford	
Waterville	
Weathersfield	
Wells	
West Fairlee	
West Haven	
West Windsor	

2008 Reappraisal Towns

The following towns completed either full or partial reappraisals for their 2008 grand list

Albany	Landgrove
Barnet	Londonderry
Belvidere	Manchester
Bennington	Marlboro
Berkshire	North Bennington
Berlin	Peru
Bloomfield	Reading
Brandon	Richmond
Brownington	Rupert
Canaan	Shelburne
Charlotte	South Hero
Chester	St. Albans Town
Coventry	Topsham
Eden	Vernon
Fairfield	Wardsboro
Fairlee	Warren
Glastenbury	Waterbury
Grand Isle	Weathersfield
Granville	West Rutland
Highgate	Wheelock
Ira	Williston
Jamaica	Woodford
Kirby	

Vermont Mapping Program

The Vermont Mapping Program (VMP) is recognized as one of the oldest and continuous operating state orthophoto mapping programs in the United States. Vermont's program started orthophoto production in 1974. While all towns in Vermont have two vintages of Orthophotos, the majority of towns have three and Chittenden County has four. An example, the towns in Chittenden County are available in 1978, 1988, 1999 and 2007 vintages. As with any type of map, the older the map, the more land use changes, and the overall use decreases and the clients look for other alternatives.

The chart below shows the vintages of Orthophotos and future plans by county. However the production rarely allows a full county to be produced in one season, see map for more detail.

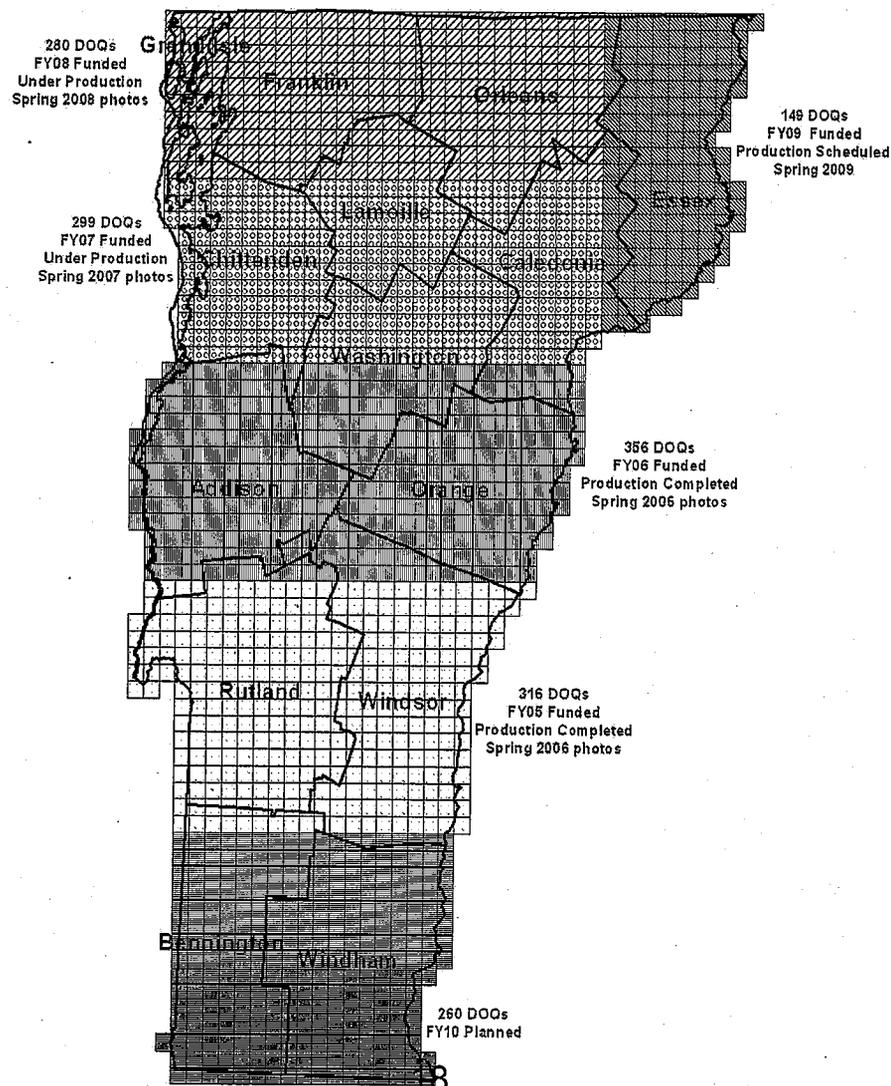
County	Ortho #1	Ortho #2	Ortho #3	Ortho#4	Planned Update
Addison	1978	1995	2006		Completed
Bennington	1974	1992	2000		FY-10
Caledonia	1982	1999	2006		In Production
Chittenden	1978	1988	1999	2007	In Production
Essex	1982	1999			FY-09
Franklin	1978	1995	2008		In Production
Grand Isle	1978	1995	2008		In Production
Lamoille	1979	1996	2007		In Production
Orange	1979	1998	2006		Completed
Orleans	1982	1999	2008		In Production
Rutland	1975	1994	2006		Completed
Washington	1979	1996	2006		Completed
Windham	1974	1989	2000		FY-10
Windsor	1975	1994	2006		Completed

The Vermont Digital Orthophotography Quadrangles (DOQs) were started with Rutland and Windsor counties in 1994, and funded for updating in FY-05. Our plan as shown by the map, would allow future production of updated Vermont DOQs within the next 5 years, however reality altered the plan to six years. We contracted with a firm, Dewberry and Davis (D&D) for DOQ production to start in the spring of 2005. The DOQs are generated using tight specifications. The aerial photography has to be secured between 15 April to 15 May, 9:00 am to 3:00 pm, with no leaves on the trees, no snow on the ground and no clouds. The areas of Rutland, Windsor, Addison, Washington and southern Orange counties had the aerial photography secured in the spring of 2006, thus creating 672 new DOQs. In the spring of 2007 new aerial photography of Chittenden, Lamoille, Caledonia and Washington counties were secured. D&D was contracted to generate 299 new DOQs. In the spring of 2008 new aerial photography of Grand Isle, Franklin and Orleans counties were secured. D&D was contracted to generate 280 new DOQs. The FY-09 funding allows for production of new DOQs covering the Essex County to be contract starting with aerial photography in the spring of 2009. The requested FY-10 funding would allow production of new DOQs covering the remaining two counties (Windham and Bennington).

The Vermont DOQs exceeds National Map Accuracy standards, [90% of the points are within 10 feet of their true location]. This results in a product with the readability of an aerial photograph and the true scale of a map. This accuracy allows the orthophoto to be used in many mapping projects, i.e. parcels, wetlands, soils, planning, engineering studies, and health analysis.

32 V.S.A. § 3409, states "the director shall supply to the clerk and to the Listers or assessors of each town such maps as to have been prepared by the director or the total area of that town." Based on § 3409, we deliver two sets of the new paper maps to all the towns completed with each update **AND** one set of CD-ROMs with all the DOQs for that municipality. Each CD-ROM has free software for viewing the DOQs. The reception of the DOQs has been very positive.

DOQs statewide will serve a great number of users - state and federal agencies, Regional Planning Commissions, engineers, surveyors, foresters, planners, environmentalists and many Vermont based businesses.



REAL ESTATE TRANSACTION TAXES

In January 1998, the section of the Vermont Department of Taxes that is responsible for general fund real estate taxes was transferred to the Division of Property Valuation and Review. The tax programs transferred are: property transfer tax, land gains tax, real estate withholding and real estate withholding income tax. The idea driving this move is that the merger would enhance the state's role in the administration and enforcement of real estate taxation while also providing the public with "one stop shopping" to meet their needs relative to real estate taxation through a single office visit or phone call. Over the past years, this merger has led to the sharing of information and the pooling of resources to enhance our ability to administer these taxes and to serve the public more efficiently.

The following is a brief description of the four taxes combined into Property Valuation and Review:

Property Transfer Tax: This is a tax on the transfer and recording by deed of real property in Vermont which is paid by the buyer. Many exemptions exist for non payment of the tax, but if a deed is to be recorded with the town, a Property Transfer Tax return must be filed even if no tax is due. Once filed, the town keeps a copy of the return, and sends the original to the department for processing. This return has vital information on the transfer that is coded and entered into a computer, for access by the department, professionals and the general public. Statistics are generated from this information to track real estate trends in the market which are used by various groups. The number of yearly returns filed with the department exceed 30,000 (taxable and non taxable) with an decrease in paid returns from 20418 in FY 2003, to 16083 in FY 2008. One staff member is assigned to administer this tax.

Revenue from this tax per fiscal year is as follows:

2008	\$33,991,555.30
2007	\$39,317,848.34
2006	\$43,682,206.93
2005	\$45,213,535.80
2004	\$33,951,657.38
2003	\$27,537,340.83

Land Gains: This is a tax on the gain from the sale or exchange of land that has been held for less than six years which is paid by the seller, though in certain circumstances this liability is transferred to the buyer. Exemptions do exist for non payment of the tax, but generally, if land is held for less than six years, the buyer is required to withhold 10% of the purchase price of the land and the seller is required to file a Land Gains tax return to report the sale. The withholding is used to pay any tax owed or the seller can avoid withholding by either obtaining a certificate from the department, or by paying the tax at

closing. Though this tax does provide some revenue to the state, its main purpose is to discourage "speculation", the holding of land for a short period and then selling it at a profit. Thus the tax rate is on a sliding scale based on the seller's holding period and the percentage the gain bears to the basis. The longer your holding period and the smaller your percentage, the less tax you pay. The number of paid returns have increased from 1428 in FY 2003, to 1555 in FY 2008. One staff member is assigned to administer this tax.

Revenue from this tax per fiscal year is as follows:

2008	\$3,449,827.15
2007	\$5,646,165.77
2006	\$6,445,892.26
2005	\$5,727,233.70
2004	\$4,288,132.79
2003	\$2,672,173.96

Real Estate Withholding: This is a withholding tax on the sale or exchange of Real Estate by non residents of Vermont. The withholding is the responsibility of the buyer, but is a credit for the seller to be used on their income tax return. Gains from the sale of real estate are taxable to non-residents and the withholding is security to the state that an income tax return will be filed. The rate of withholding is 2.5% of the sales price. Certificates of reduced withholding are issued by the department, when the seller can establish no tax is due or that the 2.5% amount exceed the seller's maximum tax liability. Approximately 5000 returns are filed annually. One staff member is assigned to administer this tax.

Withholding revenue from this tax per fiscal year is as follows:

2008	\$11,652,096.73
2007	\$13,333,988.53
2006	\$17,158,528.37
2005	\$22,247,724.48
2004	\$15,338,294.16
2003	\$12,548,210.27

Real Estate Withholding Income Tax: This is a tax on income from capital gains on the sale of real estate by non residents. The withholding that occurred at sale, is a credit against this tax and any balance is refunded to the taxpayer. If the withholding is not enough to cover the liability, the taxpayer pays the difference. Real Estate Withholding and the corresponding income tax return, insure that non-residents pay their fair share of tax on Vermont real estate sales. Approximately 3600 income returns are filed annually. Revenue figures from this tax are unavailable, as they are part of the over all income tax figures. One staff member is assigned to administer this tax.

2008 Use Value Appraisal Program

In 1978 the legislature passed the Use Value Appraisal (Current Use) law allowing the valuation and taxation of farm and forest land based on its remaining in agricultural or forest use instead of its value in the market place. The primary objectives of the program were to keep Vermont's agricultural and forest land in production, help slow the development of these lands, and achieve greater equity in property taxation on undeveloped land. Benefits for land enrolled in the program were first distributed in local tax year 1980.

Since 1980, there have been many statutory changes to the Use Value Program. The most significant changes occurred with passage of the following acts: Act No. 220 (1984) which further defined "development" and requirements for managed forest land; Act No. 262 (1986) which added the "Farmland" program; Act No. 57 (1987) which significantly altered how the programs are administered, giving Property Valuation and Review major new responsibilities; and Act No. 200 (1988) which added the "Working Farm Tax Abatement Program."

A change in philosophy and objectives of the Use Value Program occurred with the addition of the Farmland and Working Farmland Tax Abatement Programs. These programs reduced the penalty for development and increased the benefits to owners who qualified as "farmers". The Working Farm Tax Abatement Program provided additional benefits on land and farm buildings. 100% of all taxes on farm buildings and the school taxes on the use value of enrolled land were eliminated. There was also a benefit cap per owner of \$13,000.

The addition of these new programs was not well integrated with the original program and caused confusion on the part of landowners, listers, private and public foresters, county extension agents, attorneys, realtors, legislators, and state government. There were different requirements, definitions, eligibility criteria, benefits, forms, penalties for development for each program, and a single parcel of land could have portions enrolled in different programs. Because of this complexity, the administration of these programs was extremely difficult. Staffing levels were never adequate to keep pace with the four programs which became increasingly complex as parcels and landowners continued to change along with fluctuating enrollment levels. One simplified program was needed to solve these problems.

Act No. 178 (1996) created significant program changes. These included the shifting of program funding from the state to local municipalities. Towns taxed enrolled property at use value rather than fair market value. This reduced a town's grand list which resulted in an increase in the local tax rate. For the 1996 tax year, the legislature appropriated "hold harmless" funding. These funds were distributed to those non "Gold Towns" where the 1995 grand list reduction would have resulted in a 1995 tax rate increase exceeding 1.8 cents on their equalized grand list.

Another significant change included the repeal of the Farmland and Working Farm Tax Abatement programs. Landowners were provided the opportunity to transfer to one consolidated program or withdraw their entire parcel without penalty. The new program included the eligibility criteria and penalty provisions of the original use value appraisal program plus use value of farm buildings at 50% of fair market value. The land use change tax (or penalty for development of enrolled land) became payable to the town instead of the state. The \$24.50 per

acre benefit cap and the \$13,000 per owner benefit cap were eliminated.

The 1997 legislature continued the amended use value appraisal program and made more changes through Act No. 60. These included reducing the farm building use value to 30% of fair market value beginning in the 1998 tax year and increasing the land use change tax to 20% of the prorated fair market value. All towns received full "hold harmless" reimbursement for 1997 based on 1996 enrollment (grand list reduction). With the implementation of Act 60 in the 1998 tax year, the funding of current use changed. For the impact on municipal taxes, the annual state payment to each town will be the amount necessary to limit its prior year tax rate increase to zero because of property listed at use value rather than fair market value. The impact on school taxes was spread to a statewide sharing of the program costs. The sharing results from the fact that town grand lists are reduced by the amount of the difference between the listed value of property and its use value. Thus, under Act 60, a town's school tax liability is reduced proportionately to the exempted value (i.e., the difference between full listed value and use value). The result is that all towns with property in the use value program see a reduction in their school tax liability under the Act 60 funding mechanism. Through the above mechanisms, the entire fiscal impact of current use for Vermont municipalities was shifted from the town level to a statewide sharing of the cost of supporting the program.

Retroactive enrollment for 1996 and 1997 was provided for 234 parcels which did not transfer to the amended program by September 20, 1996. Only one half took advantage of this extended opportunity. Also, membership of the Current Use Advisory Board was increased to include a representative of local government, a select board member and a lister and it was required that 51% or more of the board and certain relatives cannot own land enrolled in the program.

Act No. 60 established a prohibition on fee hunting or fishing on enrolled land and directed the Current Use Advisory Board to develop a formula that incorporates forest land capitalized income value and acknowledges regional differences with any proposed change to be reported to the Legislature in the 1999 session.

Further, certain nonprofit qualifying organizations could now enroll any type of land at the forest land use value rate if the land has a conservation management plan approved by the Vermont Department of Forests, Parks and Recreation.

Act 140 (H.753) of the 2002 legislature made several changes to the program. The land use change tax (penalty) was reduced from 20% to 10% for land enrolled more than 10 years. Abatement of the land use change tax was expanded if a portion of a parcel was sold because of business hardship: any farmer may qualify. The subdivision of a parcel into parcels less than 25 acres with no penalty is allowed if the subdivided parcel remains qualified and is transferred to a relative who then applies for reenrollment within 30 days of the transfer. The program eligibility requirements were expanded to include parcels under 25 acres planted to fruit-producing bushes or vines not yet of bearing age (with no income requirement); or used for the production of animal fiber, wine, cider or cheese (with income requirement). The required filing of the forestland annual conformance report was changed to a forest management activity report only required when management activity occurs.

The 2003 legislature exempted the value of enrolled farm buildings from both municipal and

school taxes beginning with the 2003 tax year. Effective with the 2004 tax year, the definition of farm buildings was expanded to include dwellings in use during the preceding tax year exclusively to house farm employees and their families as a nonmonetary benefit of the farm employment. The land use change tax (penalty for development of enrolled land) became payable to the state instead of the town for any development occurring after July 1, 2003.

Effective July 1, 2005, the definition of "farmer" and "farm building" was expanded so that income from the sale of processed farm products would qualify and up to \$100,000 of the value of the processing facility would be exempt from property taxes. This benefit required that 75% of the farm crops processed having been produced on enrolled land.

Act 190 (H.888) and Act 205 (S.311) of the 2008 legislature provided some major changes for program expansion and administrative efficiencies. Municipalities owning land in other municipalities may now enroll eligible land. Minimum forest management standards will be amended to allow an unlimited amount of nonproductive forestland; open land and ecologically significant land to be enrolled for the 2010 tax year. Managed forest parcels will have to be inspected at intervals not to exceed ten years instead of the five under previous law. A new application fee of \$30.00 is required in addition to the currently required recording fee for management improvement of the program.

With the 2008 tax year, an estimated 58.9% of the potentially eligible agricultural land and an estimated 40.4% of the potentially eligible forest land is now enrolled. The combined enrolled land represents 34.5% of the total land area of the state.

	<u>Parcels</u>	<u>Owners</u>		<u>Parcels</u>	<u>Owners</u>
1987	6,602	5,028	1998	9,973	7,733
1988	7,476	5,857	1999	10,549	8,182
1989	8,393	6,381	2000	11,076	8,635
1990	8,970	6,875	2001	11,546	9,020
1991	9,235	7,140	2002	12,003	9,403
1992	8,949	6,955	2003	12,553	9,851
1993	8,708	6,692	2004	13,185	10,386
1994	9,218	7,096	2005	13,640	10,807
1995	9,329	7,197	2006	14,061	11,195
1996	9,175	7,111	2007	14,640	11,721
1997	9,494	7,336	2008*	15,047	12,078

(*Enrollment to Date)

Program cost and growth were curtailed primarily due to underfunding of the program in tax years 1991 through 1995 and with enrollment moratoriums in tax years 1992 and 1993. For the first time in the history of current use appraisal, landowners were allowed to withdraw their parcels without further obligation or penalties ("Easy Out") if they did not wish to receive use value benefits at 80%(1991), 77%(1992), 62%(1993), 59%(1994), and 68%(1995) of what they would normally receive if the programs were fully funded. The same opportunity was provided for 1996 and 1997 because of significant program changes.

<u>Easy Out Withdrawals</u>	<u>Parcels</u>	<u>Ag Acres</u>	<u>Forest Acres</u>	<u>Total Acres</u>
1991	365	13,299	29,872	43,171
1992	202	7,610	20,203	27,813
1993	166	8,423	11,632	20,055
1994	203	6,910	16,939	23,849
1995	158	5,718	15,228	20,945
1996	357	24,534	19,862	44,396
1997	271	10,321	20,049	30,370

Land Use Change Tax

The land use change tax assessed for development of land participating in the use value appraisal program for the twelve month period January 1 to December 31, 2008 totaled \$654,924. The total tax assessed ranged from \$5.30 to \$28,867.80 for landowners who either developed or wished to clear title of the lien for 3,286 acres.

Participant Tax Savings

Landowners with land and farm buildings enrolled for tax year 2008 enjoyed a total statewide savings of approximately \$44.6 million as compared to \$39.6 million for 2007. The increase in total savings reflects the increase in real estate valuation as reflected in town reappraisals as well as the expansion of the program due to a net increase in enrollment of 33,603 acres. The participant tax savings table shows the total taxes saved by those landowners in each town. This reflects a statewide average tax savings of 88.4% on enrolled land and a 100% tax savings on enrolled farm buildings. The total statewide savings of \$44,619,456 is current as of this report.

History of Use Values - 1980 to 2008

The Current Use Advisory Board (CUAB) is charged with adopting rules, providing administrative oversight and establishing use values for the use value appraisal program. Beginning in 1980, the CUAB developed a number of site classifications for both agricultural and forest land based upon their productive capacity and income producing capability. A use value was determined for each classification. The historical table of use values illustrates the changes made over the 29 year period of the current use program.

In 1981 the CUAB changed the use value for forest land greater than a mile from a class one, two or three road to 75% of full use value. This change considered the greater management costs associated with remote acreage.

A 1992 change resulted in one value being established for both productive and nonproductive land in both the agricultural and forest categories.

Annually the Current Use Advisory Board meets to review statistical data presented by the Departments of Agriculture and Forests, Parks and Recreation for use in establishing the respective use values. The net annual stumpage value per acre is determined for forest land and the five year average production return per acre is determined for agricultural land. These values are then capitalized at different discount rates as decided by the board to arrive at the respective use values.

**History of Use Values Established by the Current Use Advisory Board
32 V.S.A., Section 3754**

	Agricultural Land					Forest land				Forest land > Than a Mile from Road			
	T1	T2	T3	NT	NP	S1	S2	S3	S4	S1	S2	S3	S4
1980	435	290	145	40	5	100	60	20	5	100	60	20	5
1981	435	290	145	40	5	100	60	20	5	75	45	15	4
1982	435	290	145	40	5	100	60	20	5	75	45	15	4
1983	490	325	160	50	10	100	60	20	10	75	45	15	8
1984	400	265	135	40	10	100	60	20	10	75	45	15	8
1985	310	200	100	30	10	100	60	20	10	75	45	15	8
1986	310	200	100	30	10	100	60	20	10	75	45	15	8
1987	310	200	100	30	10	100	60	20	10	75	45	15	8
1988	310	200	100	30	10	100	60	20	10	75	45	15	8
1989			115		10			65	10		49		8
1990			115		10			65	10		49		8
1991			192		10			82	10		62		10
1992			192					79			59		
1993			192					79			59		
1994			192					79			59		
1995			192					97			73		
1996			192					89			67		
1997			215					89			67		
1998			254					96			72		
1999			204					97			73		
2000			204					98			74		
2001			210					103			77		
2002			201					105			79		
2003			195					112			84		
2004			175					114			86		
2005			122					120			90		
2006			146					127			95		
2007			146					133			100		
2008			187					136			102		
2009			199					123			92		

Classification: T1 - Tillable I T2 - Tillable 2 T3 - Tillable 3 NT - Nontillable

NP - Nonproductive S1 - Site I S2 - Site II S3 - Site III S4 - Site IV (Nonproductive)

1980 - Use values established for each individual site classification

1989 - Site classifications combined and one use value established for agricultural land and forest land with a separate value for nonproductive land

1992 - One use value established for both productive and nonproductive agricultural land and forestland

Current Use Appraisal Program Participant Tax Savings - Tax Year 2008

Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Addison	90	8,414	7,794	4,796,932	11,287,331	0.3000	1.3476	1.2878	48,253	64,643	145,358	258,254
Albany	76	3,373	6,048	2,836,700	5,196,200	0.3058	0.8579	1.0289	24,565	24,336	53,464	102,365
Alburgh	39	3,828	2,036	1,661,700	4,360,500	0.6909	1.7979	2.1131	41,607	29,876	92,142	163,625
Andover	35	1,405	2,916	1,019,000	1,842,695	0.5300	2.0129	2.1711	15,167	20,511	40,007	75,685
Arlington	63	1,808	8,702	1,902,900	7,102,100	0.2599	1.3655	1.3996	23,404	25,984	99,401	148,789
Athens	20	267	2,588	234,100	1,312,400	1.6000	1.6836	1.8681	24,744	3,941	24,517	53,202
Averill	13	0	21,084	0	4,740,507	0.1097	0.6860	1.0723	5,200	0	50,832	56,032
Averys Gore	2	0	12,243	0	2,478,290	0.0500	0.8594	1.3435	1,239	0	33,296	34,535
Bakersfield	82	4,263	11,753	2,105,700	6,146,700	0.4792	1.6609	2.0544	39,546	34,974	126,278	200,798
Baltimore	8	834	285	365,400	220,300	0.4877	1.0447	1.2725	2,856	3,817	2,803	9,476
Barnard	142	4,020	12,521	12,563,738	30,631,694	0.2700	1.3573	1.3155	116,628	170,528	402,960	690,116
Barnet	120	6,053	5,631	5,593,500	7,108,500	0.4371	1.2760	1.3076	55,520	71,373	92,951	219,844
Barre City	1	0	26	0	18,300	1.3967	1.0341	1.4180	256	0	259	515
Barre Town	79	3,077	2,709	5,096,000	5,030,800	0.8267	1.1541	1.5546	83,718	58,813	78,209	220,740
Barton	48	2,440	3,922	1,409,400	3,145,400	0.4908	1.3235	1.5170	22,355	18,653	47,716	88,724
Belvidere	27	952	12,396	822,371	4,814,105	0.3900	1.5118	1.2831	21,982	12,433	61,770	96,185
Bennington	45	1,097	4,292	943,900	4,074,500	0.7580	1.1554	1.3605	38,039	10,906	55,434	104,379
Benson	39	4,497	3,025	1,663,700	2,294,665	0.6460	1.1761	1.4314	25,571	19,567	32,846	77,984
Berkshire	58	5,241	3,963	4,172,000	9,229,500	0.3757	0.9143	1.1937	50,349	38,145	110,173	198,667
Berlin	51	2,747	2,858	3,998,700	3,945,167	0.3924	1.1462	1.2010	31,172	45,833	47,381	124,386
Bethel	135	5,972	7,847	4,872,300	6,867,500	0.5600	1.3482	1.3039	65,743	65,688	89,545	220,976
Bloomfield	10	0	10,461	0	2,638,400	0.3294	0.7803	1.1370	8,691	0	29,999	38,690
Bolton	25	452	7,022	312,700	4,426,400	0.5407	1.2454	1.3325	25,624	3,894	58,982	88,500
Bradford	49	1,494	3,520	1,285,600	4,373,800	0.5664	1.0960	1.2733	32,055	14,090	55,692	101,837
Braintree	101	4,558	9,150	2,882,200	5,750,000	0.6675	1.5795	1.6409	57,620	45,524	94,352	197,496
Brandon	53	1,515	4,862	1,213,300	3,486,200	0.6303	1.1658	1.2786	29,621	14,145	44,575	88,341
Brattleboro	87	3,331	4,024	3,578,700	5,471,800	1.0398	1.5568	1.4256	94,107	55,713	78,006	227,826
Bridgewater	83	2,963	11,704	5,629,584	14,536,781	0.3462	1.3324	1.4591	69,816	75,009	212,106	356,931
Bridport	124	11,111	9,717	7,260,715	16,182,230	0.5900	2.1012	2.0009	138,313	152,562	323,790	614,665
Brighton	31	939	12,849	312,800	2,928,500	0.8146	1.4867	1.9687	26,404	4,650	57,653	88,707
Bristol	59	2,548	7,652	2,117,700	8,447,513	0.5513	1.3674	1.4904	58,246	28,957	125,902	213,105
Brookfield	120	4,161	5,736	5,851,066	9,196,967	0.4247	1.2321	1.2506	63,909	72,091	115,017	251,017
Brookline	36	653	2,596	600,500	2,272,200	0.2953	1.1262	1.2608	8,483	6,763	28,648	43,894
Brownington	27	988	1,092	670,600	1,115,100	0.5761	0.9032	1.1533	10,287	6,057	12,860	29,204
Brunswick	16	66	5,801	17,930	1,144,300	0.2800	1.1373	1.7778	3,254	204	20,343	23,801
Buels Gore	4	76	658	77,300	548,600	0.5000	0.7387	1.1547	3,130	571	6,335	10,036
Burke	39	896	2,985	1,070,165	3,494,800	0.3800	1.2339	1.3569	17,347	13,205	47,421	77,973

**Current Use Appraisal Program
Participant Tax Savings - Tax Year 2008**

Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Burlington	1	0	41	0	80,800	0.6700	1.1094	1.4564	541	0	1,177	1,718
Cabot	125	7,483	5,254	9,689,800	8,063,600	0.5725	1.3243	1.3618	101,638	128,322	109,810	339,770
Calais	119	7,495	4,587	7,685,330	4,877,835	0.4780	1.2763	1.3181	60,052	98,088	64,295	222,435
Cambridge	143	6,707	14,770	7,891,500	15,375,700	0.3000	1.3241	1.3231	69,802	104,491	203,436	377,729
Canaan	25	2,634	2,569	765,900	2,246,000	0.6983	0.9882	1.2413	21,032	7,569	27,880	56,481
Castleton	44	2,290	4,792	2,210,879	5,252,200	0.3569	1.3568	1.5514	26,636	29,997	81,483	138,116
Cavendish	69	1,647	6,422	2,185,400	8,085,100	0.3334	1.4733	1.3539	34,242	32,197	109,464	175,903
Charleston	61	3,664	4,650	2,373,900	4,597,200	0.4892	1.1215	1.3890	34,103	26,623	63,855	124,581
Charlotte	145	6,333	5,227	21,479,900	24,322,600	0.1855	1.2535	1.2489	84,964	269,251	303,765	657,980
Chelsea	156	5,837	10,060	5,765,100	12,202,900	0.4800	1.2891	1.4434	86,246	74,318	176,137	336,701
Chester	143	3,800	10,535	5,394,900	14,025,500	0.5926	1.0807	1.2202	115,085	58,303	171,139	344,527
Chittenden	37	1,034	4,138	578,900	2,100,600	0.5300	1.7492	1.9359	14,201	10,126	40,666	64,993
Clarendon	50	3,161	2,973	1,680,390	2,234,810	0.8100	2.1932	2.2591	31,713	36,854	50,487	119,054
Colchester	24	855	671	764,900	961,200	0.7330	1.5651	1.8628	12,652	11,971	17,905	42,528
Concord	44	1,243	12,850	918,800	9,997,700	0.4984	1.3079	1.5197	54,408	12,017	151,935	218,360
Corinth	119	4,644	7,974	4,612,847	8,290,894	0.5244	1.2047	1.3162	67,667	55,571	109,125	232,363
Cornwall	76	2,424	4,674	3,122,800	7,319,130	0.4400	1.9604	1.8894	45,944	61,219	138,288	245,451
Coventry	25	829	2,673	737,100	4,715,900	0.0000	0.8732	1.0715	0	6,436	50,531	56,967
Craftsbury	114	4,773	8,360	4,074,920	10,089,562	0.5620	1.5628	1.4229	79,604	63,683	143,564	286,851
Danby	46	1,793	11,488	2,182,075	9,520,356	0.5300	1.1779	1.2898	62,023	25,703	122,794	210,520
Danville	116	8,081	5,772	8,782,293	8,902,578	0.4770	1.2260	1.3201	84,357	107,671	117,523	309,551
Derby	54	3,932	2,449	3,681,700	6,170,100	0.3259	0.9708	1.2714	32,107	35,742	78,447	146,296
Dorset	62	1,467	5,661	3,961,120	10,889,370	0.1820	1.3014	1.3740	27,028	51,550	149,620	228,198
Dover	30	764	2,205	578,110	2,656,930	0.3255	1.8627	1.8238	10,530	10,768	48,457	69,755
Dummerston	97	3,723	4,483	9,006,200	10,304,800	0.2886	1.5520	1.3257	55,732	139,776	136,611	332,119
Duxbury	50	871	8,161	1,154,600	7,174,600	0.3629	1.1433	1.2690	30,227	13,201	91,046	134,474
East Haven	9	114	18,490	34,400	4,031,900	1.0457	1.9038	2.2919	42,521	655	92,407	135,583
East Montpelier	78	3,620	4,734	2,347,900	5,418,000	0.7221	2.2161	2.3632	56,078	52,032	128,038	236,148
Eden	48	2,694	15,356	2,332,170	13,211,750	0.4300	1.2675	1.2300	66,839	29,560	162,505	258,904
Elmore	72	2,683	12,618	3,167,700	6,293,900	0.3800	1.0419	1.4497	35,954	33,004	91,243	160,201
Enosburg	81	5,734	8,738	4,077,900	10,898,400	0.4645	1.0729	1.2538	69,565	43,752	136,644	249,961
Essex Jct.	1	0	441	0	429,100	0.3189	1.3233	1.3297	1,368	0	5,706	7,074
Essex Town	43	1,399	1,267	2,124,700	2,284,000	0.3989	1.3571	1.3292	17,586	28,834	30,359	76,779
Fair Haven	9	772	782	144,450	557,585	1.4908	1.7757	2.0265	10,466	2,565	11,299	24,330
Fairfax	90	9,031	2,894	7,027,748	7,112,911	0.4260	1.1010	1.4450	60,239	77,376	102,782	240,397
Fairfield	171	14,253	13,709	10,080,204	21,987,040	0.4800	1.0796	1.3655	153,923	108,826	300,233	562,982
Fairlee	47	1,271	4,188	2,941,700	7,245,800	0.2800	1.1153	1.2570	28,525	32,809	91,080	152,414

Current Use Appraisal Program Participant Tax Savings - Tax Year 2008

Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Fayston	51	845	9,174	1,100,172	7,833,762	0.2800	1.7280	1.7829	25,015	19,011	139,668	183,694
Ferdinand	6	0	14,712	0	2,938,125	0.0500	0.7990	1.2490	1,469	0	36,697	38,166
Ferrisburgh	93	6,486	7,158	7,530,135	15,046,584	0.2666	1.3238	1.4204	60,190	99,684	213,722	373,596
Fletcher	109	5,960	8,746	4,593,868	6,500,350	0.5344	1.3399	1.5744	59,288	61,553	102,342	223,183
Franklin	56	6,857	1,977	5,458,940	6,433,670	0.3810	1.1915	1.6297	45,311	65,043	104,850	215,204
Georgia	69	5,793	3,288	5,917,845	6,939,948	0.2290	1.0381	1.2928	29,444	61,433	89,720	180,597
Glover	61	5,045	5,218	3,835,800	5,005,800	0.4689	1.1147	1.3083	41,458	42,758	65,491	149,707
Goshen	14	196	1,912	152,801	1,130,519	0.8899	1.3419	1.7090	11,420	2,050	19,321	32,791
Grafton	67	1,533	8,698	1,057,463	5,795,095	0.6758	1.5509	1.8116	46,310	16,400	104,984	167,694
Granby	23	106	20,134	27,600	3,587,200	0.6163	1.2809	1.7841	22,278	354	63,999	86,631
Grand Isle	30	1,191	1,343	6,481,500	5,717,300	0.2585	1.0249	1.1409	31,534	66,429	65,229	163,192
Granville	43	639	12,420	620,363	5,378,661	0.3800	1.4569	1.3230	22,796	9,038	71,160	102,994
Greensboro	133	4,286	10,506	3,494,900	9,203,931	0.5789	1.8359	1.8189	73,514	64,163	167,410	305,087
Groton	34	767	7,289	462,800	3,480,375	0.4750	1.2486	1.3751	18,730	5,779	47,859	72,368
Guildhall	76	2,149	11,697	1,001,204	3,691,511	0.4149	1.1962	1.6541	19,470	11,976	61,061	92,507
Guilford	112	3,839	6,920	4,438,630	7,783,716	0.4890	1.6999	1.5834	59,767	75,452	123,247	258,466
Halifax	84	837	10,444	882,500	10,701,483	0.5560	1.0206	1.2844	64,407	9,007	137,450	210,864
Hancock	13	111	1,186	42,500	291,335	0.8627	2.1162	2.3043	2,880	899	6,713	10,492
Hardwick	100	4,795	7,062	2,936,300	5,259,800	0.9463	1.3438	1.4006	77,560	39,458	73,669	190,687
Hartford	59	1,977	2,747	2,531,300	4,940,600	0.6773	1.2671	1.3862	50,607	32,074	68,487	151,168
Hartland	141	5,580	6,671	15,628,713	22,969,530	0.3476	1.3724	1.3679	134,167	214,488	314,200	662,855
Highgate	70	7,666	3,971	6,918,000	11,651,700	0.2028	0.9570	1.2382	37,659	66,205	144,271	248,135
Hinesburg	77	2,434	5,011	4,411,300	6,768,500	0.4472	1.3477	1.3339	49,996	59,451	90,285	199,732
Holland	48	3,360	3,653	2,744,161	6,129,979	0.5280	1.1116	1.4372	46,855	30,504	88,100	165,459
Hubbardton	37	1,581	5,034	1,152,019	3,051,613	0.5450	1.0660	1.3250	22,910	12,281	40,434	75,625
Huntington	84	2,977	6,933	3,185,884	7,455,097	0.6792	1.3079	1.4150	72,274	41,668	105,490	219,432
Hyde Park	95	4,040	4,789	5,136,397	9,485,100	0.5650	1.2621	1.3163	82,611	64,826	124,852	272,289
Ira	36	2,085	4,408	2,040,400	5,200,900	0.2252	0.9760	0.9987	16,307	19,914	51,941	88,162
Irasburg	44	3,053	7,124	1,163,000	6,769,600	0.4063	1.0632	1.3889	32,230	12,365	94,023	138,618
Isle LaMotte	11	373	395	948,557	1,503,432	0.4028	1.1994	1.4127	9,877	11,377	21,239	42,493
Jamaica	45	1,864	5,558	922,300	3,610,200	0.2745	1.2561	1.2925	12,442	11,585	46,662	70,689
Jay	9	304	3,016	146,600	439,000	0.5094	1.5724	1.8592	2,983	2,305	8,162	13,450
Jericho	39	1,562	1,955	3,185,400	2,849,600	0.4390	1.2382	1.3736	26,494	39,442	39,142	105,078
Jericho ID	3	54	149	79,200	167,200	0.4390	1.2329	1.3701	1,082	976	2,291	4,349
Johnson	103	4,987	7,496	3,931,800	4,933,700	0.8140	1.6377	1.7727	72,165	64,391	87,460	224,016
Killington	14	5	4,264	4,300	1,487,483	0.2769	2.0093	1.8572	4,131	86	27,626	31,843
Kirby	45	2,472	3,098	2,015,100	3,080,500	0.3971	1.3742	1.3715	20,235	27,692	42,249	90,176

Current Use Appraisal Program Participant Tax Savings - Tax Year 2008

Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Landgrove	25	415	1,476	3,992,100	11,341,400	0.2725	1.3505	1.3390	41,784	53,913	151,861	247,558
Leicester	22	1,918	776	1,169,800	780,400	0.1895	1.1541	1.1934	3,696	13,501	9,313	26,510
Lemington	10	233	11,579	80,200	1,345,050	0.4866	1.6772	2.2376	6,935	1,345	30,097	38,377
Lewis	1	0	6,673	0	1,411,140	0.0500	0.8504	1.3293	706	0	18,758	19,464
Lincoln	100	4,042	5,430	5,138,700	5,602,100	0.6506	1.7545	1.9423	69,880	90,158	108,810	268,848
Londonderry	68	1,334	5,760	5,630,800	14,366,500	0.2070	1.4134	1.3509	41,394	79,586	194,077	315,057
Lowell	48	426	11,288	392,800	5,129,100	0.4479	0.8395	1.2417	24,733	3,298	63,688	91,719
Ludlow	29	767	2,530	1,423,691	4,916,095	0.1968	1.3907	1.4095	12,477	19,799	69,292	101,568
Lunenburg	65	1,974	8,336	591,400	2,621,661	0.7077	1.1913	1.5692	22,739	7,045	41,139	70,923
Lyndon	62	3,848	1,760	3,083,600	1,726,100	0.6307	1.3614	1.5869	30,335	41,980	27,391	99,706
Maidstone	27	842	6,244	217,401	1,973,281	0.2735	2.2277	2.1594	5,992	4,843	42,611	53,446
Manchester	33	746	6,089	7,311,421	13,993,765	0.1613	1.2851	1.3176	34,365	93,959	184,382	312,706
Marlboro	84	3,672	7,754	3,601,100	7,543,800	0.3400	1.2318	1.3138	37,893	44,358	99,110	181,361
Marshfield	89	4,083	8,896	3,916,106	6,693,339	0.5760	1.2376	1.4930	61,110	48,466	99,932	209,508
Mendon	14	185	1,848	364,400	1,437,700	0.4189	1.0019	1.4232	7,549	3,651	20,461	31,661
Middlebury	94	3,260	6,863	3,431,300	9,424,900	0.8060	1.5765	1.4795	103,621	54,094	139,441	297,156
Middlesex	80	2,957	6,573	2,727,736	4,286,570	0.4800	1.6674	1.7235	33,669	45,482	73,879	153,030
Middletown Springs	49	1,744	4,200	1,688,800	4,205,100	0.6100	1.3245	1.3651	35,953	22,368	57,404	115,725
Milton	57	4,500	3,519	4,245,200	6,371,053	0.3922	1.1105	1.2886	41,637	47,143	82,097	170,877
Monkton	79	5,434	5,665	6,160,479	6,561,012	0.5088	1.5456	1.6391	64,727	95,216	107,542	267,485
Montgomery	60	2,662	13,529	1,616,200	5,033,500	0.4177	1.2808	1.7233	27,776	20,700	86,742	135,218
Montpelier	8	367	322	365,400	255,100	1.4727	1.9673	2.1363	9,138	7,189	5,450	21,777
Moretown	102	4,027	11,352	2,858,700	7,271,000	0.2654	1.5475	1.6223	26,884	44,238	117,957	189,079
Morgan	30	1,630	2,159	1,166,400	4,088,300	0.1816	1.1026	1.3973	9,543	12,861	57,126	79,530
Morristown	126	7,249	4,975	18,497,933	14,588,063	0.6722	1.0321	1.3514	222,414	190,917	197,143	610,474
Mount Holly	52	1,870	5,218	2,058,300	4,027,120	0.3976	2.0385	2.0859	24,196	41,958	84,002	150,156
Mount Tabor	3	0	452	0	359,560	0.0500	0.9713	1.2307	180	0	4,425	4,605
New Haven	132	8,523	6,928	7,701,236	9,336,728	0.4592	1.7740	1.8541	78,238	136,620	173,112	387,970
Newark	32	451	4,960	464,800	5,168,900	0.4580	1.0724	1.2456	25,802	4,985	64,384	95,171
Newbury	130	4,563	8,895	4,820,805	10,680,400	0.4482	1.3518	1.5465	69,476	65,168	165,172	299,816
Newfane	75	2,249	8,553	2,317,700	10,372,300	0.4323	1.2465	1.3512	54,859	28,890	140,151	223,900
Newport City	1	0	66	0	124,500	1.1762	1.2723	1.5242	1,464	0	1,898	3,362
Newport Town	46	3,095	4,915	1,492,700	3,509,800	0.5308	1.5393	1.7672	26,553	22,977	62,025	111,555
North Hero	16	876	881	2,535,700	2,604,600	0.2283	1.3432	1.3975	11,735	34,060	36,399	82,194
Northfield	128	3,824	9,734	2,760,436	6,815,404	0.7712	1.5142	1.6146	73,849	41,799	110,042	225,690
Norton	6	0	11,372	0	1,708,476	0.4300	1.3573	2.1217	7,346	0	36,249	43,595
Norwich	128	6,203	5,996	9,272,100	11,763,700	0.4772	1.4550	1.3563	100,383	134,909	159,551	394,843

Current Use Appraisal Program Participant Tax Savings - Tax Year 2008

Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Orange	40	2,087	6,797	953,155	2,491,699	0.6189	1.4710	1.5992	21,320	14,021	39,847	75,188
Orleans ID	3	0	215	0	132,600	0.4908	1.3174	1.4366	651	0	1,905	2,556
Orwell	88	9,384	5,427	3,525,934	6,462,850	0.4813	1.5550	1.7073	48,076	54,828	110,340	213,244
Panton	38	1,299	4,987	1,017,000	7,045,200	0.6105	1.5818	1.6930	49,220	16,087	119,275	184,582
Pawlet	99	4,866	8,168	6,850,881	15,465,910	0.2900	1.0632	1.3164	64,719	72,839	203,593	341,151
Peacham	122	6,128	7,112	4,642,600	6,124,800	0.6996	1.8961	1.9682	75,329	88,028	120,548	283,905
Peru	24	595	1,071	3,062,618	7,486,293	0.1659	1.4544	1.4089	17,501	44,543	105,474	167,518
Pittsfield	14	279	592	268,500	863,200	0.3720	1.6096	1.7535	4,210	4,322	15,136	23,668
Pittsford	62	2,783	6,431	1,858,800	3,640,500	0.5597	1.2583	1.3378	30,780	23,389	48,703	102,872
Plainfield	54	2,607	2,979	2,443,500	2,071,900	0.9377	1.5744	1.8994	42,341	38,470	39,354	120,165
Plymouth	29	603	5,078	383,097	5,103,710	0.2065	1.6629	1.8307	11,330	6,371	93,434	111,135
Pomfret	145	4,501	12,066	8,648,929	22,301,792	0.6165	2.2493	2.2121	190,811	194,540	493,338	878,689
Poultney	55	2,136	5,622	1,389,126	3,639,679	0.5146	1.7247	1.6769	25,878	23,958	61,034	110,870
Pownal	69	3,957	4,866	1,567,600	2,939,500	0.5284	1.4666	1.5359	23,816	22,990	45,148	91,954
Proctor	8	0	733	0	567,900	0.8906	1.3307	1.2747	5,058	0	7,239	12,297
Putney	61	2,786	3,264	7,758,700	12,346,700	0.5344	1.5084	1.4539	107,443	117,032	179,509	403,984
Randolph	159	8,424	5,212	12,552,500	9,814,400	0.6110	1.1749	1.2443	136,662	147,479	122,121	406,262
Reading	74	1,403	9,777	5,201,479	23,786,982	0.3551	1.3620	1.2935	102,938	70,844	307,685	481,467
Readsboro	21	990	1,141	463,368	382,716	1.3729	1.1939	1.8663	11,616	5,532	7,143	24,291
Richford	70	2,937	9,692	2,312,048	6,720,989	0.7970	0.9975	1.2522	71,993	23,063	84,160	179,216
Richmond	70	3,705	4,709	4,005,166	5,948,397	0.5098	1.1438	1.3062	50,743	45,811	77,698	174,252
Ripton	35	1,020	2,241	1,352,750	2,024,000	0.5719	1.7482	1.6646	19,312	23,649	33,692	76,653
Rochester	87	2,448	10,546	1,841,131	5,898,774	0.6250	1.6658	1.7380	48,374	30,670	102,521	181,565
Rockingham	92	3,373	7,725	3,606,800	8,299,100	0.6800	1.2595	1.2996	80,960	45,428	107,855	234,243
Roxbury	84	1,645	8,536	798,496	3,079,054	0.8425	1.6425	1.7617	32,668	13,115	54,244	100,027
Royalton	72	3,662	4,536	1,529,381	2,173,110	0.8537	2.0062	2.4003	31,608	30,682	52,161	114,451
Rupert	68	5,094	9,259	7,888,065	16,963,089	0.2953	1.0164	1.1903	73,385	80,174	201,912	355,471
Rutland City	2	0	133	0	406,600	1.2811	1.2458	1.4854	5,209	0	6,040	11,249
Rutland Town	18	746	851	763,300	2,002,400	0.3725	2.1712	2.2655	10,302	16,573	45,364	72,239
Ryegate	70	4,674	3,978	2,101,314	3,549,439	0.6265	1.5434	1.6998	35,402	32,432	60,333	128,167
Salisbury	39	2,416	3,705	2,479,700	7,927,700	0.2338	1.5307	1.4453	24,333	37,957	114,579	176,869
Sandgate	52	2,362	15,048	1,647,667	9,686,881	0.4852	1.4598	1.2871	54,995	24,053	124,680	203,728
Searsburg	1	0	478	0	277,500	1.0920	1.3950	2.0535	3,030	0	5,698	8,728
Shaftsbury	43	1,623	4,359	940,839	3,075,849	0.5047	1.9588	2.0786	20,272	18,429	63,935	102,636
Shaftsbury ID	1	0	60	0	77,740	0.5047	2.0211	2.0738	392	0	1,612	2,004
Sharon	98	2,829	9,031	1,580,059	6,008,773	0.6291	1.8231	1.9454	47,741	28,806	116,895	193,442
Sheffield	17	161	4,448	88,970	1,976,858	0.7823	1.5464	1.8458	16,161	1,376	36,489	54,026

**Current Use Appraisal Program
Participant Tax Savings - Tax Year 2008**

Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate			Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate	Total HS Taxes Saved		Total NR Taxes Saved		
Shelburne	36	822	1,765	8,792,900	19,996,400	0.3216	1.1590	1.2207	92,586	101,910	244,096	438,592	
Sheldon	60	6,271	4,654	3,875,222	9,016,554	0.4500	1.5230	1.8589	58,013	59,020	167,609	284,642	
Shoreham	115	8,600	11,006	6,235,586	15,073,705	0.4550	1.4352	1.3399	96,957	89,493	201,973	388,423	
Shrewsbury	86	3,243	7,836	2,688,919	5,669,485	0.6322	1.6455	1.8984	52,842	44,246	107,630	204,718	
South Burlington	7	343	473	788,000	2,900,500	0.3428	1.3547	1.3557	12,644	10,675	39,322	62,641	
South Hero	24	1,287	988	5,380,800	7,248,250	0.2108	0.9752	1.1117	26,622	52,474	80,579	159,675	
Springfield	126	5,570	6,569	4,412,100	5,818,000	1.1437	1.1963	1.2644	117,002	52,782	73,563	243,347	
St. Albans Town	67	4,605	5,027	8,627,238	16,671,410	0.2599	1.0799	1.2768	65,751	93,166	212,861	371,778	
St. George	9	453	489	397,076	623,200	0.3172	1.8486	2.1451	3,236	7,340	13,368	23,944	
St. Johnsbury	67	2,592	3,422	1,170,394	1,953,405	1.1050	1.7776	1.9900	34,518	20,805	38,873	94,196	
Stamford	15	117	2,726	50,000	1,026,100	0.5661	0.9389	1.4402	6,092	469	14,778	21,339	
Stannard	21	755	1,621	673,100	1,285,100	0.8947	1.1180	1.2246	17,520	7,525	15,737	40,782	
Starksboro	121	5,418	9,689	4,397,650	8,444,200	0.4280	1.3005	1.3882	54,963	57,191	117,222	229,376	
Stockbridge	65	1,239	14,209	868,775	7,465,816	0.5000	1.2561	1.3765	41,673	10,913	102,767	155,353	
Stowe	86	1,591	8,681	12,255,900	43,544,600	0.3468	1.4869	1.5259	193,516	182,233	664,447	1,040,196	
Strafford	137	4,957	8,971	7,747,489	15,645,915	0.4611	1.0938	1.1892	107,867	84,742	186,061	378,670	
Stratton	15	0	2,571	0	4,000,860	0.0672	1.3684	1.3461	2,689	0	53,856	56,545	
Sudbury	45	1,767	4,578	1,396,029	2,338,585	0.5720	2.2662	2.3469	21,362	31,637	54,884	107,883	
Sunderland	13	256	401	1,598,500	2,488,100	0.3036	1.6214	1.5683	12,407	25,918	39,021	77,346	
Sutton	39	2,497	3,913	1,386,058	3,487,700	0.8200	1.9295	2.1704	39,965	26,744	75,697	142,406	
Swanton	71	7,509	3,960	7,107,500	9,460,400	0.2241	0.9782	1.2524	37,129	69,526	118,482	225,137	
Thetford	149	5,307	7,160	5,410,836	7,719,879	0.5321	1.5398	1.4468	69,869	83,316	111,691	264,876	
Tinmouth	66	3,824	4,806	1,769,100	3,226,000	0.9500	2.4677	2.4867	47,453	43,656	80,221	171,330	
Topsham	93	1,588	9,847	1,375,829	7,526,398	0.5756	1.2199	1.3328	51,241	16,784	100,312	168,337	
Townshend	77	2,645	9,217	1,826,600	5,332,254	0.3600	1.2272	1.2713	25,772	22,416	67,789	115,977	
Troy	41	1,263	5,103	985,200	5,487,500	0.4188	1.1427	1.5712	27,108	11,258	86,220	124,586	
Tunbridge	174	6,793	8,738	7,845,592	10,953,480	0.8130	1.5325	1.8728	152,836	120,234	205,137	478,207	
Underhill	81	3,711	3,547	5,260,000	4,582,400	0.4100	1.2010	1.3369	40,354	63,173	61,262	164,789	
Underhill ID	4	355	0	484,400	0	0.4100	1.2097	1.3443	1,986	5,860	0	7,846	
Vergennes	2	31	26	156,306	90,353	0.6007	1.1425	1.2350	1,482	1,786	1,116	4,384	
Vernon	27	1,287	1,677	2,870,320	3,286,900	0.4060	0.9410	0.8965	24,998	27,010	29,467	81,475	
Vershire	112	2,880	11,718	2,681,760	9,657,900	0.8077	1.6680	1.6340	99,667	44,732	157,810	302,209	
Victory	8	266	1,436	104,200	349,050	0.3646	1.1883	1.5946	1,653	1,238	5,566	8,457	
Waitsfield	74	1,504	5,702	5,489,700	18,422,841	0.2835	1.1834	1.2760	67,792	64,965	235,075	367,832	
Walden	60	3,922	2,875	3,539,900	3,267,300	0.5148	1.1041	1.3432	35,043	39,084	43,886	118,013	
Wallingford	45	1,398	2,673	2,206,732	3,859,400	0.2452	1.2631	1.2638	14,874	27,873	48,775	91,522	
Waltham	24	816	1,867	834,016	2,275,700	0.4300	1.3675	1.4563	13,372	11,405	33,141	57,918	

**Current Use Appraisal Program
Participant Tax Savings - Tax Year 2008**

Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Wardsboro	29	848	2,847	1,024,790	2,622,765	0.3888	1.2836	1.3473	14,182	13,154	35,337	62,673
Warners Grant	1	0	1,607	0	361,700	0.0500	0.8599	1.3443	181	0	4,862	5,043
Warren	64	1,693	4,584	6,024,175	13,440,000	0.2429	1.2057	1.3024	47,278	72,633	175,043	294,954
Warren Gore	3	0	5,211	0	1,912,440	0.0500	0.6726	1.0515	956	0	20,109	21,065
Washington	105	5,324	7,680	5,724,550	7,467,900	0.4800	1.0133	1.2772	63,324	58,007	95,380	216,711
Waterbury	60	2,850	3,277	9,490,800	10,159,300	0.2916	1.0758	1.2091	57,300	102,102	122,836	282,238
Waterford	29	1,084	3,980	464,150	2,895,445	0.3600	1.2096	1.3947	12,095	5,614	40,383	58,092
Waterville	41	2,380	2,117	1,715,300	1,298,540	0.5395	1.7103	1.7270	16,260	29,337	22,426	68,023
Weathersfield	90	4,587	3,666	5,450,437	5,548,231	0.5730	1.5524	1.4525	63,022	84,613	80,588	228,223
Wells	16	411	1,332	428,800	1,146,358	0.2682	1.1813	1.4235	4,225	5,065	16,318	25,608
West Fairlee	72	2,181	6,930	1,765,497	4,243,448	0.4578	1.4581	1.4284	27,509	25,743	60,613	113,865
West Haven	29	2,208	7,760	1,674,300	5,691,300	0.7600	0.9406	1.2643	55,979	15,748	71,955	143,682
West Rutland	17	620	1,924	250,400	686,800	0.6787	1.1280	1.2874	6,361	2,825	8,842	18,028
West Windsor	69	2,576	2,245	20,154,891	19,007,670	0.2200	1.2464	1.2711	86,158	251,211	241,606	578,975
Westfield	28	1,861	7,080	543,637	2,059,014	0.7372	1.9470	2.5920	19,187	10,585	53,370	83,142
Westford	98	5,330	6,026	3,687,090	4,022,082	0.6118	1.6169	1.8398	47,165	59,617	73,998	180,780
Westminster	119	4,365	7,360	5,010,130	8,426,740	0.6248	1.4459	1.4825	83,954	72,441	124,926	281,321
Westmore	25	5,476	4,217	3,624,100	3,248,400	0.3216	1.2952	1.3266	22,102	46,939	43,093	112,134
Weston	59	954	4,625	3,879,299	10,217,598	0.3646	1.4840	1.4352	51,397	57,569	146,643	255,609
Weybridge	50	2,006	4,913	2,602,998	9,553,191	0.3900	1.3866	1.3838	47,409	36,093	132,197	215,699
Wheelock	61	430	10,088	376,950	7,024,200	0.6100	1.0023	1.1963	45,147	3,778	84,031	132,956
Whiting	44	2,807	2,652	1,468,141	2,991,490	0.7046	1.3152	1.3975	31,423	19,309	41,806	92,538
Whitingham	34	897	2,655	722,500	2,418,100	0.6750	1.8361	1.7695	21,199	13,266	42,788	77,253
Williamstown	88	4,146	5,126	2,438,391	4,821,950	0.6598	1.2479	1.4570	47,904	30,429	70,256	148,589
Williston	30	1,200	1,439	3,036,500	4,536,600	0.1994	1.3274	1.4479	15,101	40,307	65,685	121,093
Wilmington	26	689	1,982	492,300	1,340,600	0.7377	2.6178	2.5521	13,521	12,887	34,213	60,621
Windham	40	1,065	8,942	568,100	3,411,100	0.5303	1.4340	1.3934	21,102	8,147	47,530	76,779
Windsor	32	1,989	947	1,391,800	1,066,200	1.6737	2.0476	2.2021	41,140	28,498	23,479	93,117
Winhall	19	173	1,273	148,200	1,569,400	0.3815	2.3525	2.2830	6,553	3,486	35,829	45,868
Wolcott	100	3,164	7,167	5,185,375	9,276,150	0.4389	0.9968	1.1657	63,472	51,688	108,132	223,292
Woodbury	67	2,080	10,821	1,800,100	5,394,800	0.4100	1.2369	1.2672	29,499	22,265	68,363	120,127
Woodford	1	0	133	0	111,700	0.0242	0.8113	1.1092	27	0	1,239	1,266
Woodstock	174	4,259	10,999	16,431,800	52,223,687	0.3100	1.4663	1.4257	212,832	240,939	744,553	1,198,324
Worcester	73	2,787	7,654	3,236,812	4,981,421	0.4953	1.1957	1.2274	40,705	38,703	61,142	140,550

Current Use Appraisal Program Participant Tax Savings - Tax Year 2008

Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	

**Homestead and
Nonresidential Totals**

<u>Program Acreage</u>		<u>Exempt Reduction</u>		<u>School Taxes Saved</u>	
Homestead	Nonresidential	Homestead	Nonresidential	Homestead	Nonresidential
676,317	1,442,919	\$782,797,846	\$1,616,576,056	\$10,487,997	\$23,425,937

STATE TOTALS

<u>Total No. Parcels</u>	<u>Total Acreage</u>	<u>Total Reduction Amount</u>	<u>Total Mun Tax Saved</u>	<u>Total State Ed Tax Saved</u>	<u>Total Taxes Saved</u>
15,045	2,119,233	\$2,399,373,902	\$10,712,418	\$33,913,934	\$44,626,352

2008 Equalization Study

Annually Property Valuation and Review (PVR) conduct a study of all the grand lists of the state. This study is commonly called the "Equalization" study and its purpose is to derive estimates of the fair market value of the grand lists used to raise school taxes. The reference to equalization stems from the fact that most towns' grand lists are not at 100 percent fair market value in any given year. If they were there would be no reason for the state to estimate market values. The study's purpose is to bring all grand lists to 100 percent market value thereby "equalizing" all grand lists across the state.

PVR has been performing equalization studies since the early 1970s. The results of the study are important because they have long served as a critical component in the distribution of state aid to education. With the passage of Acts 60 and 68, the results of the study are even more important as they are the basis for determining school districts' state education tax rates.

All transactions for properties that sold more than once (and are arms-length) are included in the study.

PVR has revised its methodology for identifying "influential" sales. Influential sales are defined as sales that exert an undue influence on the overall study results. Sales identified as being influential (based on our statistical methodology that looks at how much the study results change with the removal of a sale) are removed from that year's study. The change we made this year allows improved detection of influential sales in municipalities where their sales ratios display a high level of variability (i.e. CODs in excess of 20 percent).

**Equalized Education Grand List
Effective January 1, 2009**

Addison

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Addison	823	1,947,926	96.51	12.19	2,018,290
Bridport	649	918,604	66.48	19.65	1,381,780
Bristol	1,531	2,718,373	84.00	13.55	3,235,970
Cornwall	600	1,335,599	69.74	16.39	1,915,070
Ferrisburgh	1,488	4,439,038	91.41	14.27	4,856,080
Goshen	144	188,286	77.87	13.83	241,800
Granville	321	401,625	97.95	17.06	410,030
Hancock	264	200,963	46.74	32.14	429,950
Leicester	782	1,842,463	101.27	10.05	1,819,330
Lincoln	711	1,188,795	68.28	21.06	1,741,180
Middlebury	2,616	6,642,113	85.58	13.43	7,761,070
Monkton	890	1,705,424	79.36	16.53	2,149,100
New Haven	843	1,782,967	71.64	12.28	2,488,900
Orwell	731	1,011,933	74.16	19.21	1,364,520
Panton	306	796,140	83.90	19.19	948,910
Ripton	407	517,361	79.01	17.27	654,810
Salisbury	721	1,540,122	83.63	12.93	1,841,540
Shoreham	688	1,307,958	94.19	11.93	1,388,600
Starksboro	923	1,532,666	92.00	14.32	1,665,960
Vergennes	922	2,067,409	102.82	7.29	2,010,640
Waltham	222	428,159	88.92	17.16	481,520
Weybridge	367	1,215,973	92.44	10.18	1,315,430
Whiting	207	256,636	84.49	17.62	303,760
County Totals	17,156	35,986,533			42,424,240

**Equalized Education Grand List
Effective January 1, 2009**

Bennington

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Arlington	1,398	3,098,197	93.57	13.16	3,311,200
Bennington	5,318	9,245,771	89.69	14.54	10,309,030
Dorset	1,475	7,257,389	95.52	11.37	7,597,500
Glastenbury	9	41,866	97.47	8.84	42,950
Landgrove	205	1,244,113	100.41	10.24	1,239,030
Manchester	2,831	13,300,114	99.14	8.41	13,415,410
North Bennington	410	655,333	89.53	14.54	731,950
Peru	749	2,564,888	104.38	9.31	2,457,260
Pownal	1,717	2,045,709	79.11	20.42	2,585,830
Readsboro	778	537,892	67.84	35.34	792,850
Rupert	563	1,525,359	100.28	9.67	1,521,170
Sandgate	349	614,772	100.29	15.48	613,020
Searsburg	155	200,289	56.31	33.45	355,700
Shaftsbury	1,487	2,021,846	61.15	19.63	3,306,310
Shaftsbury ID	295	364,676	61.61	19.63	591,940
Stamford	732	799,844	85.77	21.92	932,500
Sunderland	667	1,475,716	87.02	21.13	1,695,810
Winhall	2,029	5,256,800	61.49	25.50	8,549,030
Woodford	486	573,942	108.80	6.24	527,520
County Totals	21,653	52,824,516			60,576,010

**Equalized Education Grand List
Effective January 1, 2009**

Caledonia

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Barnet	1,113	2,257,243	100.86	10.55	2,237,920
Burke	1,206	2,185,786	93.48	16.63	2,338,200
Danville	1,524	2,806,033	94.81	12.29	2,959,670
Groton	758	1,030,757	94.62	18.48	1,089,320
Hardwick	1,458	1,591,478	94.66	16.82	1,681,280
Kirby	333	547,093	100.36	7.24	545,110
Lyndon	2,210	2,804,784	79.95	18.31	3,508,030
Newark	691	914,227	102.91	9.99	888,410
Peacham	666	859,492	65.97	22.05	1,302,930
Ryegate	749	1,029,243	76.06	29.28	1,353,150
Sheffield	527	423,558	68.17	29.95	621,280
St. Johnsbury	2,902	3,441,664	63.75	25.59	5,398,490
Stannard	175	172,657	100.87	8.01	171,170
Sutton	599	551,142	58.77	26.44	937,730
Walden	717	847,874	95.14	15.37	891,190
Waterford	760	1,553,685	91.61	16.02	1,695,950
Wheelock	559	645,601	104.46	13.08	618,020
County Totals	16,947	23,662,317			28,237,850

**Equalized Education Grand List
Effective January 1, 2009**

Chittenden

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bolton	757	1,180,760	94.11	11.60	1,254,680
Buels Gore	26	28,055	70.79	14.02	39,630
Burlington	10,339	32,572,978	88.04	10.36	36,999,210
Charlotte	1,660	9,121,078	100.85	8.64	9,044,180
Colchester	6,680	13,702,990	69.42	10.53	19,738,070
Essex Jct.	3,332	10,100,904	98.47	5.52	10,257,820
Essex Town	4,192	12,692,201	98.25	5.52	12,918,300
Hinesburg	1,852	4,887,354	98.32	7.03	4,970,950
Huntington	895	1,769,912	88.83	12.16	1,992,440
Jericho	1,522	4,188,068	92.42	7.39	4,531,770
Jericho ID	454	1,298,614	93.25	7.39	1,392,560
Milton	4,188	10,189,275	100.88	7.69	10,100,460
Richmond	1,657	4,262,762	100.30	6.23	4,249,980
Shelburne	2,768	14,077,371	99.25	7.35	14,183,820
South Burlington	7,321	26,503,328	96.39	7.01	27,497,050
St. George	316	416,343	62.59	37.17	665,140
Underhill	1,045	2,980,415	95.00	8.13	3,137,350
Underhill ID	236	571,173	95.49	8.13	598,140
Westford	915	1,603,260	71.66	14.82	2,237,450
Williston	3,792	15,864,058	94.12	6.20	16,855,890
Winooski	1,650	4,359,833	99.00	7.36	4,403,660
County Totals	55,597	172,370,732			187,068,550

**Equalized Education Grand List
Effective January 1, 2009**

Essex

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Averill	270	424,104	110.01	28.40	385,520
Averys Gore	14	23,351	101.45	32.47	23,020
Bloomfield	272	331,537	100.99	5.98	328,280
Brighton	1,045	833,611	61.61	25.46	1,353,090
Brunswick	128	86,415	71.00	8.82	121,700
Canaan	631	828,778	99.81	7.49	830,390
Concord	1,003	1,092,044	84.86	18.81	1,286,940
East Haven	236	143,600	57.02	24.78	251,850
Ferdinand	90	137,535	105.67	32.47	130,150
Granby	136	126,593	62.18	35.46	203,580
Guildhall	285	313,575	85.62	26.58	366,230
Lemington	124	92,470	58.42	14.79	158,280
Lewis	40	78,135	100.96	32.47	77,390
Lunenburg	1,001	813,744	78.64	21.54	1,034,760
Maidstone	360	430,819	62.54	17.77	688,890
Norton	303	223,055	62.07	47.60	359,360
Victory	149	140,056	71.67	12.94	195,420
Warners Grant	2	1,959	102.08	32.47	1,920
Warren Gore	58	88,292	111.12	32.47	79,450
County Totals	6,147	6,209,673			7,876,220

**Equalized Education Grand List
Effective January 1, 2009**

Franklin

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bakersfield	713	734,767	63.53	11.69	1,156,550
Berkshire	713	1,229,661	104.42	5.72	1,177,580
Enosburg	1,257	1,986,146	103.72	8.15	1,914,830
Fairfax	1,685	3,682,105	90.57	7.83	4,065,700
Fairfield	952	1,594,707	98.04	6.92	1,626,640
Fletcher	684	1,067,387	84.83	12.96	1,258,320
Franklin	932	1,176,030	78.18	20.75	1,504,350
Georgia	1,966	4,865,411	101.17	8.75	4,809,030
Highgate	1,664	3,537,506	105.08	13.67	3,366,410
Montgomery	950	1,158,898	73.58	20.94	1,575,100
Richford	1,140	1,509,986	103.71	8.13	1,455,930
Sheldon	877	1,456,324	66.35	13.97	2,194,990
St. Albans City	2,144	3,615,690	71.25	15.62	5,074,910
St. Albans Town	2,976	7,833,664	102.26	10.12	7,660,250
Swanton	3,181	5,951,953	103.98	7.02	5,724,080
County Totals	21,834	41,400,235			44,564,670

**Equalized Education Grand List
Effective January 1, 2009**

Grand Isle

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Alburgh	1,837	1,698,589	60.79	23.35	2,794,180
Grand Isle	1,230	3,716,336	104.40	8.12	3,559,680
Isle LaMotte	850	984,087	90.90	19.27	1,082,650
North Hero	1,047	2,632,242	88.81	17.52	2,963,930
South Hero	1,190	4,910,907	110.22	11.03	4,455,640
County Totals	6,154	13,942,161			14,856,080

**Equalized Education Grand List
Effective January 1, 2009**

Lamoille

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Belvidere	261	286,368	100.69	13.68	284,420
Cambridge	1,866	5,275,011	98.10	8.20	5,377,220
Eden	854	1,326,172	97.86	16.29	1,355,150
Elmore	641	1,331,198	86.19	19.88	1,544,480
Hyde Park	1,436	2,650,178	99.13	9.62	2,673,420
Johnson	1,274	1,511,098	73.21	18.21	2,064,020
Morristown	2,323	5,790,779	96.73	10.98	5,986,690
Stowe	3,580	19,723,104	82.24	11.35	23,982,140
Waterville	367	429,135	64.84	16.47	661,870
Wolcott	937	1,553,810	108.97	14.17	1,425,960
County Totals	13,539	39,876,853			45,355,370

**Equalized Education Grand List
Effective January 1, 2009**

Orange

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bradford	1,293	2,299,873	102.39	9.78	2,246,200
Braintree	726	811,814	75.36	28.19	1,077,270
Brookfield	864	1,598,357	102.30	9.44	1,562,430
Chelsea	805	1,087,298	93.27	11.92	1,165,720
Corinth	1,014	1,433,347	100.22	6.11	1,430,170
Fairlee	642	2,157,808	101.18	6.98	2,132,580
Newbury	1,341	1,806,476	85.17	20.01	2,120,940
Orange	594	642,678	76.65	20.04	838,410
Randolph	2,012	4,159,279	103.98	7.69	4,000,120
Strafford	681	1,902,727	105.41	10.98	1,805,020
Thetford	1,342	3,064,665	91.84	17.93	3,337,070
Topsham	846	1,021,348	104.46	6.53	977,740
Tunbridge	859	1,127,306	68.46	22.83	1,646,590
Vershire	499	628,389	80.00	13.31	785,480
Washington	666	1,001,539	99.45	7.58	1,007,110
Wells River	176	290,878	88.16	20.01	329,930
West Fairlee	422	614,450	89.80	14.90	684,240
Williamstown	1,544	2,196,355	86.12	14.11	2,550,280
County Totals	16,326	27,844,587			29,697,300

**Equalized Education Grand List
Effective January 1, 2009**

Orleans

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Albany	651	933,800	108.94	8.57	857,150
Barton	1,191	1,313,584	80.09	22.21	1,640,120
Brownington	629	794,332	104.70	16.69	758,650
Charleston	742	922,961	91.33	14.87	1,010,600
Coventry	572	1,149,126	99.11	9.69	1,159,450
Craftsbury	734	1,083,931	87.84	15.93	1,233,940
Derby	2,535	4,828,507	99.53	13.21	4,851,550
Glover	861	1,339,523	100.68	15.35	1,330,500
Greensboro	916	1,662,099	66.62	22.83	2,494,920
Holland	523	563,725	89.42	17.33	630,450
Irasburg	651	938,451	95.15	6.47	986,320
Jay	925	1,118,252	67.28	33.81	1,662,010
Lowell	679	810,164	106.18	14.54	763,020
Morgan	866	1,911,397	101.62	7.30	1,880,880
Newport City	1,993	2,518,561	82.08	16.69	3,068,290
Newport Town	956	1,295,068	73.00	19.08	1,774,070
Orleans ID	386	434,652	79.83	22.21	544,460
Troy	956	1,048,561	78.67	17.36	1,332,910
Westfield	448	340,064	48.83	26.57	696,380
Westmore	678	1,348,242	98.19	14.78	1,373,150
County Totals	17,892	26,355,000			30,048,820

**Equalized Education Grand List
Effective January 1, 2009**

Rutland

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Benson	615	897,694	97.49	20.69	920,810
Brandon	1,940	3,283,704	99.54	15.91	3,299,040
Castleton	2,379	4,297,004	84.62	17.24	5,077,790
Chittenden	735	1,210,318	65.47	19.22	1,848,720
Clarendon	1,265	1,436,540	54.31	18.47	2,645,250
Danby	811	1,793,825	97.09	10.59	1,847,580
Fair Haven	1,206	1,071,859	63.09	21.87	1,698,870
Hubbardton	694	1,179,704	98.04	13.54	1,203,280
Ira	289	511,174	107.32	9.43	476,310
Killington	3,360	6,944,345	68.33	12.11	10,162,930
Mendon	810	1,787,960	90.37	15.49	1,978,550
Middletown Springs	468	844,027	85.69	15.32	984,970
Mount Holly	1,178	1,797,533	62.39	23.85	2,881,070
Mount Tabor	144	229,090	101.75	15.85	225,160
Pawlet	809	2,012,081	98.17	7.64	2,049,660
Pittsfield	511	874,677	72.36	27.18	1,208,710
Pittsford	1,430	3,252,271	97.43	9.19	3,337,900
Poultney	1,706	2,818,286	76.69	18.00	3,674,850
Proctor	727	1,255,169	102.15	7.55	1,228,790
Rutland City	5,951	9,652,894	86.40	16.14	11,172,930
Rutland Town	1,879	4,055,951	58.05	13.15	6,987,020
Shrewsbury	697	1,046,523	65.69	21.99	1,593,060
Sudbury	496	493,088	54.10	25.73	911,510
Tinmouth	444	401,320	49.72	22.08	807,190
Wallingford	1,142	2,352,559	103.51	12.18	2,272,690
Wells	972	1,807,692	88.77	16.94	2,036,410
West Haven	164	301,382	105.09	4.55	286,770
West Rutland	1,011	1,798,026	99.61	7.50	1,805,000
County Totals	33,833	59,406,696			74,622,820

Equalized Education Grand List

Effective January 1, 2009

Washington

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Barre City	3,042	4,654,433	91.84	12.54	5,068,120
Barre Town	3,472	5,778,400	82.70	12.33	6,987,410
Berlin	1,458	4,259,531	104.51	10.75	4,075,690
Cabot	845	1,467,979	94.17	13.15	1,558,810
Calais	932	1,766,243	96.66	9.40	1,827,290
Duxbury	706	1,452,494	96.93	9.43	1,498,560
East Montpelier	1,164	1,569,751	56.44	24.17	2,781,320
Fayston	1,147	2,813,521	72.14	16.72	3,900,000
Marshfield	795	1,132,415	86.16	15.00	1,314,310
Middlesex	895	1,462,563	73.71	14.26	1,984,290
Montpelier	2,929	5,102,529	58.94	14.68	8,656,570
Moretown	850	1,629,349	75.01	18.22	2,172,030
Northfield	1,919	2,667,353	81.58	17.77	3,269,800
Plainfield	579	794,920	69.41	16.86	1,145,250
Roxbury	595	543,274	72.06	22.01	753,930
Waitsfield	1,073	3,634,404	98.80	14.34	3,678,480
Warren	3,123	7,910,506	105.83	10.17	7,474,810
Waterbury	2,163	7,095,317	103.09	6.09	6,882,460
Woodbury	850	1,254,664	101.93	11.16	1,230,910
Worcester	466	872,548	106.20	19.41	821,590
County Totals	29,003	57,862,194			67,081,630

**Equalized Education Grand List
Effective January 1, 2009**

Windham

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Athens	248	238,219	63.44	54.48	375,490
Brattleboro	4,298	10,087,022	87.32	13.92	11,552,310
Brookline	331	636,186	105.96	12.26	600,370
Dover	3,464	7,598,861	72.45	19.13	10,488,980
Dummerston	995	2,448,492	100.79	6.92	2,429,310
Grafton	638	1,224,207	74.08	22.15	1,652,620
Guilford	1,075	1,959,883	81.49	15.06	2,405,080
Halifax	644	1,184,983	101.22	18.95	1,170,710
Jamaica	1,313	2,780,163	98.85	16.34	2,812,470
Londonderry	1,565	4,221,455	100.70	5.15	4,192,270
Marlboro	636	1,459,081	100.00	8.69	1,459,100
Newfane	1,326	2,537,791	98.23	7.42	2,583,480
Putney	988	2,163,289	91.36	19.72	2,367,800
Rockingham	2,127	4,433,491	100.18	14.63	4,425,340
Somerset	34	52,383	88.56	18.13	59,150
Stratton	1,578	9,979,341	99.60	8.78	10,019,890
Townshend	1,014	1,833,870	99.87	13.41	1,836,270
Vernon	896	2,141,999	105.63	5.35	2,027,820
Wardsboro	1,043	1,693,599	98.65	11.83	1,716,860
Westminster	1,547	2,379,935	86.71	16.36	2,744,730
Whitingham	1,169	1,762,672	71.20	23.38	2,475,550
Wilmington	3,058	3,727,850	52.22	29.44	7,138,650
Windham	516	853,668	90.53	13.32	942,990
County Totals	30,503	67,398,440			77,477,240

**Equalized Education Grand List
Effective January 1, 2009**

Windsor

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Andover	552	832,074	55.03	27.92	1,512,150
Baltimore	111	188,460	106.33	8.24	177,240
Barnard	814	3,371,623	100.52	12.82	3,354,160
Bethel	1,126	1,956,284	104.40	6.05	1,873,880
Bridgewater	737	1,840,526	93.07	8.27	1,977,480
Cavendish	1,155	2,386,285	97.25	12.16	2,453,820
Chester	1,821	4,005,768	100.84	12.25	3,972,390
Hartford	6,417	14,147,737	95.73	8.69	14,778,120
Hartland	1,532	4,225,231	96.61	10.52	4,373,300
Ludlow	3,445	15,175,292	89.87	16.59	16,886,750
Norwich	1,543	6,971,012	96.79	9.51	7,202,480
Plymouth	1,149	2,359,500	73.13	23.12	3,226,290
Pomfret	652	1,443,502	67.37	21.20	2,142,740
Reading	532	1,555,568	101.39	9.99	1,534,230
Rochester	956	1,202,938	73.32	23.05	1,640,620
Royalton	1,258	1,372,262	57.40	22.81	2,390,740
Sharon	749	1,089,500	68.24	15.63	1,596,620
Springfield	3,749	6,416,234	101.97	7.57	6,292,300
Stockbridge	768	1,089,512	89.17	13.88	1,221,830
Weathersfield	1,615	2,675,884	85.83	21.43	3,117,550
West Windsor	885	3,219,942	101.93	14.14	3,159,110
Weston	631	1,941,789	82.75	21.74	2,346,650
Windsor	1,343	1,506,012	58.54	19.98	2,572,770
Woodstock	1,891	8,427,843	93.25	9.94	9,037,710
County Totals	35,431	89,400,778			98,840,930

STATE TOTALS:

322,015

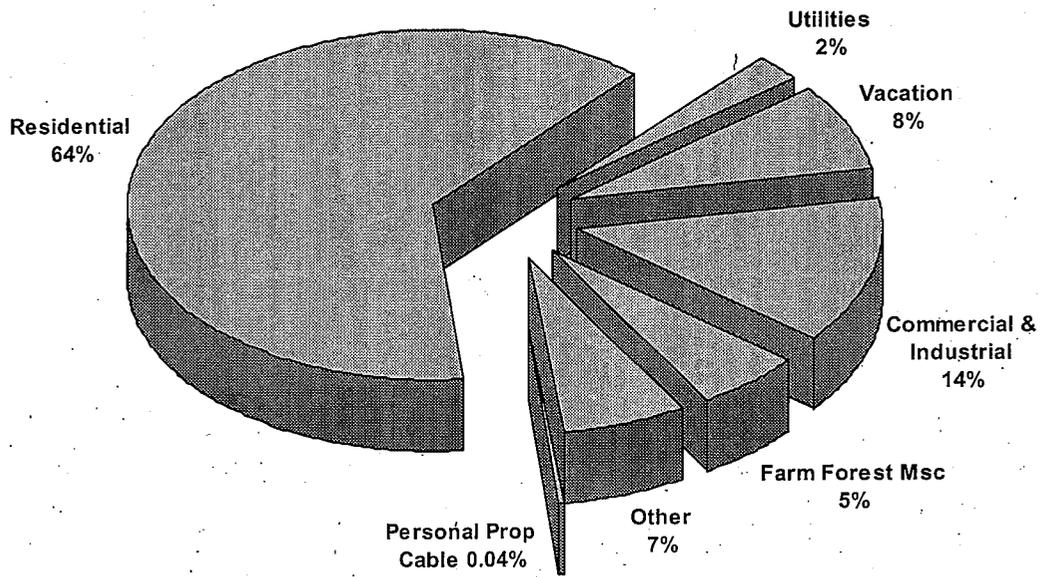
714,540,715

808,727,730

**2008 Summary of Listed Values and
Equalized Education Values by Category**

Category	Property Count	Listed Value	Equalized Values
R1	145,407	29,782,008,205	33,510,887,176
R2	48,159	14,510,045,080	16,474,960,098
MHU	11,248	286,823,375	317,043,789
MHL	10,308	949,760,658	1,068,684,356
V1	17,914	3,580,540,756	4,333,598,392
V2	8,190	1,946,090,722	2,271,808,916
COMM	14,505	7,678,121,905	8,747,589,163
CMA	2,077	991,112,958	1,104,217,940
IND	905	1,122,110,068	1,258,978,702
UE	761	1,627,158,319	1,742,330,345
UO	163	119,675,648	129,259,210
FRM	2,808	838,922,950	941,182,195
OTH	18,597	5,044,773,258	5,560,833,730
WOOD	8,720	614,168,701	705,176,570
MISC	32,253	2,300,923,096	2,643,864,638
CABLE		62,363,087	62,363,087
INVENTORY		Exempt	Exempt
MACH and EQUIP		Exempt	Exempt
STATE TOTALS:	322,015	71,454,598,786	80,872,778,307

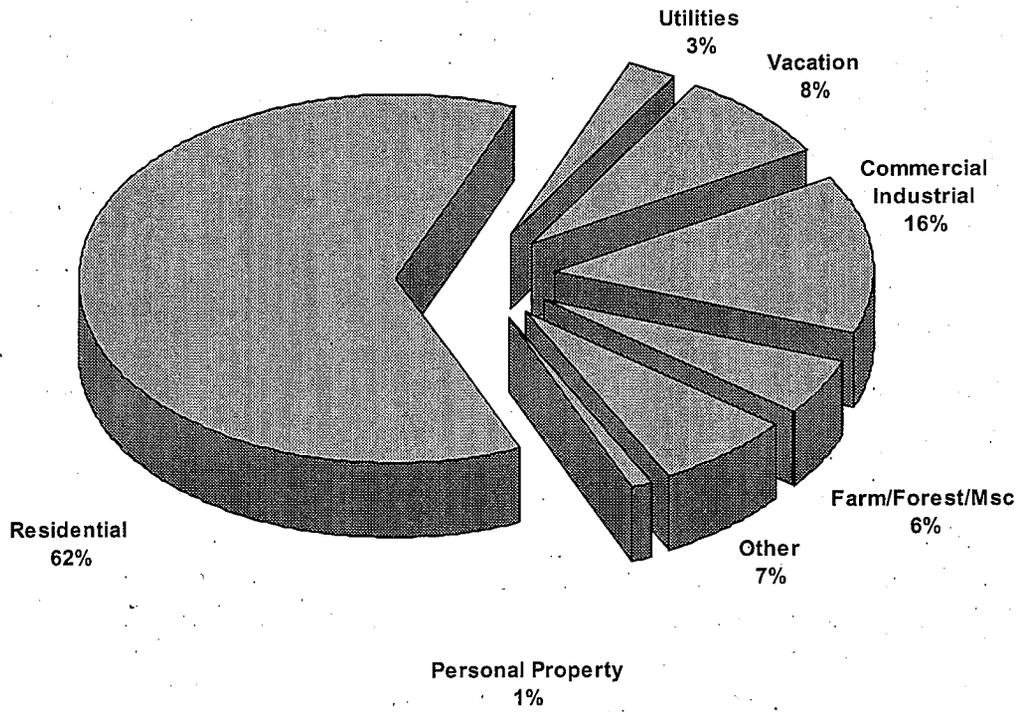
2008 Summary of Education Equalized Values



**2008 Summary of Listed Values and
Equalized Municipal Values by Category**

Category	Property Count	Listed Value	Equalized Values
R1	145,407	29,791,133,602	33,521,620,867
R2	48,159	14,495,704,977	16,458,839,912
MHU	11,248	285,874,476	315,991,513
MHL	10,308	948,085,833	1,066,731,546
V1	17,914	3,580,117,056	4,333,159,168
V2	8,190	1,945,406,222	2,271,107,435
COMM	14,505	7,792,641,638	8,888,917,547
CMA	2,077	1,041,719,781	1,157,774,151
IND	905	1,153,424,956	1,288,780,789
UE	761	1,907,158,319	1,934,453,304
UO	163	119,675,648	129,259,210
FRM	2,808	828,566,283	928,480,286
OTH	18,597	5,043,011,568	5,558,860,413
WOOD	8,720	613,261,501	704,257,729
MISC	32,253	2,296,139,325	2,637,892,235
CABLE		23,772,906	23,772,906
INVENTORY		87,403,059	87,403,059
MACH and EQUIP		765,378,631	765,378,631
STATE TOTALS:	322,015	72,718,475,781	82,072,680,702

2008 Summary of Municipal Equalized Values



2008 Statutory Exemptions

The lists that follow contain the number and values of properties exempt from property taxation by law. By statute, several types of properties are exempt including property owned by the United States, state and municipal government owned properties; organizations chartered by act of Congress including veterans' organizations, the Red Cross, Boy and Girl Scout organizations. Also covered under this statute is real and personal estate used for public, pious, and charitable uses; property held by and for the benefit of college fraternities and societies; property owned and occupied by a Young Men's or a Women's Christian Association; land and buildings used for cemetery purposes; grounds and property owned by agricultural societies so long as the same are used annually for agricultural fairs.

Towns should list their statutorily exempt properties in the grand list using a fair market value assessment. In some few instances towns have failed to provide any value for their exempt properties. Determining the market value of exempt property is often difficult. Most exempt properties have a specific public use. Because the use defines the nature of the construction, the resulting structure (independent of the land) may have relatively little marketable value if offered publicly for sale.

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
Addison

Town Name	Parcel Count	Total Value
Addison	22	7,604,400
Bridport	14	4,680,400
Bristol	117	31,034,300
Cornwall	13	2,842,400
Ferrisburgh	35	375,600
Goshen	4	174,800
Granville	8	27,200
Hancock	9	81,889
Leicester	8	480,800
Lincoln	19	3,996,200
Middlebury	197	13,634,000
Monkton	22	610,600
New Haven	22	87,900
Orwell	25	1,143,400
Panton	8	1,044,800
Ripton	31	6,701,700
Salisbury	16	6,906,000
Shoreham	31	419,400
Starksboro	35	1,979,100
Vergennes	6	361,400
Waltham	3	0
Weybridge	13	219,900
Whiting	11	10,700
County Totals	669	\$84,416,889

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
Bennington

Town Name	Parcel Count	Total Value
Arlington	28	18,421,900
Bennington	133	20,409,850
Dorset	44	17,739,900
Glastenbury	0	0
Landgrove	20	2,314,000
Manchester	62	41,502,100
North Bennington	19	1,501,000
Peru	14	1,001,700
Pownal	52	6,792,500
Readsboro	41	251,000
Rupert	15	4,787,600
Sandgate	7	0
Searsburg	1	0
Shaftsbury	9	1,201,500
Shaftsbury ID	2	0
Stamford	8	3,241,200
Sunderland	11	1,577,700
Winhall	91	15,202,000
Woodford	27	329,400
County Totals	584	\$136,273,350

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
 Caledonia

Town Name	Parcel Count	Total Value
Barnet	43	8,167,900
Burke	25	12,998,900
Danville	35	10,781,900
Groton	39	1,340,700
Hardwick	61	20,018,600
Kirby	5	226,100
Lyndon	125	34,129,900
Newark	4	899,900
Peacham	16	2,064,900
Ryegate	15	956,700
Sheffield	11	3,553,390
St. Johnsbury	142	69,340,300
Stannard	1	0
Sutton	8	954,100
Walden	9	8,391,600
Waterford	7	0
Wheelock	7	637,500
County Totals	553	\$174,462,390

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
Chittenden

Town Name	Parcel Count	Total Value
Bolton	1	0
Buels Gore	0	0
Burlington	369	1,335,630,800
Charlotte	25	9,591,600
Colchester	154	17,166,500
Essex Jct.	57	108,066,400
Essex Town	81	84,982,000
Hinesburg	39	12,556,300
Huntington	14	3,067,600
Jericho	30	9,620,700
Jericho ID	11	4,410,900
Milton	67	23,418,740
Richmond	22	5,567,300
Shelburne	77	88,273,610
South Burlington	110	38,014,100
St. George	4	316,300
Underhill	31	14,713,300
Underhill ID	9	2,617,800
Westford	21	3,813,700
Williston	95	32,685,200
Winooski	40	13,265,743
County Totals	1,257	\$1,807,778,593

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
 Essex

Town Name	Parcel Count	Total Value
Averill	0	0
Averys Gore	0	0
Bloomfield	18	1,096,800
Brighton	35	1,459,500
Brunswick	12	465,200
Canaan	32	1,763,200
Concord	31	4,288,100
East Haven	10	738,500
Ferdinand	3	128,100
Granby	9	647,700
Guildhall	16	989,400
Lemington	1	306,400
Lewis	1	0
Lunenburg	9	36,700
Maidstone	6	183,100
Norton	9	0
Victory	9	394,900
Warners Grant	0	0
Warren Gore	0	0
County Totals	201	\$12,497,600

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
 Franklin

Town Name	Parcel Count	Total Value
Bakersfield	19	0
Berkshire	13	240,800
Enosburg	57	87,700
Fairfax	39	0
Fairfield	3	298,400
Fletcher	18	2,125,400
Franklin	18	2,382,160
Georgia	25	9,852,800
Highgate	34	59,370,069
Montgomery	24	433,600
Richford	63	33,838,200
Sheldon	19	0
St. Albans City	60	1,951,400
St. Albans Town	8	7,246,800
Swanton	70	5,303,300
County Totals	470	\$123,130,629

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
 Grand Isle

Town Name	Parcel Count	Total Value
Alburgh	42	90,400
Grand Isle	22	8,892,100
Isle LaMotte	14	4,073,200
North Hero	21	12,147,700
South Hero	23	5,370,300
County Totals	122	\$30,573,700

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
 Lamoille

Town Name	Parcel Count	Total Value
Belvidere	11	31,600
Cambridge	46	23,179,400
Eden	20	2,950,100
Elmore	8	1,632,000
Hyde Park	37	1,898,200
Johnson	54	1,651,400
Morristown	70	35,710,700
Stowe	152	30,395,900
Waterville	7	0
Wolcott	26	4,757,800
County Totals	431	\$102,207,100

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
 Orange

Town Name	Parcel Count	Total Value
Bradford	42	4,589,800
Braintree	6	249,800
Brookfield	14	95,000
Chelsea	26	1,745,900
Corinth	21	524,900
Fairlee	23	11,613,600
Newbury	46	7,913,400
Orange	16	3,676,800
Randolph	82	8,509,400
Strafford	18	1,928,648
Thetford	50	5,797,410
Topsham	6	57,200
Tunbridge	14	5,278,600
Vershire	7	3,427,500
Washington	21	3,599,900
Wells River	19	6,379,500
West Fairlee	17	92,600
Williamstown	26	8,831,300
County Totals	454	\$74,311,258

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
 Orleans

Town Name	Parcel Count	Total Value
Albany	18	3,236,700
Barton	37	14,246,500
Brownington	14	1,021,626
Charleston	19	2,616,200
Coventry	14	0
Craftsbury	41	6,416,800
Derby	71	30,968,400
Glover	21	3,922,100
Greensboro	13	123,200
Holland	5	796,500
Irasburg	21	626,700
Jay	2	210,500
Lowell	19	2,770,400
Morgan	13	461,700
Newport City	64	37,885,200
Newport Town	17	2,198,500
Orleans ID	16	5,375,700
Troy	47	3,832,100
Westfield	13	614,700
Westmore	22	6,629,900
County Totals	487	\$123,953,426

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
Rutland

Town Name	Parcel Count	Total Value
Benson	13	11,000
Brandon	54	10,055,000
Castleton	92	77,445,400
Chittenden	31	318,100
Clarendon	16	683,600
Danby	29	467,800
Fair Haven	60	18,903,000
Hubbardton	16	930,500
Ira	5	536,300
Killington	0	0
Mendon	31	4,033,100
Middletown Springs	11	2,246,100
Mount Holly	21	326,016
Mount Tabor	6	174,000
Pawlet	18	5,539,380
Pittsfield	9	0
Pittsford	40	11,081,700
Poultney	29	78,495,100
Proctor	42	20,142,100
Rutland City	164	201,197,900
Rutland Town	38	8,084,200
Shrewsbury	19	4,532,700
Sudbury	10	1,076,000
Tinmouth	9	1
Wallingford	34	12,227,700
Wells	11	2,049,500
West Haven	4	454,000
West Rutland	36	9,086,700
County Totals	848	\$470,096,897

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
 Washington

Town Name	Parcel Count	Total Value
Barre City	124	106,424,098
Barre Town	116	85,276,100
Berlin	38	20,104,000
Cabot	25	410,400
Calais	21	2,340,900
Duxbury	15	22,718,400
East Montpelier	32	30,500
Fayston	19	5,075,600
Marshfield	31	9,459,500
Middlesex	15	53,500
Montpelier	31	19,499,600
Moretown	25	1,809,100
Northfield	90	150,879,591
Plainfield	29	4,835,500
Roxbury	9	19,900
Waitsfield	31	9,211,200
Warren	42	4,092,448
Waterbury	57	11,947,400
Woodbury	17	0
Worcester	12	3,275,100
County Totals	779	\$457,462,837

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
 Windham

Town Name	Parcel Count	Total Value
Athens	10	757,600
Brattleboro	207	158,852,800
Brookline	9	431,140
Dover	26	11,046,120
Dummerston	21	6,932,700
Grafton	11	3,739,100
Guilford	10	416,640
Halifax	18	2,295,160
Jamaica	24	1,532,400
Londonderry	27	3,139,700
Marlboro	16	2,841,700
Newfane	35	8,012,100
Putney	45	32,106,300
Rockingham	88	39,221,000
Somerset	0	0
Stratton	15	20,268,700
Townshend	35	16,784,000
Vernon	23	0
Wardsboro	23	4,338,200
Westminster	28	38,473,600
Whitingham	23	4,360,200
Wilmington	62	578,900
Windham	11	1,731,100
County Totals	767	\$357,859,160

2008 Statutory Exemptions
Statewide Grand List Count and Total Value
Windsor

Town Name	Parcel Count	Total Value
Andover	20	1,510,300
Baltimore	2	127,900
Barnard	32	498,670
Bethel	46	8,161,500
Bridgewater	17	3,663,400
Cavendish	27	6,911,735
Chester	46	16,593,300
Hartford	211	90,073,200
Hartland	32	4,885,600
Ludlow	73	32,734,400
Norwich	56	32,639,285
Plymouth	10	1,120,425
Pomfret	13	3,933,900
Reading	23	4,577,200
Rochester	27	30,900
Royalton	44	558,100
Sharon	21	1,279,179
Springfield	117	113,365,100
Stockbridge	37	1,172,800
Weathersfield	30	2,656,900
West Windsor	21	7,654,300
Weston	20	1,569,600
Windsor	36	15,099,395
Woodstock	70	52,615,600
County Totals	1,031	\$403,432,689

STATE TOTALS: 8,653 \$4,358,456,518

2008 Education Homestead and Non-Residential Grand List

The data that follows shows the breakdown, by county and town, between the homestead grand list and the non-residential grand list. Homestead property is defined as the principal dwelling and parcel of land surrounding the dwelling, owned and occupied by a resident individual as the individual's domicile. Non-residential property is all other real property.

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)**

Addison

Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Addison	1,161,914	786,012	1,947,926	59.6	40.4
Bridport	572,298	346,306	918,604	62.3	37.7
Bristol	1,753,799	964,574	2,718,373	64.5	35.5
Cornwall	917,182	418,417	1,335,599	68.7	31.3
Ferrisburgh	2,198,863	2,240,175	4,439,038	49.5	50.5
Goshen	86,976	101,310	188,286	46.2	53.8
Granville	154,034	247,592	401,626	38.4	61.6
Hancock	91,194	109,769	200,963	45.4	54.6
Leicester	865,705	976,758	1,842,463	47.0	53.0
Lincoln	789,986	398,809	1,188,795	66.5	33.5
Middlebury	3,185,057	3,457,057	6,642,114	48.0	52.0
Monkton	1,300,754	404,670	1,705,424	76.3	23.7
New Haven	1,057,491	725,476	1,782,967	59.3	40.7
Orwell	645,333	366,601	1,011,934	63.8	36.2
Panton	515,694	280,446	796,140	64.8	35.2
Ripton	338,268	179,093	517,361	65.4	34.6
Salisbury	678,448	861,674	1,540,122	44.1	55.9
Shoreham	850,885	457,073	1,307,958	65.1	34.9
Starksboro	1,033,097	499,569	1,532,666	67.4	32.6
Vergennes	1,216,559	850,850	2,067,409	58.8	41.2
Waltham	336,466	91,693	428,159	78.6	21.4
Weybridge	819,225	396,747	1,215,972	67.4	32.6
Whiting	190,246	66,390	256,636	74.1	25.9
County Totals	20,759,474	15,227,061	35,986,535	57.7	42.3

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)**

Bennington

Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Arlington	1,620,030	1,478,167	3,098,197	52.3	47.7
Bennington	4,718,468	4,527,303	9,245,771	51.0	49.0
Dorset	2,951,632	4,305,757	7,257,389	40.7	59.3
Glastenbury	3,837	38,029	41,866	9.2	90.8
Landgrove	395,409	848,704	1,244,113	31.8	68.2
Manchester	4,822,763	8,477,351	13,300,114	36.3	63.7
North Bennington	352,063	303,270	655,333	53.7	46.3
Peru	481,988	2,082,900	2,564,888	18.8	81.2
Pownal	1,345,313	700,396	2,045,709	65.8	34.2
Readsboro	226,410	311,481	537,891	42.1	57.9
Rupert	687,136	838,223	1,525,359	45.0	55.0
Sandgate	231,320	383,451	614,771	37.6	62.4
Searsburg	25,875	174,414	200,289	12.9	87.1
Shaftsbury	1,291,211	730,635	2,021,846	63.9	36.1
Shaftsbury ID	266,515	98,161	364,676	73.1	26.9
Stamford	547,495	252,349	799,844	68.5	31.5
Sunderland	722,335	753,381	1,475,716	48.9	51.1
Winhall	513,915	4,742,885	5,256,800	9.8	90.2
Woodford	234,297	339,645	573,942	40.8	59.2
County Totals	21,438,012	31,386,502	52,824,514	40.6	59.4

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)**

Caledonia

Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Barnet	1,021,663	1,235,580	2,257,243	45.3	54.7
Burke	969,188	1,216,598	2,185,786	44.3	55.7
Danville	1,531,906	1,274,127	2,806,033	54.6	45.4
Groton	459,191	571,566	1,030,757	44.5	55.5
Hardwick	997,387	594,092	1,591,479	62.7	37.3
Kirby	315,275	231,818	547,093	57.6	42.4
Lyndon	1,751,417	1,053,367	2,804,784	62.4	37.6
Newark	343,607	570,620	914,227	37.6	62.4
Peacham	469,916	389,576	859,492	54.7	45.3
Ryegate	434,809	594,434	1,029,243	42.2	57.8
Sheffield	220,037	203,522	423,559	51.9	48.1
St. Johnsbury	1,461,141	1,980,523	3,441,664	42.5	57.5
Stannard	81,966	90,691	172,657	47.5	52.5
Sutton	326,343	224,798	551,141	59.2	40.8
Walden	446,980	400,894	847,874	52.7	47.3
Waterford	906,138	647,548	1,553,686	58.3	41.7
Wheelock	388,585	257,017	645,602	60.2	39.8
County Totals	12,125,549	11,536,771	23,662,320	51.2	48.8

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)**

Chittenden

Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Bolton	644,220	536,541	1,180,761	54.6	45.4
Buels Gore	12,175	15,880	28,055	43.4	56.6
Burlington	14,679,968	17,893,010	32,572,978	45.1	54.9
Charlotte	6,474,247	2,646,831	9,121,078	71.0	29.0
Colchester	8,175,200	5,527,790	13,702,990	59.7	40.3
Essex Jct.	6,307,765	3,793,139	10,100,904	62.4	37.6
Essex Town	8,869,510	3,822,691	12,692,201	69.9	30.1
Hinesburg	3,718,195	1,169,159	4,887,354	76.1	23.9
Huntington	1,370,517	399,395	1,769,912	77.4	22.6
Jericho	3,545,544	642,524	4,188,068	84.7	15.3
Jericho ID	1,050,856	247,758	1,298,614	80.9	19.1
Milton	6,944,175	3,245,099	10,189,274	68.2	31.8
Richmond	3,336,680	926,082	4,262,762	78.3	21.7
Shelburne	8,505,569	5,571,802	14,077,371	60.4	39.6
South Burlington	13,901,805	12,601,522	26,503,327	52.5	47.5
St. George	286,238	130,105	416,343	68.8	31.2
Underhill	2,457,124	523,291	2,980,415	82.4	17.6
Underhill ID	463,644	107,529	571,173	81.2	18.8
Westford	1,285,753	317,507	1,603,260	80.2	19.8
Williston	7,961,727	7,902,331	15,864,058	50.2	49.8
Winooski	2,112,482	2,247,351	4,359,833	48.5	51.5
County Totals	102,103,394	70,267,337	172,370,731	59.2	40.8

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)**

Essex

Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Averill	22,884	401,220	424,104	5.4	94.6
Averys Gore	0	23,351	23,351	0.0	100.0
Bloomfield	115,140	216,397	331,537	34.7	65.3
Brighton	289,587	544,024	833,611	34.7	65.3
Brunswick	34,736	51,679	86,415	40.2	59.8
Canaan	403,892	424,886	828,778	48.7	51.3
Concord	428,524	663,520	1,092,044	39.2	60.8
East Haven	73,575	70,025	143,600	51.2	48.8
Ferdinand	18,134	119,401	137,535	13.2	86.8
Granby	19,576	107,017	126,593	15.5	84.5
Guildhall	135,550	178,025	313,575	43.2	56.8
Lemington	37,759	54,711	92,470	40.8	59.2
Lewis	0	78,135	78,135	0.0	100.0
Lunenburg	348,766	464,978	813,744	42.9	57.1
Maidstone	103,360	327,459	430,819	24.0	76.0
Norton	53,064	169,992	223,056	23.8	76.2
Victory	32,167	107,889	140,056	23.0	77.0
Warners Grant	0	1,959	1,959	0.0	100.0
Warren Gore	4,028	84,264	88,292	4.6	95.4
County Totals	2,120,742	4,088,932	6,209,674	34.2	65.8

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)**

Franklin

Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Bakersfield	530,707	204,060	734,767	72.2	27.8
Berkshire	858,974	370,687	1,229,661	69.9	30.1
Enosburg	1,136,397	849,749	1,986,146	57.2	42.8
Fairfax	2,828,043	854,062	3,682,105	76.8	23.2
Fairfield	1,160,158	434,549	1,594,707	72.8	27.2
Fletcher	831,215	236,172	1,067,387	77.9	22.1
Franklin	709,576	466,454	1,176,030	60.3	39.7
Georgia	3,384,233	1,481,178	4,865,411	69.6	30.4
Highgate	2,001,245	1,536,261	3,537,506	56.6	43.4
Montgomery	580,930	577,968	1,158,898	50.1	49.9
Richford	809,630	700,356	1,509,986	53.6	46.4
Sheldon	804,616	651,708	1,456,324	55.2	44.8
St. Albans City	1,746,906	1,868,784	3,615,690	48.3	51.7
St. Albans Town	4,139,643	3,694,021	7,833,664	52.8	47.2
Swanton	3,746,515	2,205,438	5,951,953	62.9	37.1
County Totals	25,268,788	16,131,447	41,400,235	61.0	39.0

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)**

Grand Isle

Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Alburgh	793,431	905,158	1,698,589	46.7	53.3
Grand Isle	2,144,792	1,571,544	3,716,336	57.7	42.3
Isle LaMotte	348,102	635,984	984,086	35.4	64.6
North Hero	954,917	1,677,325	2,632,242	36.3	63.7
South Hero	2,413,818	2,497,089	4,910,907	49.2	50.8
County Totals	6,655,060	7,287,100	13,942,160	47.7	52.3

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)**

Lamoille

Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Belvidere	154,455	131,913	286,368	53.9	46.1
Cambridge	2,209,990	3,065,021	5,275,011	41.9	58.1
Eden	643,751	682,421	1,326,172	48.5	51.5
Elmore	762,690	568,508	1,331,198	57.3	42.7
Hyde Park	1,784,813	865,365	2,650,178	67.3	32.7
Johnson	827,126	683,972	1,511,098	54.7	45.3
Morristown	3,094,723	2,696,056	5,790,779	53.4	46.6
Stowe	5,220,632	14,502,472	19,723,104	26.5	73.5
Waterville	317,708	111,427	429,135	74.0	26.0
Wolcott	977,119	576,691	1,553,810	62.9	37.1
County Totals	15,993,007	23,883,846	39,876,853	40.1	59.9

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)**

Orange

Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Bradford	1,366,622	933,251	2,299,873	59.4	40.6
Braintree	524,189	287,625	811,814	64.6	35.4
Brookfield	931,738	666,619	1,598,357	58.3	41.7
Chelsea	605,183	482,115	1,087,298	55.7	44.3
Corinth	826,987	606,359	1,433,346	57.7	42.3
Fairlee	813,508	1,344,300	2,157,808	37.7	62.3
Newbury	922,848	883,628	1,806,476	51.1	48.9
Orange	445,687	196,991	642,678	69.3	30.7
Randolph	2,425,836	1,733,443	4,159,279	58.3	41.7
Strafford	1,131,706	771,021	1,902,727	59.5	40.5
Thetford	2,070,788	993,877	3,064,665	67.6	32.4
Topsham	609,986	411,363	1,021,349	59.7	40.3
Tunbridge	704,762	422,544	1,127,306	62.5	37.5
Vershire	321,467	306,922	628,389	51.2	48.8
Washington	642,485	359,054	1,001,539	64.1	35.9
Wells River	117,519	173,359	290,878	40.4	59.6
West Fairlee	301,317	313,133	614,450	49.0	51.0
Williamstown	1,458,734	737,621	2,196,355	66.4	33.6
County Totals	16,221,362	11,623,225	27,844,587	58.3	41.7

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)**

Orleans

Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Albany	524,397	409,403	933,800	56.2	43.8
Barton	673,203	640,381	1,313,584	51.2	48.8
Brownington	476,615	317,717	794,332	60.0	40.0
Charleston	446,556	476,405	922,961	48.4	51.6
Coventry	570,661	578,465	1,149,126	49.7	50.3
Craftsbury	628,009	455,922	1,083,931	57.9	42.1
Derby	2,484,821	2,343,686	4,828,507	51.5	48.5
Glover	617,025	722,498	1,339,523	46.1	53.9
Greensboro	382,376	1,279,723	1,662,099	23.0	77.0
Holland	293,195	270,529	563,724	52.0	48.0
Irasburg	569,330	369,121	938,451	60.7	39.3
Jay	147,489	970,763	1,118,252	13.2	86.8
Lowell	400,427	409,737	810,164	49.4	50.6
Morgan	610,847	1,300,550	1,911,397	32.0	68.0
Newport City	1,105,042	1,413,519	2,518,561	43.9	56.1
Newport Town	753,713	541,355	1,295,068	58.2	41.8
Orleans ID	217,169	217,483	434,652	50.0	50.0
Troy	581,849	466,712	1,048,561	55.5	44.5
Westfield	163,924	176,140	340,064	48.2	51.8
Westmore	357,072	991,170	1,348,242	26.5	73.5
County Totals	12,003,720	14,351,279	26,354,999	45.5	54.5

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)**

Rutland

Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Benson	507,243	390,451	897,694	56.5	43.5
Brandon	1,918,694	1,365,010	3,283,704	58.4	41.6
Castleton	1,881,149	2,415,855	4,297,004	43.8	56.2
Chittenden	733,802	476,516	1,210,318	60.6	39.4
Clarendon	869,230	567,310	1,436,540	60.5	39.5
Danby	920,214	873,610	1,793,824	51.3	48.7
Fair Haven	599,745	472,114	1,071,859	56.0	44.0
Hubbardton	465,104	714,600	1,179,704	39.4	60.6
Ira	321,653	189,521	511,174	62.9	37.1
Killington	593,411	6,350,933	6,944,344	8.5	91.5
Mendon	932,615	855,345	1,787,960	52.2	47.8
Middletown Springs	523,967	320,060	844,027	62.1	37.9
Mount Holly	720,973	1,076,560	1,797,533	40.1	59.9
Mount Tabor	112,558	116,532	229,090	49.1	50.9
Pawlet	1,100,930	911,150	2,012,080	54.7	45.3
Pittsfield	300,786	573,891	874,677	34.4	65.6
Pittsford	1,825,659	1,426,611	3,252,270	56.1	43.9
Poultney	1,158,612	1,659,673	2,818,285	41.1	58.9
Proctor	857,833	397,336	1,255,169	68.3	31.7
Rutland City	4,877,918	4,774,976	9,652,894	50.5	49.5
Rutland Town	1,941,992	2,113,959	4,055,951	47.9	52.1
Shrewsbury	632,363	414,160	1,046,523	60.4	39.6
Sudbury	269,616	223,471	493,087	54.7	45.3
Tinmouth	219,374	181,946	401,320	54.7	45.3
Wallingford	1,522,879	829,680	2,352,559	64.7	35.3
Wells	673,863	1,133,829	1,807,692	37.3	62.7
West Haven	164,064	137,318	301,382	54.4	45.6
West Rutland	1,042,242	755,784	1,798,026	58.0	42.0
County Totals	27,688,489	31,718,201	59,406,690	46.6	53.4

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)
Washington**

Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Barre City	2,457,214	2,197,219	4,654,433	52.8	47.2
Barre Town	4,232,979	1,545,421	5,778,400	73.3	26.7
Berlin	1,640,967	2,618,564	4,259,531	38.5	61.5
Cabot	776,955	691,024	1,467,979	52.9	47.1
Calais	1,221,757	544,486	1,766,243	69.2	30.8
Duxbury	941,026	511,468	1,452,494	64.8	35.2
East Montpelier	1,162,342	407,409	1,569,751	74.0	26.0
Fayston	1,128,453	1,685,067	2,813,520	40.1	59.9
Marshfield	811,630	320,785	1,132,415	71.7	28.3
Middlesex	1,070,798	391,765	1,462,563	73.2	26.8
Montpelier	2,599,212	2,503,317	5,102,529	50.9	49.1
Moretown	973,601	655,748	1,629,349	59.8	40.2
Northfield	1,618,391	1,048,962	2,667,353	60.7	39.3
Plainfield	582,796	212,124	794,920	73.3	26.7
Roxbury	259,999	283,274	543,273	47.9	52.1
Waitsfield	1,642,438	1,991,966	3,634,404	45.2	54.8
Warren	1,889,052	6,021,454	7,910,506	23.9	76.1
Waterbury	4,366,881	2,728,436	7,095,317	61.5	38.5
Woodbury	642,868	611,796	1,254,664	51.2	48.8
Worcester	640,757	231,792	872,549	73.4	26.6
County Totals	30,660,116	27,202,077	57,862,193	53.0	47.0

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)**

Windham

Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Athens	118,953	119,266	238,219	49.9	50.1
Brattleboro	4,483,330	5,603,692	10,087,022	44.4	55.6
Brookline	351,193	284,993	636,186	55.2	44.8
Dover	777,132	6,821,729	7,598,861	10.2	89.8
Dummerston	1,673,433	775,059	2,448,492	68.3	31.7
Grafton	461,086	763,121	1,224,207	37.7	62.3
Guilford	1,274,839	685,044	1,959,883	65.0	35.0
Halifax	542,267	642,716	1,184,983	45.8	54.2
Jamaica	712,152	2,068,011	2,780,163	25.6	74.4
Londonderry	1,396,351	2,825,104	4,221,455	33.1	66.9
Marlboro	746,423	712,658	1,459,081	51.2	48.8
Newfane	1,235,372	1,302,419	2,537,791	48.7	51.3
Putney	1,175,469	987,820	2,163,289	54.3	45.7
Rockingham	1,927,553	2,505,938	4,433,491	43.5	56.5
Somerset	0	52,383	52,383	0.0	100.0
Stratton	336,671	9,642,669	9,979,340	3.4	96.6
Townshend	870,149	963,721	1,833,870	47.4	52.6
Vernon	1,410,296	731,703	2,141,999	65.8	34.2
Wardsboro	493,098	1,200,501	1,693,599	29.1	70.9
Westminster	1,494,231	885,704	2,379,935	62.8	37.2
Whitingham	600,954	1,161,718	1,762,672	34.1	65.9
Wilmington	778,540	2,949,310	3,727,850	20.9	79.1
Windham	281,633	572,035	853,668	33.0	67.0
County Totals	23,141,125	44,257,314	67,398,439	34.3	65.7

**2008 Education Homestead and Non-Residential Grand List
(Not Equalized)**

Windsor

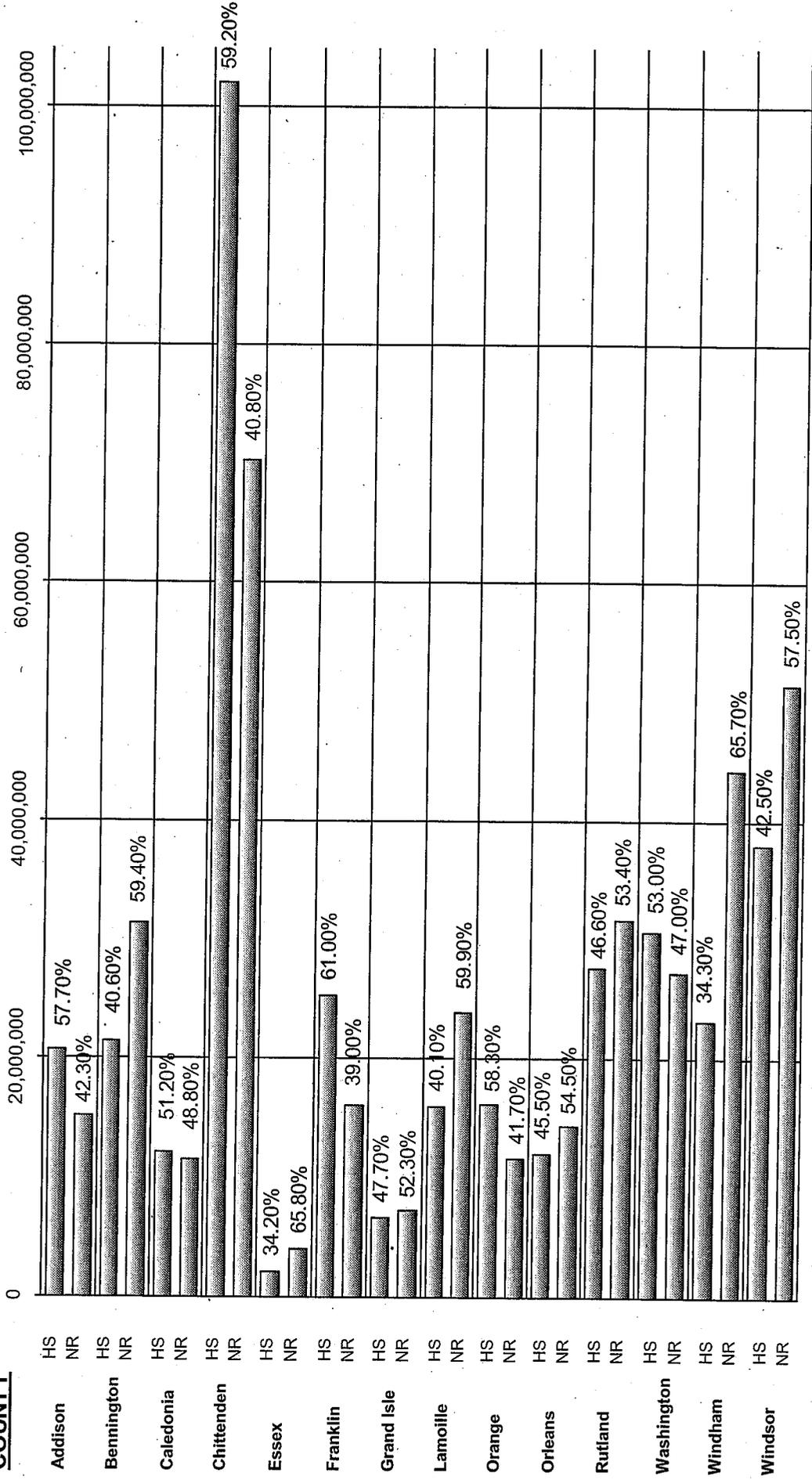
Town Name	Education Homestead Grand List	Education Non-Residential Grand List	Total Education Grand List	% Homestead Education Grand List	% Non-Res. Education Grand List
Andover	297,632	534,442	832,074	35.8	64.2
Baltimore	140,717	47,743	188,460	74.7	25.3
Barnard	1,373,856	1,997,768	3,371,624	40.7	59.3
Bethel	1,126,294	829,990	1,956,284	57.6	42.4
Bridgewater	730,062	1,110,464	1,840,526	39.7	60.3
Cavendish	763,631	1,622,654	2,386,285	32.0	68.0
Chester	2,106,424	1,899,344	4,005,768	52.6	47.4
Hartford	6,271,441	7,876,296	14,147,737	44.3	55.7
Hartland	2,718,166	1,507,065	4,225,231	64.3	35.7
Ludlow	1,611,117	13,564,175	15,175,292	10.6	89.4
Norwich	4,657,037	2,313,975	6,971,012	66.8	33.2
Plymouth	406,542	1,952,958	2,359,500	17.2	82.8
Pomfret	657,920	785,581	1,443,501	45.6	54.4
Reading	675,959	879,608	1,555,567	43.5	56.5
Rochester	476,398	726,541	1,202,939	39.6	60.4
Royalton	706,271	665,992	1,372,263	51.5	48.5
Sharon	687,985	401,516	1,089,501	63.1	36.9
Springfield	4,017,550	2,398,684	6,416,234	62.6	37.4
Stockbridge	464,812	624,700	1,089,512	42.7	57.3
Weathersfield	1,713,908	961,977	2,675,885	64.1	35.9
West Windsor	1,371,882	1,848,060	3,219,942	42.6	57.4
Weston	688,038	1,253,751	1,941,789	35.4	64.6
Windsor	921,609	584,403	1,506,012	61.2	38.8
Woodstock	3,391,247	5,036,596	8,427,843	40.2	59.8

County Totals	37,976,498	51,424,283	89,400,781	42.5	57.5
----------------------	-------------------	-------------------	-------------------	-------------	-------------

STATE TOTALS: 354,155,336 360,385,375 714,540,711 49.6 50.4

2008 Homestead and Non-Residential Percentages by County
(Not Equalized)

EDUCATION LISTED VALUE (FORM 411)



Personal Property Taxation in Vermont

The taxation of personal property changed considerably with the passage of the Equal Education Opportunity Act in 1997. That legislation exempted inventory and machinery and equipment from the state education tax. Many towns had previously voted to exempt the inventory tax and/or the machinery and equipment tax and additional towns followed. This was especially true in those municipalities with few commercial and industrial properties.

The following list shows towns or cities that have not voted the provisions of 32 VSA 3848 and/or 3849, with regard to the exemption of the business inventory or business machinery and equipment taxes. This information is effective April 1, 2008.

2008 Personal Property Taxation in Vermont

Effective April 1, 2008

The following shows towns or cities that currently tax personal property. The authorizing statute (32 V.S.A., Sec.3848 and/or 3849) allows municipalities to exempt business inventory and/or business machinery and equipment.

Towns or cities not on this list have fully exempted all personal property from taxation.

Town Name	Machinery and Equipment	Inventory	Percent Exempt
Barnet	Taxed	Exempt	
Barre Town	Taxed	Exempt	
Berkshire	Taxed	Exempt	
Berlin	Taxed	Taxed	
Bolton	Taxed	Exempt	
Brattleboro	Taxed	Exempt	
Bridgewater	Taxed	Exempt	
Burlington	Taxed	Exempt	
Cabot	Taxed	Exempt	
Cavendish	Taxed	Exempt	
Clarendon	Taxed	Exempt	
Concord	Taxed	Exempt	
Danby	Taxed	Taxed	
Dummerston	Taxed	Exempt	
Fairfield	Taxed	Exempt	
Ferdinand	Taxed	Exempt	
Fletcher	Taxed	Exempt	
Georgia	Taxed	Exempt	
Hancock	Taxed	Taxed	
Hinesburg	Taxed	Exempt	
Ira	Taxed	Exempt	
Johnson	Taxed	Exempt	
Killington	Taxed	Exempt	
Lowell	Taxed	Exempt	
Lunenburg	Taxed	Taxed	
Lyndon	Taxed	Exempt	
Middlebury	Taxed	Exempt	

Town Name	Machinery and Equipment	Inventory	Percent Exempt
Montpelier	Taxed	Exempt	
Morristown	Taxed	Exempt	
Mount Tabor	Taxed	Taxed	
Newbury	Taxed	Exempt	
Peru	Taxed	Exempt	
Pittsford	Taxed	Exempt	
Poultney	Taxed	Exempt	
Proctor	Taxed	Taxed	
Reading	Taxed	Exempt	
Readsboro	Taxed	Exempt	
Rockingham	Taxed	Taxed	
Rutland City	Taxed	Exempt	
Rutland Town	Taxed	Taxed	
Searsburg	Taxed	Exempt	
Sheldon	Taxed	Taxed	
Springfield	Taxed	Exempt	
St. Albans City	Taxed	Exempt	
St. Albans Town	Taxed	Exempt	
St. George	Taxed	Exempt	
St. Johnsbury	Taxed	Exempt	
Sunderland	Taxed	Taxed	
Swanton	Taxed	Exempt	
Vernon	Taxed	Taxed	
Victory	Taxed	Exempt	
Wallingford	Taxed	Exempt	
Warren	Taxed	Exempt	
Waterford	Taxed	Exempt	
Weathersfield	Taxed	Exempt	
Wells	Taxed	Exempt	
Wells River	Taxed	Exempt	
West Haven	Taxed	Exempt	
Whitingham	Taxed	Exempt	

Town Name	Machinery and Equipment	Inventory	Percent Exempt
Williamstown	Taxed	Taxed	
Winhall	Exempt	Taxed	
- Winooski	Taxed	Exempt	

Tax Reduction Payments

The figures supplied on the following pages include the Education Tax Reduction Payments as well as any Homeowner Rebate payments made to taxpayers in the municipality. These payments are applied for with personal income tax returns for tax year 2007 and the required filing of homestead declarations. The School Tax Adjustment column shows the total amount of school tax adjustment received by eligible taxpayers in town. If there were fewer than three taxpayers who received either a Homeowner Rebate and/or an Education Tax Reduction Payment the numbers are not shown for that municipality.

Education Tax Reduction Payments are an integral part of the Act 60/Act 68 homestead property tax adjustments. Based on the Property Tax Reduction form filed each year by the taxpayers, eligible taxpayers receive payments 30 days prior to the municipalities tax due date.

Additional information may be found on the Department of Taxes website:
<http://www.state.vt.us/tax/statistics.shtml>

Tax Year 2007 Property Tax Reduction Payment Summary1

Addison County

Town	House-sites ²	Recip-ients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Addison	429	328	432,103	1,317.39	69	32,480	470.72
Bridport	358	261	346,325	1,326.92	84	25,253	300.63
Bristol	1,031	701	626,754	894.09	260	125,678	483.38
Cornwall	380	210	334,958	1,595.04	65	23,998	369.20
Ferrisburgh	832	563	877,355	1,558.36	77	20,373	264.59
Goshen	65	42	39,596	942.77	22	13,700	622.72
Granville	105	69	49,266	713.99	30	9,807	326.88
Hancock	119	73	39,112	535.78	32	11,960	373.75
Leicester	365	247	279,560	1,131.82	38	8,668	228.12
Lincoln	432	306	414,123	1,353.34	83	31,272	376.77
Middlebury	1,580	968	1,176,960	1,215.87	434	327,477	754.55
Monkton	643	430	480,240	1,116.84	93	29,383	315.95
New Haven	561	394	480,731	1,220.13	91	34,557	379.75
Orwell	402	284	249,735	879.35	62	17,758	286.42
Panton	201	149	223,256	1,498.36	47	32,210	685.31
Ripton	200	119	116,788	981.41	32	9,143	285.71
Salisbury	350	224	290,223	1,295.64	43	10,995	255.69
Shoreham	395	270	297,409	1,101.52	99	39,217	396.13
Starksboro	569	401	374,552	934.04	85	27,280	320.94
Vergennes	664	494	444,769	900.34	183	81,785	446.91
Waltham	158	105	113,106	1,077.20	25	9,572	382.89
Weybridge	275	163	256,968	1,576.49	48	20,596	429.08
Whiting	125	84	71,594	852.31	40	17,468	436.71
Total	10,239	6,885	8,015,483	1,164.19	2,042	960,629	470.44

Tax Year 2007 Property Tax Reduction Payment Summary¹

Bennington County							
Town	House- sites ²	Recip- ients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Arlington	728	504	683,841	1,356.83	113	26,480	234.34
Bennington	3,256	1,961	1,108,341	565.19	956	443,551	463.97
Dorset	650	382	935,740	2,449.58	48	10,055	209.47
Glastenbury	2	*					
Landgrove	60	26	75,570	2,906.53	8	2,416	301.95
Manchester	1,206	739	1,756,972	2,377.50	126	35,491	281.67
N. Bennington ID	245	144	87,671	608.83	71	37,405	526.83
Peru	136	88	191,733	2,178.78	18	5,509	306.07
Pownal	998	645	436,654	676.98	191	62,256	325.95
Readsboro	249	142	69,698	490.83	68	31,388	461.59
Rupert	226	157	197,145	1,255.70	44	16,154	367.14
Sandgate	117	76	76,889	1,011.69	32	12,542	391.93
Searsburg	39	28	6,750	241.06	4	1,039	259.75
Shaftsbury ID	226	140	126,146	901.04	27	5,522	204.53
Shaftsbury	969	622	607,559	976.78	111	29,607	266.73
Stamford	307	170	117,324	690.14	48	18,993	395.68
Sunderland	333	215	221,772	1,031.50	31	7,363	237.53
Winhall	256	127	237,164	1,867.43	21	4,194	199.71
Woodford	132	93	42,898	461.27	9	1,192	132.50
Total	10,135	6,259	6,979,867	1,115.17	1,926	751,157	390.01

Tax Year 2007 Property Tax Reduction Payment Summary1

Caledonia County							
Town	House- sites ²	Recip- ients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Barnet	538	335	265,361	792.12	109	33,146	304.09
Burke	526	348	278,081	799.08	69	18,982	275.10
Danville	781	514	450,305	876.08	165	59,304	359.42
Groton	302	194	128,119	660.41	54	13,834	256.19
Hardwick	861	583	350,599	601.37	339	192,681	568.38
Kirby	153	88	76,039	864.08	25	9,044	361.75
Lyndon	1,445	913	541,960	593.60	370	155,990	421.59
Newark	206	125	70,813	566.50	39	10,557	270.69
Peacham	262	179	234,170	1,308.21	63	29,547	469.00
Ryegate	396	236	121,322	514.08	52	14,595	280.68
Sheffield	230	144	67,913	471.62	52	15,491	297.90
St. Johnsbury	1,684	944	454,466	481.43	462	226,879	491.08
Stannard	70	46	17,912	389.39	23	8,868	385.55
Sutton	329	224	152,187	679.41	73	23,248	318.46
Walden	301	200	131,134	655.67	82	26,327	321.07
Waterford	445	297	276,642	931.46	54	12,074	223.60
Wheelock	249	168	107,916	642.36	42	14,097	335.64
Total	8,778	5,538	3,724,941	672.61	2,073	864,663	417.11

Tax Year 2007 Property Tax Reduction Payment Summary¹

Chittenden County							
Town	House- sites ²	Recip- ients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Bolton	389	225	170,642	758.41	43	13,159	306.01
Buel's Gore	6	*					
Burlington	6,209	4,140	4,684,763	1,131.59	1,510	922,857	611.16
Charlotte	1,127	503	1,297,991	2,580.50	69	17,134	248.32
Colchester	4,417	2,748	2,767,191	1,006.98	694	335,153	482.93
Essex Junction	2,534	1,744	3,096,514	1,775.52	498	298,957	600.32
Essex Town	3,188	1,964	3,135,604	1,596.54	468	174,927	373.78
Hinesburg	1,401	843	971,537	1,152.48	196	76,884	392.27
Huntington	638	427	441,557	1,034.09	160	88,535	553.35
Jericho	1,270	743	896,792	1,206.99	123	43,447	353.23
Jericho ID	369	198	260,915	1,317.75	34	16,250	477.95
Milton	3,037	2,211	2,302,077	1,041.19	358	124,106	346.66
Richmond	1,240	724	780,194	1,077.62	168	76,364	454.55
Shelburne	2,030	959	1,551,121	1,617.44	207	84,005	405.82
South Burlington	4,922	3,067	4,680,269	1,526.01	816	313,517	384.21
St. George	213	134	117,815	879.22	11	3,591	326.45
Underhill ID	187	120	125,826	1,048.55	18	7,958	442.09
Underhill Town	807	461	649,240	1,408.33	88	39,705	451.19
Westford	654	427	467,280	1,094.33	93	37,134	399.29
Williston	2,777	1,539	2,184,690	1,419.55	83	16,602	200.02
Winooski	1,042	852	980,518	1,150.84	416	332,550	799.40
Total	38,457	24,029	31,562,537	1,313.52	6,053	3,022,834	499.39

Tax Year 2007 Property Tax Reduction Payment Summary1

Essex County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Averill	9	7	6,997	999.55	*		
Avery's Gore	0						
Bloomfield	87	52	17,493	336.40	9	1,841	204.60
Brighton	352	237	132,967	561.04	76	25,574	336.50
Brunswick	36	17	7,319	430.50			
Canaan	325	194	82,896	427.30	80	25,571	319.64
Concord	402	244	125,067	512.57	67	22,185	331.12
East Haven	110	71	35,488	499.84	30	9,739	324.64
Ferdinand	12	9	4,626	513.97	*		
Granby	29	18	3,495	194.18			
Guildhall	101	62	30,456	491.22	21	7,000	333.35
Lemington	43	28	18,726	668.78	*		
Lewis	0						
Lunenburg	394	265	105,145	396.77	64	18,246	285.10
Maidstone	66	52	76,544	1,472.00	5	1,304	260.84
Norton	66	40	15,112	377.79	*		
Victory	37	29	13,746	473.99	10	2,551	255.07
Warner's Grant	0						
Warren's Gore	2						
Total	2,071	1,325	676,076	510.25	362	114,012	314.95

Tax Year 2007 Property Tax Reduction Payment Summary¹

Franklin County							
Town	House- sites ²	Recip- ients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Bakersfield	425	291	227,309	781.13	48	10,533	219.44
Berkshire	455	307	205,415	669.10	76	22,543	296.62
Enosburg	718	423	274,849	649.76	187	83,360	445.78
Fairfax	1,294	886	827,237	933.68	103	27,481	266.81
Fairfield	547	369	308,640	836.42	113	43,960	389.02
Fletcher	433	306	324,277	1,059.73	92	36,366	395.28
Franklin	428	288	197,667	686.35	38	7,556	198.84
Georgia	1,387	990	1,099,428	1,110.53	87	19,094	219.48
Highgate	1,014	705	479,300	679.86	43	7,694	178.92
Montgomery	397	281	223,413	795.07	53	17,395	328.21
Richford	612	425	202,716	476.98	207	84,621	408.80
Sheldon	614	412	286,473	695.32	56	13,171	235.19
St. Albans City	1,381	928	681,287	734.15	391	177,735	454.57
St. Albans Town	1,828	1,225	1,170,062	955.15	169	46,967	277.91
Swanton	1,875	1,358	1,152,914	848.98	204	64,159	314.51
Total	13,408	9,194	7,660,988	833.26	1,867	662,634	354.92

Tax Year 2007 Property Tax Reduction Payment Summary1

Grand Isle County							
Town	House- sites ²	Recip- ients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Alburg	660	467	372,237	797.08	152	50,566	332.67
Grand Isle	661	428	653,711	1,527.36	73	23,476	321.59
Isle La Motte	191	137	157,077	1,146.55	41	11,145	271.84
North Hero	329	202	330,155	1,634.43	37	11,322	306.00
South Hero	544	309	605,222	1,958.65	53	16,023	302.33
Total	2,385	1,543	2,118,403	1,372.91	356	112,532	316.10

Tax Year 2007 Property Tax Reduction Payment Summary1

Lamoille County							
Town	House- sites ²	Recip- ients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Belvidere	113	74	63,475	857.77	17	3,843	226.03
Cambridge	984	696	798,081	1,146.67	134	35,666	266.17
Eden	384	283	231,644	818.53	103	28,033	272.17
Elmore	314	206	201,992	980.54	42	14,022	333.85
Hyde Park	930	668	548,240	820.72	269	117,651	437.37
Johnson	706	466	296,245	635.72	139	52,097	374.80
Morristown	1,409	1,008	945,560	938.06	393	195,810	498.25
Stowe	1,153	603	1,715,870	2,845.56	194	85,961	443.10
Waterville	233	160	139,024	868.90	36	8,509	236.35
Wolcott	498	331	207,108	625.70	103	37,415	363.25
Total	6,724	4,495	5,147,238	1,145.10	1,430	579,007	404.90

Tax Year 2007 Property Tax Reduction Payment Summary1

Orange County							
Town	House-sites ²	Recip-ients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Bradford	733	500	447,948	895.90	187	84,305	450.83
Braintree	432	283	191,240	675.76	94	29,755	316.54
Brookfield	414	285	274,166	961.99	70	21,945	313.50
Chelsea	382	251	202,664	807.43	95	27,306	287.43
Corinth	456	296	221,591	748.62	112	43,100	384.82
Fairlee	290	197	224,972	1,141.99	49	19,483	397.62
Newbury	566	384	306,068	797.05	90	32,773	364.15
Orange	371	220	114,377	519.90	60	18,054	300.90
Randolph	1,249	778	639,643	822.16	397	211,112	531.77
Strafford	364	239	328,107	1,372.83	88	39,823	452.53
Thetford	888	550	794,892	1,445.26	183	86,003	469.96
Topsham	398	265	178,434	673.33	73	18,212	249.48
Tunbridge	463	312	287,182	920.45	77	29,311	380.66
Vershire	213	151	151,891	1,005.90	89	40,715	457.47
Washington	348	241	152,926	634.55	49	16,977	346.46
Wells River	83	54	37,599	696.27	34	27,243	801.27
West Fairlee	197	123	110,328	896.97	32	7,512	234.74
Williamstown	1,053	662	422,943	638.89	241	92,304	383.01
Total	8,900	5,791	5,086,971	878.43	2,020	845,933	418.78

Tax Year 2007 Property Tax Reduction Payment Summary¹

Orleans County							
Town	House-sites ²	Recip-ients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Albany	299	204	117,842	577.66	52	12,980	249.61
Barton	584	389	217,240	558.46	134	62,558	466.85
Brownington	319	223	95,703	429.16	95	33,877	356.60
Charleston	343	243	135,230	556.50	73	17,641	241.66
Coventry	338	229	109,428	477.85	20	1,114	55.69
Craftsbury	371	261	250,463	959.63	121	47,867	395.60
Derby	1,511	949	541,413	570.51	163	42,736	262.18
Glover	359	245	186,802	762.46	86	26,194	304.59
Greensboro	254	173	175,878	1,016.63	56	22,052	393.79
Holland	226	163	82,911	508.66	39	9,990	256.16
Irasburg	370	270	183,926	681.21	60	16,408	273.46
Jay	149	88	59,145	672.10	23	4,933	214.46
Lowell	263	187	72,198	386.08	43	10,245	238.26
Morgan	248	176	236,653	1,344.62	16	4,964	310.26
Newport City	1,032	672	323,425	481.29	347	178,054	513.12
Newport Town	529	362	312,827	864.16	113	34,649	306.62
Orleans	248	152	57,337	377.22	80	36,563	457.03
Troy	510	363	199,437	549.41	113	32,011	283.28
Westfield	183	133	97,004	729.35	35	8,825	252.14
Westmore	151	108	126,135	1,167.91	28	13,890	496.08
Total	8,287	5,590	3,580,994	640.61	1,697	617,551	363.91

Tax Year 2007 Property Tax Reduction Payment Summary¹

Rutland County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Benson	307	194	147,172	758.62	71	29,373	413.71
Brandon	1,168	717	495,442	690.99	344	160,750	467.30
Castleton	1,105	676	671,965	994.03	121	37,113	306.72
Chittenden	418	226	221,656	980.78	44	13,839	314.53
Clarendon	834	552	470,300	851.99	131	38,203	291.63
Danby	424	280	291,019	1,039.36	111	60,777	547.54
Fair Haven	750	436	216,880	497.43	236	105,981	449.07
Hubbardton	242	171	159,127	930.57	66	29,042	440.03
Ira	140	79	73,915	935.63	15	3,654	243.60
Killington	262	168	423,138	2,518.68	39	8,838	226.61
Mendon	357	194	208,065	1,072.50	24	7,364	306.83
Middletown Springs	262	183	185,682	1,014.65	69	25,238	365.77
Mt. Holly	446	325	430,828	1,325.63	57	11,449	200.87
Mt. Tabor	61	45	44,621	991.58	*		
Pawlet	428	294	344,234	1,170.86	71	17,405	245.14
Pittsfield	159	109	163,346	1,498.59	44	16,200	368.18
Pittsford	944	622	617,975	993.53	181	60,325	333.29
Poultney	838	542	517,912	955.56	186	65,393	351.58
Proctor	549	314	232,997	742.03	198	149,197	753.52
Rutland City	3,801	2,188	1,167,753	533.71	1,357	1,043,024	768.62
Rutland Town	1,279	776	967,014	1,246.15	86	17,430	202.68
Shrewsbury	381	250	250,282	1,001.13	46	16,914	367.69
Sudbury	202	128	131,418	1,026.70	40	10,796	269.91
Tinmouth	196	137	177,453	1,295.28	79	50,350	637.34
Wallingford	713	441	393,790	892.95	78	15,625	200.32
Wells	402	253	216,151	854.35	36	5,672	157.55
West Haven	85	55	42,867	779.40	30	18,648	621.58
West Rutland	682	400	249,219	623.05	172	73,295	426.13
Total	17,435	10,755	9,512,218	884.45	3,932	2,091,896	532.02

Tax Year 2007 Property Tax Reduction Payment Summary¹

Washington County							
Town	House-sites ²	Recip-ients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Barre City	1,945	1,163	481,967	414.42	695	504,167	725.42
Barre Town	2,692	1,581	986,777	624.15	527	228,307	433.22
Berlin	839	514	336,954	655.55	124	39,447	318.12
Cabot	452	306	289,345	945.57	145	55,060	379.72
Calais	561	398	453,676	1,139.89	134	51,898	387.30
Duxbury	442	287	268,086	934.10	63	19,848	315.04
East Montpelier	856	551	655,655	1,189.94	155	66,967	432.05
Fayston	419	269	556,485	2,068.72	46	9,275	201.64
Marshfield	501	333	250,250	751.50	86	28,327	329.38
Middlesex	601	370	382,016	1,032.47	83	28,852	347.62
Montpelier	1,990	1,239	1,132,973	914.43	577	468,765	812.42
Moretown	513	321	315,638	983.30	26	4,883	187.80
Northfield	1,215	683	474,655	694.96	313	161,782	516.87
Plainfield	393	282	234,506	831.58	108	54,509	504.71
Roxbury	221	140	106,849	763.21	52	22,152	426.00
Waitsfield	524	342	553,551	1,618.57	80	34,147	426.83
Warren	520	316	653,055	2,066.63	74	21,999	297.28
Waterbury	1,445	864	927,084	1,073.01	139	40,467	291.13
Woodbury	328	199	151,061	759.10	56	18,702	333.97
Worcester	315	192	157,097	818.21	67	21,119	315.22
Total	16,772	10,350	9,367,678	905.09	3,550	1,880,672	529.77

Tax Year 2007 Property Tax Reduction Payment Summary¹

Windham County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Athens	115	75	48,056	640.75	56	59,027	1,054.06
Brattleboro	2,659	1,725	1,788,434	1,036.77	871	864,878	992.97
Brookline	163	123	115,137	936.08	16	4,510	281.90
Dover	402	262	408,907	1,560.71	41	8,943	218.12
Dummerston	637	401	586,123	1,461.65	74	12,141	164.06
Grafton	223	163	288,584	1,770.46	63	33,441	530.81
Guilford	657	419	556,639	1,328.49	144	52,960	367.78
Halifax	261	188	176,979	941.38	84	40,974	487.78
Jamaica	305	223	293,430	1,315.83	62	16,061	259.04
Londonderry	540	359	606,437	1,689.24	70	11,426	163.22
Marlboro	280	183	252,027	1,377.20	46	14,849	322.80
Newfane	544	389	512,525	1,317.54	144	51,694	358.99
Putney	567	351	435,041	1,239.43	135	58,952	436.68
Rockingham	1,236	747	546,946	732.19	475	350,157	737.17
Somerset	2	*					
Stratton	86	50	93,544	1,870.87	6	4,930	821.62
Townshend	368	266	329,005	1,236.86	142	68,797	484.48
Vernon	642	316	201,048	636.23	64	14,035	219.29
Wardsboro	261	198	201,517	1,017.77	60	17,777	296.28
Westminster	1,005	596	490,771	823.44	284	129,485	455.93
Whitingham	414	291	364,415	1,252.28	130	56,788	436.83
Wilmington	563	396	689,697	1,741.66	166	77,637	467.69
Windham	148	105	116,631	1,110.78	44	20,147	457.88
Total	12,078	7,826	9,101,893	1,163.03	3,177	1,969,606	619.96

Tax Year 2007 Property Tax Reduction Payment Summary¹

Windsor							
Town	House-sites ²	Recip-ients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Andover	172	121	174,047	1,438.40	33	7,925	240.16
Baltimore	82	41	20,625	503.05	4	1,407	351.75
Barnard	311	201	339,148	1,687.30	49	18,259	372.63
Bethel	597	405	407,635	1,006.51	189	77,552	410.33
Bridgewater	312	203	222,214	1,094.65	53	18,884	356.30
Cavendish	411	292	332,959	1,140.27	94	32,299	343.61
Chester	949	674	661,567	981.55	300	145,921	486.40
Hartford	2,860	1,846	1,985,147	1,075.38	664	361,303	544.13
Hartland	1,070	691	989,434	1,431.89	180	57,014	316.75
Ludlow	613	434	817,365	1,883.33	99	30,414	307.21
Norwich	1,055	403	1,069,501	2,653.85	138	110,548	801.07
Plymouth	187	131	241,466	1,843.25	29	11,117	383.35
Pomfret	305	166	300,344	1,809.30	41	14,910	363.66
Reading	226	150	205,582	1,370.55	43	12,862	299.12
Rochester	356	215	179,215	833.56	90	30,594	339.93
Royalton	686	470	349,572	743.77	126	39,906	316.72
Sharon	447	278	302,814	1,089.26	91	41,289	453.72
Springfield	2,601	1,666	1,223,237	734.24	1,039	978,595	941.86
Stockbridge	255	171	144,944	847.62	41	14,768	360.19
Weathersfield	1,029	707	641,469	907.31	284	123,141	433.59
West Windsor	385	241	372,264	1,544.66	47	14,464	307.75
Weston	216	133	166,530	1,252.11	31	8,140	262.59
Windsor	907	556	430,172	773.69	337	254,145	754.14
Woodstock	944	568	1,279,656	2,252.92	192	93,009	484.42
Total	16,976	10,763	12,856,908	1,194.55	4,194	2,498,467	595.72

State Total	172,645	110,348	115,395,480	1,045.74	34,691	16,973,707	489.28
--------------------	----------------	----------------	--------------------	-----------------	---------------	-------------------	---------------

Notes:

1. Property Tax Adjustments applied for with Personal Income Tax returns for Tax Year 2007. School Property Tax Adjustments (Prebates) are for Fiscal Year 2008 taxes and paid in 2008. Circuit Breaker Adjustments (Homeowner Rebates) are for Fiscal Year 2008 taxes and paid in 2008.

2. Housesites are parcels with the residence and up to two acres declared as residential for the 2009 Fiscal Year by September 2, 2008.

3. Formerly called "Homeowner Rebate." Calls of 3 or fewer returns suppressed. State totals include suppressed data.

4. Circuit Breaker Adjustment is calculated on school property taxes remaining after adjustment and municipal taxes for claimants with Household Income of \$47,000 or less. Also called "Additional Adjustment."

2008 Taxes and Tax Rates

The 2008 Taxes and Tax Rates shown on the following pages are the rates for the tax year 2008-2009. Under Act 68, State Education rates are set by the Commissioner of Taxes while municipal rates are set by the selectboard (most often with the advice of the treasurer) and are based on the amount a municipality needs to raise for town highway and general fund expenses.

In those towns with a local agreement rate set by the town to cover the cost of exemptions and contracts voted after June 30, 1997, the local agreement rate is included in the municipal rate.

Education Tax Rates: These rates are levied against all homestead and nonresidential property on the education grand list. The education tax rate is set annually by the Commissioner of Taxes and is adjusted as follows:

Homestead Education Rate. For the tax year 2008, the base education rate of \$0.87 adjusted by the district spending adjustment and by the town's common level of appraisal.

Nonresidential Education Rate. For the tax year 2008, the base education rate of \$1.36 adjusted by the town's common level of appraisal.

2008 Taxes and Tax Rates

Addison

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Addison	1,565,795	1,012,226	584,228	1.3476	1.2878	0.3000
Bridport	1,202,513	692,924	540,782	2.1012	2.0009	0.5944
Bristol	2,398,145	1,437,601	1,499,200	1.3674	1.4904	0.5537
<i>Bristol Police Distr</i>	0	0	274,115	0	0	0.2481
Cornwall	1,798,044	790,557	587,663	1.9604	1.8894	0.4400
Ferrisburgh	2,910,855	3,181,945	1,182,185	1.3238	1.4204	0.2666
Goshen	116,713	173,138	167,556	1.3419	1.7090	0.8899
Granville	224,412	327,564	152,514	1.4569	1.3230	0.3800
Hancock	192,984	252,942	180,957	2.1162	2.3043	0.8627
Leicester	999,110	1,165,663	348,509	1.1541	1.1934	0.1900
Lincoln	1,386,030	774,607	772,171	1.7545	1.9423	0.6538
Middlebury	5,021,242	5,114,715	5,620,072	1.5765	1.4795	0.8075
Monkton	2,010,446	663,294	867,415	1.5456	1.6391	0.5088
New Haven	1,875,989	1,345,105	817,088	1.7740	1.8541	0.4816
Orwell	1,003,492	625,897	487,043	1.5550	1.7073	0.4813
Panton	815,725	474,795	485,921	1.5818	1.6930	0.6105
Ripton	591,359	298,118	294,250	1.7482	1.6646	0.5811
Salisbury	1,038,500	1,245,378	360,081	1.5307	1.4453	0.2338
Shoreham	1,221,191	612,432	595,219	1.4352	1.3399	0.4550
Starksboro	1,343,542	693,502	655,409	1.3005	1.3882	0.4280
Vergennes	1,389,919	1,050,799	1,241,270	1.1425	1.2350	0.6029
Waltham	460,118	133,532	183,943	1.3675	1.4563	0.4300
Weybridge	1,135,938	549,019	474,229	1.3866	1.3838	0.3900
Whiting	250,211	92,780	180,826	1.3152	1.3975	0.7046
County Totals	30,952,272	22,708,532	18,552,645			

2008 Taxes and Tax Rates

Bennington

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Arlington	2,212,151	2,068,842	801,520	1.3655	1.3996	0.2650
Bennington	5,451,718	6,159,396	6,964,701	1.1554	1.3605	0.7600
<i>Downtown Improvement</i>	0	0	59,186	0	0	0.1634
<i>Benn FD Inside</i>	0	0	366,610	0	0	0.0888
<i>Benn FD Outside</i>	0	0	382,442	0	0	0.0754
<i>Old Bennington Vill</i>	0	0	76,715	0	0	0.2350
Dorset	3,841,254	5,916,109	1,317,836	1.3014	1.3740	0.1842
<i>E Dorset Fire Dist</i>	0	0	130,535	0	0	0.0817
<i>Dorset Fire Dist</i>	0	0	185,505	0	0	0.0330
Glastenbury	2,163	33,504	20,933	0.5636	0.8810	0.5000
Landgrove	534,000	1,136,415	339,021	1.3505	1.3390	0.2725
Manchester	6,197,733	11,169,758	2,142,133	1.2851	1.3176	0.1632
<i>Manchester Village</i>	0	0	428,653	0	0	0.1150
North Bennington	475,426	420,211	313,151	1.3504	1.3856	0.4811
<i>North Bennington Vil</i>	0	0	356,294	0	0	0.5426
Peru	701,003	2,934,598	434,445	1.4544	1.4089	0.1659
Pownal	1,973,036	1,075,738	1,074,770	1.4666	1.5359	0.5331
Readsboro	270,311	581,317	741,322	1.1939	1.8663	1.3813
Rupert	698,405	997,737	450,349	1.0164	1.1903	0.2953
Sandgate	337,681	493,540	297,996	1.4598	1.2871	0.4867
Searsburg	36,096	358,159	220,746	1.3950	2.0535	1.0920
Shaftsbury	2,529,223	1,518,698	1,015,756	1.9588	2.0786	0.5091
Shaftsbury ID	538,653	203,565	183,900	2.0211	2.0738	0.5091
Stamford	514,043	363,433	452,792	0.9389	1.4402	0.5661
Sunderland	1,171,194	1,181,528	457,337	1.6214	1.5683	0.3073
Winhall	1,208,985	10,828,006	2,004,728	2.3525	2.2830	0.3815
Woodford	190,085	376,734	13,868	0.8113	1.1092	0.0242
County Totals	28,883,160	47,817,289	21,233,242			

2008 Taxes and Tax Rates

Caledonia

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Barnet	1,303,642	1,615,644	988,595	1.2760	1.3076	0.4379
<i>Barnet FD #1</i>	0	0	4,421	0	0	0.0575
<i>Barnet FD #2</i>	0	0	7,980	0	0	0.0600
<i>Barnet FD #3</i>	0	0	4,417	0	0	0.0325
<i>Barnet FD #5</i>	0	0	7,442	0	0	0.0400
Burke	1,195,881	1,650,802	831,678	1.2339	1.3569	0.3800
Danville	1,878,116	1,681,975	1,333,876	1.2260	1.3201	0.4770
Groton	573,346	785,961	489,612	1.2486	1.3751	0.4750
Hardwick	1,340,288	832,085	1,496,833	1.3438	1.4006	0.9519
Kirby	433,251	317,938	217,054	1.3742	1.3715	0.3971
Lyndon	2,384,379	1,671,588	1,842,571	1.3614	1.5869	0.6307
<i>Lyndonville Village</i>	0	0	389,066	0	0	0.6126
Newark	368,484	710,764	418,716	1.0724	1.2456	0.4580
Peacham	891,008	766,763	601,233	1.8961	1.9682	0.6996
Ryegate	671,084	1,010,420	644,831	1.5434	1.6998	0.6265
<i>So Ryegate Vill</i>	0	0	5,819	0	0	0.0700
<i>Ryegate FD #2</i>	0	0	10,988	0	0	0.0700
Sheffield	340,265	375,660	330,837	1.5464	1.8458	0.7823
St. Johnsbury	2,597,324	3,941,242	4,095,415	1.7776	1.9900	1.1059
<i>St. J Spec Serv Dist</i>	0	0	1,008,719	0	0	0.6050
Stannard	91,638	111,060	154,476	1.1180	1.2246	0.8947
Sutton	629,680	487,902	451,710	1.9295	2.1704	0.8200
Walden	493,511	538,481	436,486	1.1041	1.3432	0.5148
Waterford	1,096,064	903,135	568,302	1.2096	1.3947	0.3614
Wheelock	389,478	307,469	393,800	1.0023	1.1963	0.6100
County Totals	16,677,438	17,708,889	16,734,878			

2008 Taxes and Tax Rates

Chittenden

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Bolton	802,311	714,940	657,824	1.2454	1.3325	0.5407
Buels Gore	8,994	18,337	14,028	0.7387	1.1547	0.5000
Burlington	16,285,957	26,059,380	23,284,158	1.1094	1.4564	0.6700
Charlotte	8,115,469	3,305,627	1,689,932	1.2535	1.2489	0.1863
Colchester	12,795,005	10,297,167	10,028,398	1.5651	1.8628	0.7330
Essex Jct.	8,347,065	5,043,736	3,218,741	1.3233	1.3297	0.3212
<i>Essex Jct Village</i>	0	0	2,777,666	0	0	0.2752
Essex Town	12,036,812	5,081,121	5,047,669	1.3571	1.3292	0.4012
Hinesburg	5,011,011	1,559,541	2,213,817	1.3477	1.3339	0.4482
Huntington	1,792,499	565,144	1,200,863	1.3079	1.4150	0.6792
Jericho	4,390,092	882,571	1,816,258	1.2382	1.3736	0.4513
Jericho ID	1,295,600	339,453	567,600	1.2329	1.3701	0.4513
Milton	7,711,507	4,181,635	4,131,796	1.1105	1.2886	0.3938
Richmond	3,816,495	1,209,648	2,171,821	1.1438	1.3062	0.5098
Shelburne	9,857,955	6,801,499	4,522,893	1.1590	1.2207	0.3222
South Burlington	18,832,775	17,083,884	9,085,825	1.3547	1.3557	0.3437
St. George	529,139	279,089	133,999	1.8486	2.1451	0.3172
Underhill	2,951,006	699,588	1,189,858	1.2010	1.3369	0.4379
Underhill ID	560,870	144,551	232,713	1.2097	1.3443	0.4379
Westford	2,078,934	584,150	978,146	1.6169	1.8398	0.6167
Williston	10,568,396	11,441,786	3,163,105	1.3274	1.4479	0.2000
Winooski	2,341,898	2,922,006	3,777,860	1.1086	1.3002	0.7900
County Totals	130,129,791	99,214,853	81,904,969			

2008 Taxes and Tax Rates

Essex

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Averill	15,698	430,228	46,524	0.6860	1.0723	0.1097
Averys Gore	0	31,372	1,168	0.8594	1.3435	0.0500
Bloomfield	89,844	246,043	109,208	0.7803	1.1370	0.3294
Brighton	430,529	1,071,020	678,873	1.4867	1.9687	0.8146
Brunswick	39,505	91,875	24,196	1.1373	1.7778	0.2800
Canaan	399,126	527,411	578,002	0.9882	1.2413	0.6989
Concord	560,467	1,008,352	544,468	1.3079	1.5197	0.4984
East Haven	140,072	160,490	150,163	1.9038	2.2919	1.0457
Ferdinand	14,489	149,132	7,108	0.7990	1.2490	0.0500
Granby	25,075	190,929	78,019	1.2809	1.7841	0.6163
Guildhall	162,145	294,471	130,102	1.1962	1.6541	0.4149
Lemington	63,329	122,420	44,965	1.6772	2.2376	0.4866
Lewis	0	103,864	3,907	0.8504	1.3293	0.0500
Lunenburg	415,485	729,644	582,390	1.1913	1.5692	0.7077
Maidstone	230,255	707,115	117,829	2.2277	2.1594	0.2735
Norton	72,023	360,671	95,914	1.3573	2.1217	0.4300
Victory	38,224	172,039	51,073	1.1883	1.5946	0.3646
Warners Grant	0	2,633	98	0.8599	1.3443	0.0500
Warren Gore	2,709	88,603	4,415	0.6726	1.0515	0.0500
County Totals	2,698,976	6,488,314	3,248,421			

2008 Taxes and Tax Rates

Franklin

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Bakersfield	881,451	419,221	351,993	1.6609	2.0544	0.4792
Berkshire	785,360	442,489	463,810	0.9143	1.1937	0.3765
Enosburg	1,219,240	1,065,415	922,690	1.0729	1.2538	0.4646
<i>Enos Falls Vill</i>	0	0	439,986	0	0	0.4731
Fairfax	3,113,675	1,234,120	1,567,422	1.1010	1.4450	0.4260
Fairfield	1,252,507	593,377	765,010	1.0796	1.3655	0.4800
Fletcher	1,113,745	371,829	570,574	1.3399	1.5744	0.5344
Franklin	845,460	760,180	448,230	1.1915	1.6297	0.3810
Georgia	3,513,173	1,914,867	1,142,106	1.0381	1.2928	0.2290
Highgate	1,915,191	1,902,198	715,181	0.9570	1.2382	0.2034
Montgomery	744,055	996,012	482,855	1.2808	1.7233	0.4208
Richford	807,605	876,986	1,202,192	0.9975	1.2522	0.7988
Sheldon	1,225,430	1,211,460	697,368	1.5230	1.8589	0.4500
St. Albans City	2,703,337	3,419,314	3,768,679	1.5475	1.8297	0.9806
St. Albans Town	4,470,401	4,716,526	2,200,612	1.0799	1.2768	0.2642
Swanton	3,664,841	2,762,091	1,357,326	0.9782	1.2524	0.2274
<i>Swanton Village</i>	0	0	869,413	0	0	0.5605
County Totals	28,255,471	22,686,085	17,965,447			

2008 Taxes and Tax Rates

Grand Isle

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Alburgh	1,426,510	1,912,689	1,173,642	1.7979	2.1131	0.6922
<i>Alburgh Village</i>	0	0	0	0	0	0.0464
Grand Isle	2,198,197	1,792,975	960,868	1.0249	1.1409	0.2585
Isle LaMotte	417,514	898,455	394,197	1.1994	1.4127	0.4106
North Hero	1,282,644	2,344,062	600,810	1.3432	1.3975	0.2283
South Hero	2,353,955	2,776,013	1,035,020	0.9752	1.1117	0.2110
County Totals	7,678,821	9,724,194	4,164,536			

2008 Taxes and Tax Rates

Lamoille

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Belvidere	233,506	169,258	111,684	1.5118	1.2831	0.3900
Cambridge	2,926,248	4,055,329	1,583,715	1.3241	1.3231	0.3000
<i>Jeffersonville Vill</i>	0	0	26,536	0	0	0.0510
Eden	815,955	839,377	569,768	1.2675	1.2300	0.4300
Elmore	794,647	824,166	505,855	1.0419	1.4497	0.3800
Hyde Park	2,252,612	1,139,080	1,494,472	1.2621	1.3163	0.5650
<i>Hyde Park Village</i>	0	0	48,210	0	0	0.1160
Johnson	1,354,584	1,212,477	1,247,606	1.6377	1.7727	0.8140
<i>Johnson Village</i>	0	0	92,224	0	0	0.2070
Morristown	3,194,064	3,643,449	3,938,639	1.0321	1.3514	0.6733
<i>Morrisville Village</i>	0	0	11,357	0	0	0.0079
Stowe	7,762,558	22,129,322	6,867,753	1.4869	1.5259	0.3519
Waterville	543,376	192,434	231,518	1.7103	1.7270	0.5395
Wolcott	973,992	672,248	680,945	0.9968	1.1657	0.4412
County Totals	20,851,541	34,877,140	17,410,283			

2008 Taxes and Tax Rates

Orange

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Bradford	1,497,818	1,188,309	1,297,074	1.0960	1.2733	0.5664
<i>Bradford Village</i>	0	0	73,134	0	0	0.1581
Braintree	827,957	471,964	541,886	1.5795	1.6409	0.6675
Brookfield	1,147,995	833,673	676,788	1.2321	1.2506	0.4247
Chelsea	780,141	695,884	520,596	1.2891	1.4434	0.4800
<i>Chelsea FD</i>	0	0	70,509	0	0	0.0650
Corinth	996,272	798,090	748,419	1.2047	1.3162	0.5286
Fairlee	907,306	1,689,785	604,186	1.1153	1.2570	0.2800
Newbury	1,247,506	1,366,530	813,098	1.3518	1.5465	0.4482
<i>Village of Newbury</i>	0	0	27,055	0	0	0.0850
Orange	655,605	315,028	397,753	1.4710	1.5992	0.6189
Randolph	2,850,115	2,156,923	2,538,782	1.1749	1.2443	0.6120
<i>Randolph PD</i>	0	0	392,384	0	0	0.2731
<i>Fire District (VTC)</i>	0	0	4,385	0	0	0.0400
Strafford	1,237,860	916,898	877,209	1.0938	1.1892	0.4611
Thetford	3,188,600	1,437,941	1,629,591	1.5398	1.4468	0.5321
Topsham	744,122	548,264	585,941	1.2199	1.3328	0.5798
Tunbridge	1,080,047	791,340	914,402	1.5325	1.8728	0.8130
Vershire	536,208	501,511	506,581	1.6680	1.6340	0.8109
Washington	651,030	458,583	480,463	1.0133	1.2772	0.4800
Wells River	157,041	255,132	147,523	1.3363	1.4717	0.4900
<i>Wells River Village</i>	0	0	289,053	0	0	0.6800
West Fairlee	439,350	447,279	281,295	1.4581	1.4284	0.4578
Williamstown	1,820,354	1,074,714	1,473,984	1.2479	1.4570	0.6613
County Totals	20,765,326	15,947,849	15,892,092			

2008 Taxes and Tax Rates

Orleans

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Albany	449,880	421,235	285,212	0.8579	1.0289	0.3058
<i>Albany Village Corp</i>	0	0	4,894	0	0	0.0500
Barton	890,984	971,458	644,617	1.3235	1.5170	0.4923
<i>Barton Village</i>	0	0	414,024	0	0	1.1626
Brownington	430,479	366,423	457,211	0.9032	1.1533	0.5761
Charleston	500,813	661,727	449,080	1.1215	1.3890	0.4892
Coventry	498,301	619,825	0	0.8732	1.0715	0
Craftsbury	981,453	648,731	608,285	1.5628	1.4229	0.5641
Derby	2,412,264	2,979,763	1,579,388	0.9708	1.2714	0.3286
<i>Derby Line Village</i>	0	0	129,127	0	0	0.3150
<i>Derby Ctr Village</i>	0	0	10,556	0	0	0.0200
Glover	687,798	945,244	628,052	1.1147	1.3083	0.4696
Greensboro	702,004	2,327,689	962,096	1.8359	1.8189	0.5791
Holland	325,916	388,805	297,013	1.1116	1.4372	0.5305
Irasburg	605,312	512,672	379,958	1.0632	1.3889	0.4063
Jay	231,912	1,804,842	583,070	1.5724	1.8592	0.5094
Lowell	336,158	508,770	363,038	0.8395	1.2417	0.4484
Morgan	673,520	1,817,259	346,669	1.1026	1.3973	0.1816
Newport City	1,405,944	2,154,486	2,961,429	1.2723	1.5242	1.1833
Newport Town	1,160,190	956,683	685,729	1.5393	1.7672	0.5308
Orleans ID	286,098	312,437	213,432	1.3174	1.4366	0.4923
<i>Orleans Village</i>	0	0	419,363	0	0	1.1770
Troy	664,879	733,298	439,173	1.1427	1.5712	0.4213
Westfield	319,159	456,555	252,354	1.9470	2.5920	0.7372
Westmore	462,479	1,314,886	433,466	1.2952	1.3266	0.3216
County Totals	14,025,544	20,902,787	13,547,234			

2008 Taxes and Tax Rates

Rutland

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Benson	596,569	558,891	580,044	1.1761	1.4314	0.6470
Brandon	2,236,813	1,745,302	2,056,978	1.1658	1.2786	0.6368
<i>Brandon FD #1</i>	0	0	170,280	0	0	0.0522
Castleton	2,552,343	3,747,957	1,526,955	1.3568	1.5514	0.3617
<i>Castleton FD #1</i>	0	0	60,100	0	0	0.1800
<i>Castleton FD #2</i>	0	0	9,425	0	0	0.0300
Chittenden	1,283,566	922,487	640,452	1.7492	1.9359	0.5306
Clarendon	1,906,396	1,281,610	1,201,207	2.1932	2.2591	0.8123
Danby	1,083,920	1,126,783	967,530	1.1779	1.2898	0.5300
Fair Haven	1,064,966	956,739	1,591,666	1.7757	2.0265	1.4931
Hubbardton	495,800	946,845	642,939	1.0660	1.3250	0.5450
Ira	313,933	189,274	115,137	0.9760	0.9987	0.2252
Killington	1,192,342	11,794,953	2,058,536	2.0093	1.8572	0.2769
Mendon	934,387	1,217,327	748,505	1.0019	1.4232	0.4189
Middletown Springs	693,994	436,914	511,849	1.3245	1.3651	0.6100
Mount Holly	1,469,704	2,245,596	715,634	2.0385	2.0859	0.4000
Mount Tabor	109,328	143,416	11,798	0.9713	1.2307	0.0500
Pawlet	1,170,509	1,199,438	581,493	1.0632	1.3164	0.3000
Pittsfield	484,145	1,006,318	325,380	1.6096	1.7535	0.3720
Pittsford	2,297,227	1,908,520	2,078,710	1.2583	1.3378	0.5597
Poultney	1,998,259	2,783,106	1,464,701	1.7247	1.6769	0.5146
<i>Poultney Village</i>	0	0	240,597	0	0	0.4433
Proctor	1,141,518	506,484	1,152,873	1.3307	1.2747	0.8906
Rutland City	6,076,910	7,092,749	12,830,661	1.2458	1.4854	1.2836
<i>Rutland Redev Author</i>	0	0	279,975	0	0	0.4939
Rutland Town	4,216,453	4,789,174	2,135,120	2.1712	2.2655	0.3742
Shrewsbury	1,040,554	786,241	658,486	1.6455	1.8984	0.6322
Sudbury	611,004	524,465	282,046	2.2662	2.3469	0.5720
Tinmouth	541,349	452,445	381,254	2.4677	2.4867	0.9500
Wallingford	1,923,548	1,048,549	577,507	1.2631	1.2638	0.2495
<i>Wallingford FD 1</i>	0	0	77,034	0	0	0.0506
Wells	796,034	1,614,006	484,940	1.1813	1.4235	0.2683
West Haven	154,319	173,611	229,094	0.9406	1.2643	0.7600

2008 Taxes and Tax Rates

West Rutland	1,175,650	972,996	1,217,858	1.1280	1.2874	0.6787
County Totals	39,561,541	52,172,198	38,606,761			

2008 Taxes and Tax Rates

Washington

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Barre City	2,541,005	3,115,656	6,479,156	1.0341	1.4180	1.4055
Barre Town	4,885,281	2,402,511	4,870,842	1.1541	1.5546	0.8291
Berlin	1,880,876	3,144,895	1,807,708	1.1462	1.2010	0.3924
Cabot	1,028,922	941,036	876,171	1.3243	1.3618	0.5925
Calais	1,559,328	717,687	838,842	1.2763	1.3181	0.4780
Duxbury	1,075,875	649,053	526,389	1.1433	1.2690	0.3629
East Montpelier	2,575,865	962,789	1,128,688	2.2161	2.3632	0.7275
Fayston	1,949,967	3,004,307	797,757	1.7280	1.7829	0.2800
Marshfield	1,004,473	478,933	651,707	1.2376	1.4930	0.5760
<i>Marshfield Village</i>	0	0	12,302	0	0	0.1020
Middlesex	1,785,448	675,207	700,396	1.6674	1.7235	0.4800
Montpelier	5,113,430	5,347,836	7,828,962	1.9673	2.1363	1.4727
Moretown	1,506,648	1,063,821	431,765	1.5475	1.6223	0.2654
Northfield	2,450,567	1,693,654	2,039,455	1.5142	1.6146	0.7826
<i>Northfield Village</i>	0	0	376,976	0	0	0.3944
Plainfield	917,554	402,908	743,423	1.5744	1.8994	0.9385
Roxbury	427,048	499,045	457,076	1.6425	1.7617	0.8425
Waitsfield	1,943,661	2,541,749	1,028,301	1.1834	1.2760	0.2850
Warren	2,277,630	7,842,341	1,940,201	1.2057	1.3024	0.2429
Waterbury	4,697,890	3,298,952	2,068,455	1.0758	1.2091	0.2916
<i>Waterbury Village</i>	0	0	357,822	0	0	0.1789
Woodbury	795,163	775,268	513,289	1.2369	1.2672	0.4100
Worcester	766,153	284,501	431,947	1.1957	1.2274	0.4953
County Totals	41,182,786	39,842,149	36,907,630			

2008 Taxes and Tax Rates

Windham

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Athens	200,269	222,801	380,515	1.6836	1.8681	1.6000
Brattleboro	6,979,648	7,988,624	11,177,829	1.5568	1.4256	1.0414
<i>Bratt Downtown Dist</i>	0	0	80,012	0	0	0.1470
Brookline	395,514	359,320	187,866	1.1262	1.2608	0.2953
Dover	1,447,564	12,441,469	2,516,631	1.8627	1.8238	0.3255
Dummerston	2,597,168	1,027,496	707,198	1.5520	1.3257	0.2926
Grafton	715,098	1,382,469	821,938	1.5509	1.8116	0.6888
Guilford	2,167,099	1,084,699	955,394	1.6999	1.5834	0.4904
Halifax	553,438	825,504	656,585	1.0206	1.2844	0.5602
Jamaica	894,534	2,672,905	761,950	1.2561	1.2925	0.2753
Londonderry	1,973,603	3,816,433	873,431	1.4134	1.3509	0.2073
Marlboro	919,444	936,290	495,931	1.2318	1.3138	0.3400
Newfane	1,539,891	1,759,829	1,094,332	1.2465	1.3512	0.4323
Putney	1,773,078	1,436,192	1,149,693	1.5084	1.4539	0.5416
Rockingham	2,427,753	3,256,717	3,062,226	1.2595	1.2996	0.6823
<i>Bellows Falls Vill</i>	0	0	1,347,332	0	0	0.5526
<i>Saxton River Village</i>	0	0	43,177	0	0	0.1250
Somerset	0	54,447	26,196	0.6649	1.0394	0.5000
Stratton	460,701	12,979,997	685,850	1.3684	1.3461	0.0673
Townshend	1,067,847	1,225,178	659,537	1.2272	1.2713	0.3602
Vernon	1,327,088	655,972	2,009,916	0.9410	0.8965	0.4067
Wardsboro	632,940	1,617,435	658,471	1.2836	1.3473	0.3888
Westminster	2,160,508	1,313,056	1,480,295	1.4459	1.4825	0.6288
<i>Westminster FD #3</i>	0	0	241,750	0	0	0.1025
Whitingham	1,103,412	2,055,660	1,192,171	1.8361	1.7695	0.6750
Wilmington	2,038,062	7,526,935	2,746,289	2.6178	2.5521	0.7398
Windham	403,862	797,074	452,647	1.4340	1.3934	0.5419
County Totals	33,778,519	67,436,501	36,465,162			

2008 Taxes and Tax Rates

Windsor

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Andover	599,103	1,160,327	440,999	2.0129	2.1711	0.5300
Baltimore	147,007	60,753	91,912	1.0447	1.2725	0.4877
Barnard	1,864,734	2,628,063	910,080	1.3573	1.3155	0.2700
Bethel	1,518,470	1,082,224	1,093,038	1.3482	1.3039	0.5600
Bridgewater	972,734	1,620,278	646,954	1.3324	1.4591	0.3477
Cavendish	1,125,058	2,196,911	796,851	1.4733	1.3539	0.3397
<i>Cavendish FD #1</i>	0	0	85,859	0	0	0.0661
<i>Cavendish FD #2</i>	0	0	38,662	0	0	0.0353
Chester	2,276,413	2,317,580	2,364,974	1.0807	1.2202	0.5963
Hartford	7,946,543	10,918,121	9,555,039	1.2671	1.3862	0.6788
Hartland	3,730,411	2,061,515	1,462,672	1.3724	1.3679	0.3500
Ludlow	2,240,581	19,118,705	2,986,977	1.3907	1.4095	0.2000
<i>Ludlow Village</i>	0	0	264,338	0	0	0.1714
Norwich	6,775,989	3,138,444	3,317,716	1.4550	1.3563	0.4810
<i>Norwich Fire Dist</i>	0	0	82,175	0	0	0.0496
Plymouth	676,038	3,575,280	487,770	1.6629	1.8307	0.2065
Pomfret	1,479,860	1,737,784	891,334	2.2493	2.2121	0.6173
Reading	920,657	1,137,773	555,671	1.3620	1.2935	0.3551
Rochester	793,583	1,262,728	747,301	1.6658	1.7380	0.6250
Royalton	1,416,920	1,598,580	1,169,818	2.0062	2.4003	0.8558
Sharon	1,254,265	781,109	685,027	1.8231	1.9454	0.6302
Springfield	4,806,195	3,032,896	7,565,361	1.1963	1.2644	1.1437
Stockbridge	583,851	859,899	544,756	1.2561	1.3765	0.5000
Weathersfield	2,660,670	1,397,271	1,534,714	1.5524	1.4525	0.5790
<i>Perkinsville Village</i>	0	0	4,232	0	0	0.0446
West Windsor	1,709,914	2,349,069	712,753	1.2464	1.2711	0.2200
Weston	1,021,048	1,799,383	706,758	1.4840	1.4352	0.3653
Windsor	1,887,087	1,286,913	2,505,310	2.0476	2.2021	1.6844
Woodstock	4,972,586	7,180,674	2,590,242	1.4663	1.4257	0.3213
<i>Woodstock Village</i>	0	0	495,946	0	0	0.1900
<i>Woodstock Police Dis</i>	0	0	222,182	0	0	0.0387
County Totals	53,379,716	74,302,281	45,557,420			

2008 Taxes and Tax Rates			
---------------------------------	--	--	--

STATE TOTALS	468,820,902	531,829,061	368,190,719
---------------------	--------------------	--------------------	--------------------

Total Tax Rates

The total tax rate is the homestead or non-residential rate combined with the municipal rate.

The following is a listing from low to high rates.

2008 Total Tax Rates for Homestead Properties: Listed Low to High

Town Name	Total Tax Rate for Homestead Properties	Town Name	Total Tax Rate for Homestead Properties
Warren Gore	0.7226	Wells	1.4496
Averill	0.7957	West Windsor	1.4664
Woodford	0.8355	Waitsfield	1.4684
Ferdinand	0.8490	Irasburg	1.4695
Coventry	0.8732	Brownington	1.4793
Lewis	0.9004	Shelburne	1.4812
Averys Gore	0.9094	Dorset	1.4856
Warners Grant	0.9099	Washington	1.4933
Mount Tabor	1.0213	Milton	1.5043
Glastenbury	1.0636	Stamford	1.5050
Bloomfield	1.1097	Duxbury	1.5062
Highgate	1.1604	Wallingford	1.5126
Albany	1.1637	Fairfax	1.5270
Somerset	1.1649	Williston	1.5274
South Hero	1.1862	Newark	1.5304
Ira	1.2012	Jamaica	1.5314
Swanton	1.2056	Baltimore	1.5324
Buels Gore	1.2387	Enosburg	1.5375
Georgia	1.2671	Berlin	1.5386
Grand Isle	1.2834	Victory	1.5529
Morgan	1.2842	Strafford	1.5549
Lowell	1.2879	Fairfield	1.5596
Berkshire	1.2908	Troy	1.5640
Derby	1.2994	Waterford	1.5710
Rupert	1.3117	North Hero	1.5715
St. Albans Town	1.3441	Marlboro	1.5718
Leicester	1.3441	Franklin	1.5725
Vernon	1.3477	Halifax	1.5808
Pawlet	1.3632	Glover	1.5843
Waterbury	1.3674	Townshend	1.5874
Fairlee	1.3953	Ferrisburgh	1.5904
Brunswick	1.4173	Ludlow	1.5907
Mendon	1.4208	Isle LaMotte	1.6100
Brookline	1.4215	Charleston	1.6107
Elmore	1.4219	Hubbardton	1.6110
Stratton	1.4357	Guildhall	1.6111
Wolcott	1.4380	Wheelock	1.6123
Charlotte	1.4398	Burke	1.6139
Manchester	1.4483	Westmore	1.6168
Warren	1.4486	Walden	1.6189

2008 Total Tax Rates for Homestead Properties: Listed Low to High

Town Name	Total Tax Rate for Homestead Properties	Town Name	Total Tax Rate for Homestead Properties
Peru	1.6203	Essex Town	1.7583
Londonderry	1.6207	Salisbury	1.7645
Landgrove	1.6230	Chelsea	1.7691
Cambridge	1.6241	Kirby	1.7713
Barnard	1.6273	Weybridge	1.7766
Arlington	1.6305	Burlington	1.7794
Underhill	1.6389	Bolton	1.7861
Holland	1.6421	Randolph	1.7869
Essex Jct.	1.6445	Norton	1.7873
Woodbury	1.6469	Woodstock	1.7876
Addison	1.6476	Hinesburg	1.7959
Underhill ID	1.6476	Richford	1.7963
Richmond	1.6536	Waltham	1.7975
Brookfield	1.6568	Topsham	1.7997
Bradford	1.6624	Newbury	1.8000
Wardsboro	1.6724	Brandon	1.8026
Chester	1.6770	Concord	1.8063
Newfane	1.6788	West Rutland	1.8067
Bridgewater	1.6801	Orleans ID	1.8097
Jericho ID	1.6842	Moretown	1.8129
Canaan	1.6871	Cavendish	1.8130
Jericho	1.6895	Marshfield	1.8136
Worcester	1.6910	Barton	1.8158
Eden	1.6975	Pittsford	1.8180
South Burlington	1.6984	Benson	1.8231
West Haven	1.7006	Wells River	1.8263
Montgomery	1.7016	Hyde Park	1.8271
Danville	1.7030	North Bennington	1.8315
Morristown	1.7054	Granville	1.8369
Danby	1.7079	Stowe	1.8388
Barnet	1.7139	Dummerston	1.8446
Reading	1.7171	Weston	1.8493
Castleton	1.7185	Plymouth	1.8694
Hartland	1.7224	Fletcher	1.8743
Groton	1.7236	Shoreham	1.8902
Starksboro	1.7285	Granby	1.8972
Corinth	1.7333	Winooski	1.8986
Vergennes	1.7454	Lunenburg	1.8990
Calais	1.7543	Belvidere	1.9018
Stockbridge	1.7561	Betbel	1.9082

2008 Total Tax Rates for Homestead Properties: Listed Low to High

Town Name	Total Tax Rate for Homestead Properties	Town Name	Total Tax Rate for Homestead Properties
Williamstown	1.9092	Goshen	2.2318
Bennington	1.9154	Westford	2.2336
West Fairlee	1.9159	Poultney	2.2393
Cabot	1.9168	Grafton	2.2397
Bristol	1.9211	Braintree	2.2470
Sunderland	1.9287	Waterville	2.2498
Middletown Springs	1.9345	New Haven	2.2556
Norwich	1.9360	Shrewsbury	2.2777
Rockingham	1.9418	Chittenden	2.2798
Hartford	1.9459	Killington	2.2862
Sandgate	1.9465	Rochester	2.2908
Sheldon	1.9730	Hardwick	2.2957
Windham	1.9759	Northfield	2.2968
Pittsfield	1.9816	Colchester	2.2981
Barre Town	1.9832	Brighton	2.3013
Huntington	1.9871	Sheffield	2.3287
Lyndon	1.9921	Ripton	2.3293
Pownal	1.9997	Springfield	2.3400
Fayston	2.0080	Tunbridge	2.3455
Stannard	2.0127	Middlebury	2.3840
Whiting	2.0198	Cornwall	2.4004
Orwell	2.0363	Lincoln	2.4083
Putney	2.0500	Greensboro	2.4150
Monkton	2.0544	Mount Holly	2.4385
Newport Town	2.0701	Barre City	2.4396
Thetford	2.0719	Johnson	2.4517
Westminster	2.0747	Sharon	2.4533
Jay	2.0818	Newport City	2.4556
Orange	2.0899	Shaftsbury	2.4679
Craftsbury	2.1269	Vershire	2.4789
Weathersfield	2.1314	Roxbury	2.4850
Bakersfield	2.1401	Searsburg	2.4870
Middlesex	2.1474	Alburgh	2.4901
Lemington	2.1638	Maidstone	2.5012
St. George	2.1658	Whitingham	2.5111
Ryegate	2.1699	Plainfield	2.5129
Dover	2.1882	St. Albans City	2.5281
Guilford	2.1903	Rutland City	2.5294
Panton	2.1923	Shaftsbury ID	2.5302
Proctor	2.2213	Andover	2.5429

2008 Total Tax Rates for Homestead Properties: Listed Low to High

Town Name	Total Tax Rate for Homestead Properties
Rutland Town	2.5454
Readsboro	2.5752
Peacham	2.5957
Brattleboro	2.5982
Westfield	2.6842
Bridport	2.6956
Winhall	2.7340
Sutton	2.7495
Sudbury	2.8382
Royalton	2.8620
Pomfret	2.8666
St. Johnsbury	2.8835
East Montpelier	2.9436
East Haven	2.9495
Hancock	2.9789
Clarendon	3.0055
Fair Haven	3.2688
Athens	3.2836
Wilmington	3.3576
Tinmouth	3.4177
Montpelier	3.4400
Windsor	3.7320

State Average Total Tax Rate for Homestead Properties: 1.8787

2008 Total Tax Rates for Non-Residential Properties: Listed Low to High

Town Name	Total Tax Rate for Non-Residential Properties	Town Name	Total Tax Rate for Non-Residential Properties
Coventry	1.0715	Barnard	1.5855
Warren Gore	1.1015	Addison	1.5878
Woodford	1.1334	Berlin	1.5934
Averill	1.1820	Derby	1.6000
Ira	1.2239	Wolcott	1.6069
Mount Tabor	1.2807	Ludlow	1.6095
Ferdinand	1.2990	Landgrove	1.6115
Vernon	1.3032	Pawlet	1.6164
South Hero	1.3227	Dummerston	1.6183
Albany	1.3347	Cambridge	1.6231
Lewis	1.3793	North Hero	1.6258
Glastenbury	1.3810	Townshend	1.6315
Leicester	1.3834	Duxbury	1.6319
Averys Gore	1.3935	Williston	1.6479
Warners Grant	1.3943	Westmore	1.6482
Grand Isle	1.3994	Reading	1.6486
Stratton	1.4134	Strafford	1.6503
Charlotte	1.4352	Essex Jct.	1.6509
Highgate	1.4416	Marlboro	1.6538
Bloomfield	1.4664	Buels Gore	1.6547
Swanton	1.4798	Eden	1.6600
Manchester	1.4808	Arlington	1.6646
Rupert	1.4856	Belvidere	1.6731
West Windsor	1.4911	Brookfield	1.6753
Waterbury	1.5007	Woodbury	1.6772
Wallingford	1.5133	Salisbury	1.6791
Georgia	1.5218	Milton	1.6824
Fairlee	1.5370	Ferrisburgh	1.6870
Somerset	1.5394	Lowell	1.6901
St. Albans Town	1.5410	Wells	1.6918
Shelburne	1.5429	Cavendish	1.6936
Warren	1.5453	South Burlington	1.6994
Brookline	1.5561	Granville	1.7030
Dorset	1.5582	Newark	1.7036
Londonderry	1.5582	Hartland	1.7179
Waitsfield	1.5610	Enosburg	1.7184
Jamaica	1.5678	Worcester	1.7227
Berkshire	1.5702	Brownington	1.7294
Peru	1.5748	Essex Town	1.7304
Morgan	1.5789	Wardsboro	1.7361

2008 Total Tax Rates for Non-Residential Properties: Listed Low to High

Town Name	Total Tax Rate for Non-Residential Properties	Town Name	Total Tax Rate for Non-Residential Properties
Burke	1.7369	North Bennington	1.8667
Barnet	1.7455	Hubbardton	1.8700
Woodstock	1.7470	Fairfax	1.8710
Waterford	1.7561	Bolton	1.8732
Washington	1.7572	Sunderland	1.8756
Baltimore	1.7602	Stockbridge	1.8765
Kirby	1.7686	Stowe	1.8778
Sandgate	1.7738	Charleston	1.8782
Weybridge	1.7738	Hyde Park	1.8813
Underhill	1.7748	West Fairlee	1.8862
Glover	1.7779	Waltham	1.8863
Hinesburg	1.7821	Moretown	1.8877
Underhill ID	1.7822	Pittsford	1.8975
Newfane	1.7835	Topsham	1.9126
Shoreham	1.7949	Castleton	1.9131
Irasburg	1.7952	Brandon	1.9154
Calais	1.7961	Chelsea	1.9234
Danville	1.7971	Orleans ID	1.9289
Weston	1.8005	Windham	1.9353
Wheelock	1.8063	Canaan	1.9402
Bridgewater	1.8068	Cabot	1.9543
Richmond	1.8160	Victory	1.9592
Starksboro	1.8162	Wells River	1.9617
Chester	1.8165	West Rutland	1.9661
Danby	1.8198	Holland	1.9677
Jericho ID	1.8214	Middletown Springs	1.9751
Isle LaMotte	1.8233	Thetford	1.9789
Jericho	1.8249	Rockingham	1.9819
Elmore	1.8297	Craftsbury	1.9870
Norwich	1.8373	Troy	1.9925
Vergennes	1.8379	Newbury	1.9947
Bradford	1.8397	Putney	1.9955
Mendon	1.8421	Stamford	2.0063
Halifax	1.8446	Barton	2.0093
Corinth	1.8448	Franklin	2.0107
Fairfield	1.8455	Concord	2.0181
Groton	1.8501	West Haven	2.0243
Randolph	1.8563	Morristown	2.0247
Walden	1.8580	Weathersfield	2.0315
Bethel	1.8639	Plymouth	2.0372

2008 Total Tax Rates for Non-Residential Properties: Listed Low to High

Town Name	Total Tax Rate for Non-Residential Properties	Town Name	Total Tax Rate for Non-Residential Properties
Bristol	2.0441	New Haven	2.3357
Richford	2.0510	Hardwick	2.3525
Brunswick	2.0578	Rochester	2.3630
Fayston	2.0629	Jay	2.3686
Hartford	2.0650	Barre Town	2.3837
Guildhall	2.0690	Northfield	2.3972
Pownal	2.0690	Greensboro	2.3980
Marshfield	2.0690	Granby	2.4004
Guilford	2.0738	Springfield	2.4081
Benson	2.0784	Maidstone	2.4329
Winooski	2.0902	Whitingham	2.4445
Huntington	2.0942	Vershire	2.4449
Whiting	2.1021	Westford	2.4565
Fletcher	2.1088	St. George	2.4623
Westminster	2.1113	Chittenden	2.4665
Williamstown	2.1183	Brattleboro	2.4670
Stannard	2.1193	Mount Holly	2.4859
Bennington	2.1205	Grafton	2.5004
Pittsfield	2.1255	Shrewsbury	2.5306
Burlington	2.1264	Bakersfield	2.5336
Killington	2.1341	Norton	2.5517
Montgomery	2.1441	Sharon	2.5756
Monkton	2.1479	Shaftsbury ID	2.5829
Dover	2.1493	Johnson	2.5867
Proctor	2.1653	Shaftsbury	2.5877
Orwell	2.1886	Bridport	2.5953
Poultney	2.1915	Colchester	2.5958
Middlesex	2.2035	Lincoln	2.5961
Lyndon	2.2176	Goshen	2.5989
Orange	2.2181	Roxbury	2.6042
Ripton	2.2457	Sheffield	2.6281
Waterville	2.2665	Rutland Town	2.6397
Lunenburg	2.2769	Winhall	2.6645
Middlebury	2.2870	Peacham	2.6678
Newport Town	2.2980	Tunbridge	2.6858
Panton	2.3035	Andover	2.7011
Braintree	2.3084	Newport City	2.7075
Sheldon	2.3089	Lemington	2.7242
Ryegate	2.3263	Rutland City	2.7690
Cornwall	2.3294	Brighton	2.7833

2008 Total Tax Rates for Non-Residential Properties: Listed Low to High

Town Name	Total Tax Rate for Non-Residential Properties
Alburgh	2.8053
St. Albans City	2.8103
Barre City	2.8235
Pomfret	2.8294
Plainfield	2.8379
Sudbury	2.9189
Sutton	2.9904
Clarendon	3.0714
East Montpelier	3.0907
St. Johnsbury	3.0959
Searsburg	3.1455
Hancock	3.1670
Readsboro	3.2476
Royalton	3.2561
Wilmington	3.2919
Westfield	3.3292
East Haven	3.3376
Tinmouth	3.4367
Athens	3.4681
Fair Haven	3.5196
Montpelier	3.6090
Windsor	3.8865

State Average Total Tax Rate for
Non-Residential Properties: 2.0281

2008 Effective Tax Rates

The effective tax rate is the rate that would be in effect if all properties were appraised at 100% of market value. It is also known as the equalized tax rate.

The effective education tax rate is calculated by dividing the education taxes for both homestead and non-residential by their respective estimated equalized education grand list values assessed by the equalized education grand list value. The municipal effective tax rate is calculated by dividing the municipal taxes assessed by the equalized municipal grand list.

The following lists show the effective or equalized tax rate showing the estimated homestead effective rate and the estimated non-residential rate for each school district.

2008 Effective Tax Rates

Addison

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Addison	1.3006	1.2429	0	0.2895
Bridport	1.3969	1.3302	0.0029	0.3922
Bristol	1.1486	1.2521	0.0020	0.4630
Cornwall	1.3672	1.3176	0	0.3069
Ferrisburgh	1.2102	1.2983	0	0.2437
Goshen	1.0450	1.3307	0	0.6929
Granville	1.4271	1.2958	0	0.3722
Hancock	0.9891	1.0771	0	0.4123
Leicester	1.1687	1.2087	0.0005	0.1919
Lincoln	1.1979	1.3260	0.0022	0.4442
Middlebury	1.3493	1.2661	0.0013	0.6945
Monkton	1.2265	1.3006	0	0.4038
New Haven	1.2709	1.3282	0.0160	0.3288
Orwell	1.1532	1.2661	0	0.3569
Panton	1.3272	1.4203	0	0.5122
Ripton	1.3813	1.3151	0.0073	0.4519
Salisbury	1.2802	1.2087	0	0.1955
Shoreham	1.3519	1.2619	0	0.4286
Starksboro	1.1964	1.2773	0	0.3937
Vergennes	1.1749	1.2697	0.0023	0.6177
Waltham	1.2160	1.2946	0	0.3823
Weybridge	1.2818	1.2791	0	0.3605
Whiting	1.1112	1.1807	0	0.5953

2008 Effective Tax Rates

Bennington

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Arlington	1.2776	1.3096	0.0048	0.2432
Bennington	1.0363	1.2201	0.0018	0.6797
Dorset	1.2432	1.3125	0.0021	0.1739
Glastenbury	0.5497	0.8587	0	0.4874
Landgrove	1.3561	1.3444	0	0.2736
Manchester	1.2741	1.3063	0.0019	0.1599
North Bennington	1.2091	1.2405	0.0022	0.4284
Peru	1.5182	1.4706	0	0.1731
Pownal	1.1603	1.2150	0.0037	0.4178
Readsboro	0.8100	1.2661	0.0057	0.9336
Rupert	1.0191	1.1936	0	0.2961
Sandgate	1.4638	1.2908	0.0015	0.4866
Searsburg	0.7854	1.1563	0	0.6193
Shaftsbury	1.1979	1.2710	0.0027	0.3084
Shaftsbury ID	1.2452	1.2775	0.0027	0.3109
Stamford	0.8053	1.2353	0	0.4856
Sunderland	1.4109	1.3648	0.0032	0.2650
Winhall	1.4460	1.4039	0	0.2346
Woodford	0.8827	1.2068	0	0.0263

2008 Effective Tax Rates

Caledonia

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Barnet	1.2871	1.3189	0.0008	0.4409
Burke	1.1535	1.2684	0	0.3552
Danville	1.1624	1.2515	0	0.4522
Groton	1.1814	1.3012	0	0.4495
Hardwick	1.2720	1.3258	0.0053	0.8950
Kirby	1.3791	1.3766	0	0.3985
Lyndon	1.0886	1.2686	0	0.5082
Newark	1.1037	1.2817	0	0.4713
Peacham	1.2509	1.2982	0	0.4614
Ryegate	1.1738	1.2930	0	0.4765
Sheffield	1.0542	1.2584	0	0.5331
St. Johnsbury	1.1334	1.2686	0.0006	0.7231
Stannard	1.1278	1.2351	0	0.9024
Sutton	1.1341	1.2756	0	0.4818
Walden	1.0504	1.2780	0	0.4898
Waterford	1.1082	1.2777	0.0013	0.3303
Wheelock	1.0470	1.2497	0	0.6372

2008 Effective Tax Rates

Chittenden

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Bolton	1.1720	1.2540	0	0.5092
Buels Gore	0.5229	0.8174	0	0.3539
Burlington	0.9766	1.2822	0	0.5926
Charlotte	1.2642	1.2595	0.0008	0.1871
Colchester	1.0866	1.2932	0	0.5088
Essex Jct.	1.3030	1.3094	0.0023	0.3140
Essex Town	1.3334	1.3059	0.0023	0.3919
Hinesburg	1.3250	1.3116	0.0010	0.4398
Huntington	1.1619	1.2567	0	0.6033
Jericho	1.1443	1.2696	0.0114	0.4058
Jericho ID	1.1497	1.2776	0.0115	0.4094
Milton	1.1203	1.2999	0.0016	0.3961
Richmond	1.1472	1.3104	0	0.5113
Shelburne	1.1503	1.2115	0.0006	0.3192
South Burlington	1.3058	1.3066	0.0009	0.3304
St. George	1.1571	1.3427	0	0.1996
Underhill	1.1410	1.2699	0.0265	0.3895
Underhill ID	1.1552	1.2834	0.0266	0.3915
Westford	1.1585	1.3186	0.0035	0.4384
Williston	1.2492	1.3628	0.0006	0.1877
Winooski	1.0976	1.2872	0	0.7822

2008 Effective Tax Rates

Essex

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Averill	0.7541	1.1797	0	0.1207
Averys Gore	N/A	1.3629	0	0.0507
Bloomfield	0.7880	1.1483	0	0.3327
Brighton	0.9159	1.2129	0	0.5015
Brunswick	0.8075	1.2624	0	0.1988
Canaan	0.9863	1.2388	0.0006	0.6969
Concord	1.1098	1.2895	0	0.4230
East Haven	1.0854	1.3069	0	0.5962
Ferdinand	0.8440	1.3199	0	0.0527
Granby	0.7967	1.1094	0	0.3832
Guildhall	1.0242	1.4163	0	0.3552
Lemington	0.9799	1.3071	0	0.2842
Lewis	N/A	1.3421	0	0.0505
Lunenburg	0.9368	1.2340	0	0.5578
Maidstone	1.3932	1.3504	0	0.1710
Norton	0.8425	1.3170	0	0.2669
Victory	0.8515	1.1429	0	0.2613
Warners Grant	N/A	1.3722	0	0.0510
Warren Gore	0.7478	1.1685	0	0.0556

2008 Effective Tax Rates

Franklin

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Bakersfield	1.0552	1.3053	0	0.3044
Berkshire	0.9548	1.2463	0.0008	0.3922
Enosburg	1.1128	1.3006	0.0001	0.4818
Fairfax	0.9971	1.3089	0	0.3858
Fairfield	1.0584	1.3387	0	0.4706
Fletcher	1.1366	1.3353	0	0.4533
Franklin	0.9314	1.2741	0	0.2978
Georgia	1.0502	1.3081	0	0.2316
Highgate	1.0057	1.3011	0.0006	0.2131
Montgomery	0.9423	1.2680	0.0023	0.3073
Richford	1.0345	1.2987	0.0019	0.8266
Sheldon	1.0105	1.2333	0	0.3047
St. Albans City	1.1026	1.3035	0.0005	0.7099
St. Albans Town	1.1044	1.3056	0.0044	0.2653
Swanton	1.0171	1.3024	0.0034	0.2328

2008 Effective Tax Rates

Grand Isle

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Alburgh	1.0930	1.2845	0.0008	0.4200
Grand Isle	1.0701	1.1910	0	0.2699
Isle LaMotte	1.0903	1.2840	0.0071	0.3661
North Hero	1.1928	1.2412	0	0.2027
South Hero	1.0749	1.2252	0.0002	0.2323

2008 Effective Tax Rates**Lamoille**

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Belvidere	1.5221	1.2920	0	0.3927
Cambridge	1.2988	1.2981	0	0.2943
Eden	1.2404	1.2036	0	0.4208
Elmore	0.8981	1.2494	0	0.3275
Hyde Park	1.2511	1.3050	0	0.5601
Johrison	1.1989	1.2979	0	0.5983
Morristown	0.9984	1.3071	0.0011	0.6506
Stowe	1.2228	1.2549	0.0042	0.2853
Waterville	1.1090	1.1195	0	0.3498
Wolcott	1.0861	1.2704	0.0025	0.4782

2008 Effective Tax Rates

Orange

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Bradford	1.1222	1.3037	0	0.5799
Braintree	1.1903	1.2365	0	0.5030
Brookfield	1.2605	1.2793	0	0.4345
Chelsea	1.2024	1.3463	0	0.4476
Corinth	1.2073	1.3192	0.0042	0.5255
Fairlee	1.1285	1.2719	0	0.2833
Newbury	1.1513	1.3173	0	0.3820
Orange	1.1276	1.2259	0	0.4744
Randolph	1.2217	1.2937	0.0010	0.6354
Strafford	1.1530	1.2536	0	0.4861
Thetford	1.4141	1.3287	0	0.4887
Topsham	1.2744	1.3921	0.0044	0.6012
Tunbridge	1.0491	1.2823	0	0.5565
Vershire	1.3343	1.3073	0.0026	0.6461
Washington	1.0077	1.2701	0	0.4773
Wells River	1.1782	1.2975	0	0.4334
West Fairlee	1.3093	1.2827	0	0.4111
Williamstown	1.0747	1.2549	0.0013	0.5696

2008 Effective Tax Rates

Orleans

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Albany	0.9346	1.1210	0	0.3331
Barton	1.0600	1.2150	0.0012	0.3931
Brownington	0.9457	1.2075	0	0.6032
Charleston	1.0243	1.2685	0	0.4467
Coventry	0.8654	1.0619	0	0.0000
Craftsbury	1.3728	1.2500	0.0018	0.4936
Derby	0.9662	1.2653	0.0027	0.3244
Glover	1.1223	1.3171	0.0007	0.4721
Greensboro	1.2228	1.2118	0.0001	0.3857
Holland	0.9940	1.2851	0.0022	0.4721
Irasburg	1.0115	1.3216	0	0.3866
Jay	1.0579	1.2509	0	0.3419
Lowell	0.8913	1.3185	0.0005	0.4755
Morgan	1.1204	1.4200	0	0.1846
Newport City	1.0443	1.2512	0.0058	0.9655
Newport Town	1.1237	1.2901	0	0.3874
Orleans ID	1.0518	1.1468	0.0012	0.3918
Troy	0.8989	1.2360	0.0020	0.3295
Westfield	0.9509	1.2657	0	0.3598
Westmore	1.2719	1.3025	0	0.3158

2008 Effective Tax Rates

Rutland

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Benson	1.1465	1.3956	0.0010	0.6298
Brandon	1.1604	1.2726	0.0065	0.6274
Castleton	1.1481	1.3129	0.0041	0.3019
Chittenden	1.1451	1.2674	0.0004	0.3468
Clarendon	1.1910	1.2269	0.0013	0.4467
Danby	1.1436	1.2523	0	0.5149
Fair Haven	1.1204	1.2785	0.0014	0.9387
Hubbardton	1.0450	1.2991	0	0.5343
Ira	1.0475	1.0717	0	0.2417
Killington	1.3722	1.2691	0	0.1915
Mendon	0.9054	1.2861	0	0.3785
Middletown Springs	1.1350	1.1698	0	0.5223
Mount Holly	1.2718	1.3014	0.0015	0.2481
Mount Tabor	0.9883	1.2521	0	0.0508
Pawlet	1.0436	1.2924	0.0098	0.2847
Pittsfield	1.1647	1.2689	0	0.2692
Pittsford	1.2261	1.3033	0	0.5471
Poultney	1.3227	1.2860	0	0.3956
Proctor	1.3593	1.3019	0	0.9091
Rutland City	1.0764	1.2832	0.0022	1.1124
Rutland Town	1.2604	1.3151	0.0011	0.2465
Shrewsbury	1.0809	1.2473	0	0.4148
Sudbury	1.2259	1.2696	0	0.3094
Tinmouth	1.2270	1.2363	0	0.4723
Wallingford	1.3075	1.3081	0.0045	0.2538
Wells	1.0486	1.2637	0.0001	0.2381
West Haven	0.9885	1.3288	0	0.7987
West Rutland	1.1236	1.2826	0	0.6761

2008 Effective Tax Rates

Washington

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Barre City	0.9497	1.3022	0.0081	1.2825
Barre Town	0.9543	1.2858	0.0020	0.6862
Berlin	1.1980	1.2551	0	0.4087
Cabot	1.2471	1.2825	0.0189	0.5404
Calais	1.2337	1.2740	0	0.4620
Duxbury	1.1081	1.2301	0	0.3517
East Montpelier	1.2507	1.3340	0.0030	0.4072
Fayston	1.2466	1.2863	0	0.2020
Marshfield	1.0664	1.2863	0	0.4962
Middlesex	1.2291	1.2702	0	0.3536
Montpelier	1.1596	1.2592	0	0.8822
Moretown	1.1609	1.2168	0	0.1990
Northfield	1.2353	1.3170	0.0093	0.6285
Plainfield	1.0927	1.3186	0.0006	0.6504
Roxbury	1.1835	1.2695	0	0.6071
Waitsfield	1.1693	1.2607	0.0015	0.2801
Warren	1.2760	1.3783	0	0.2570
Waterbury	1.1090	1.2466	0	0.3006
Woodbury	1.2607	1.2917	0	0.4179
Worcester	1.2698	1.3038	0	0.5260

2008 Effective Tax Rates

Windham

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Athens	1.0682	1.1851	0	1.0144
Brattleboro	1.3592	1.2449	0.0014	0.9152
Brookline	1.1934	1.3359	0	0.3129
Dover	1.3491	1.3213	0	0.2358
Dummerston	1.5642	1.3364	0.0040	0.2909
Grafton	1.1490	1.3419	0.0096	0.5006
Guilford	1.3852	1.2904	0.0011	0.3983
Halifax	1.0331	1.3000	0.0043	0.5628
Jamaica	1.2415	1.2777	0.0008	0.2713
Londonderry	1.4231	1.3604	0.0003	0.2084
Marlboro	1.2317	1.3139	0	0.3400
Newfane	1.2244	1.3273	0	0.4247
Putney	1.3780	1.3284	0.0066	0.4882
Rockingham	1.2617	1.3021	0.0023	0.6814
Somerset	N/A	0.9205	0	0.4428
Stratton	1.3644	1.3406	0.0001	0.0669
Townshend	1.2256	1.2697	0.0002	0.3595
Vernon	0.9940	0.9470	0.0009	0.5079
Wardsboro	1.2660	1.3291	0	0.3835
Westminster	1.2538	1.2853	0.0035	0.5416
Whitingham	1.3075	1.2599	0	0.4809
Wilmington	1.3673	1.3326	0.0011	0.3850
Windham	1.2982	1.2614	0.0105	0.4801

2008 Effective Tax Rates

Windsor

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Andover	1.1076	1.1947	0	0.2916
Baltimore	1.1108	1.3532	0	0.5186
Barnard	1.3643	1.3224	0	0.2714
Bethel	1.4076	1.3611	0	0.5846
Bridgewater	1.2400	1.3581	0.0014	0.3226
Cavendish	1.4328	1.3166	0.0061	0.3243
Chester	1.0899	1.2303	0.0037	0.5975
Hartford	1.2130	1.3271	0.0014	0.6483
Hartland	1.3260	1.3215	0.0023	0.3358
Ludlow	1.2494	1.2667	0.0029	0.1768
Norwich	1.4082	1.3129	0.0037	0.4619
Plymouth	1.2161	1.3389	0	0.1510
Pomfret	1.5152	1.4903	0.0005	0.4153
Reading	1.3811	1.3114	0	0.3600
Rochester	1.2215	1.2743	0	0.4581
Royalton	1.1515	1.3778	0.0012	0.4899
Sharon	1.2440	1.3276	0.0008	0.4293
Springfield	1.2198	1.2895	0	1.1657
Stockbridge	1.1201	1.2274	0	0.4459
Weathersfield	1.3325	1.2467	0.0052	0.4922
West Windsor	1.2703	1.2957	0	0.2242
Weston	1.2281	1.1875	0.0006	0.3016
Windsor	1.1985	1.2892	0.0063	0.9787
Woodstock	1.3673	1.3295	0.0105	0.2889

Glossary of Assessment Terms

Aggregate Ratio - In the equalization study, it is the total sum of the assessments divided by the total sum of the sale prices. This is also known as the 'weighted mean' or the 'weighted average ratio'.

Appraised Value - The estimated value as determined by a lister/assessor of a property before any adjustments are made to that value for purpose of taxation. Adjustments could include an assessment ratio if the property is to be taxed at a value other than full fair market value, either a full or partial exemption, or at a value established under a stabilization agreement.

Assessed Value - amount in dollars at which a property is put on the assessment rolls. It differs from the appraised value for three major reasons, such as fractional assessment laws, exemptions or stabilization agreements, and decisions by assessing officials to override appraised value estimates.

CAMA 2000- Computer-Assisted Mass Appraisal Program. CAMA (computer-assisted mass appraisal) software is available to Vermont municipalities and supported by the Tax Department. It consists of two related software programs--one for calculating the appraised value of a property and the other for tax administration purposes such as printing out the grand list and generating tax bills and is referred to as **CAMA 2000**. CAMA 2000 utilizes cost tables from Marshall Valuation Services to assist in determining values, another system which Property Valuation and Review supports.

Category (see also use class) - All taxable properties in Vermont are classified into 15 categories based on their highest and best use. For example, R1 refers to small acreage residential and UE to utility electric. The goal is to group properties with similar uses together. There are 4 classes of property that are formed by the aggregation of the 15 categories into like-use groups. They are Residential (R1, R2, MHU, MHL, V1 and V2), Commercial/Industrial (COMM, CMA and IND), Utilities (UE and UO), and Open Land (Farm, Wood and MSC).

Class - There are 9 series of property class codes which categorize properties into their actual present use, in other words, how the property is being utilized by the current owner (not the buildings highest and best use). For example: a gas station changes hands and is now a small retail shop, the code would change from (312) to (381).

Coefficient of Dispersion (COD) - The COD is a measure of uniformity of appraisals for all properties on the grand list. If, for example, a town has valued every single property at 100% of fair market value (that is, every property has an assessment to fair market value ratio of 100%), then there is zero dispersion, hence 0.00 percent COD. Similarly, if every single

property is assessed at 80% of fair market value, there is zero dispersion. If, however, the town median assessment to sales ratio is 80%, but individual assessments vary markedly, either above or below the median, then the disparity of assessments will reflect in a COD greater than 0%. As the disparity increases, the COD correspondingly increases.

Zero is a perfect score as a coefficient of dispersion. It indicates absolute fairness insofar as every taxpayer is appraised at exactly the same percentage of fair market value. The higher the percentage the greater the disparity in how properties are assessed in that town. Because of fluctuations in the market, and because properties are constantly being improved or changed, a perfect score is close to impossible. A coefficient of dispersion of 10 or lower is excellent. Statistically, it is the average deviation of a group of RATIOS from the TOWN-WIDE MEDIAN expressed as a percentage of the median.

The statutory definition is in 32 VSA, section 5401(1). Vermont municipalities will be required to reappraise when the COD falls above 20%. 32 VSA, section 4041a

Common Level of Appraisal (CLA) - In Vermont law, "the ratio of the aggregate value of local education property tax grand list to the aggregate value of the equalized education property tax grand list". 32 VSA, section 5401(3)

It is essentially a measure of how close a town or city's local appraisals are to fair market value. Vermont municipalities are required to reappraise when the CLA falls below 80%. 32 VSA, section 4041a

Confidence Interval (see also confidence level) – An interval calculated around the aggregate ratio. The high and low values in the interval form a range within which one can predict (within the limits of the confidence level) that the true ratio for the grand list exists. Vermont's study required that the interval not exceed a range of plus and minus 10% around the aggregate ratio. This is the maximum range of the interval. The actual range is generally considerably less but will depend on the size of the sales sample and its variability.

Confidence Level (see also confidence interval) – The required level of confidence to achieve a pre-established level of statistical reliability. Vermont's study is based on a 90% confidence level. This means that if we were to repeatedly select sales samples from a grand list, the resulting equalization ratios would be within the calculated confidence interval 9 out of 10 times. Ratios used for equalization are calculated at the lowest level of sales aggregation (see also category, class, town-wide and use class) that achieves the 90% level.

Education Grand List - The "education property tax grand list" is one percent of the education property value. (See 32 VSA section 5404) It is the value to be used to raise the State Education Tax and the Local Share Tax. It generally does not include inventory or business personal property. It includes the value of properties exempted by local vote (if not "grandfathered"), and it includes the full value of properties subject to local stabilization agreements as defined under 32 VSA section 5401(5).

Effective Tax Rate (ETR) - It is what the tax rate would be if all taxable property were appraised at full value. It is also called the equalized tax rate. The effective school tax rate is calculated by dividing the school taxes assessed by the equalized education grand list.

Equalized Education Property Value - This is the figure used to measure the property wealth of a school district. It is the Division of Property Valuation and Review's estimate of the fair market value of all nonresidential and homestead real property that is required to be listed at fair market value, plus the aggregate value of property required to be listed at a stipulated value under a stabilization agreement, plus the aggregate use value of property enrolled in the current use program.

Equalized Education Property Tax Grand List (EEGL) - One percent of the equalized education property value. Statutorily defined in 32 VSA, section 5401(6)

Extreme Ratios (see also outlier ratios and interquartile range) - Extreme ratios are those identified as being markedly higher or lower than the aggregate ratio. If a ratio is identified as being extreme, its inclusion in the study would distort the results. Extreme ratios are therefore not used to calculate study results at any level of aggregation where they are identified.

Grand List - One percent of the listed value established by the local assessing officials. The "municipal grand list" is the value used to raise municipal taxes. It includes any personal property taxable at the local level, and excludes locally voted exemptions. Properties subject to local stabilization agreements are included at their stabilized values.

International Association of Assessing Officers (IAAO) - A non-profit educational association whose mission is to promote innovation and excellence in property appraisal and property tax policy and administration through professional development, education, research, and technical assistance.

Interquartile Values/Range (see also outlier and extreme ratios) - The values that divide a set of ratios into 4 equi-distant parts with the lowest observation equal to 0% and the highest equal to 100%. The interquartile range is the distance from the 25th percentile to the 75th percentile. These statistics are used to identify outlier and extreme observations. An outlier is defined as a ratio that is beyond 1.5 times the interquartile range from either the 25th or the 75th percentiles. An extreme is defined as a ratio that is beyond 3 times the interquartile range from the same percentiles.

Mean - The result of adding all the values and dividing by the number of values. For instance, the mean of 3, 5 and 10 is 6. ($3 + 5 + 10 = 18$; $18/3 = 6$), also called the arithmetic mean or the average.

Median Ratio - The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values.

Municipal Grand List - see Grand List

Orthophotograph - a composite product made from overlapping aerial photographs. It appears similar to a standard enlarged aerial photograph, but because tilt and relief displacement have been eliminated (the land is essentially flattened out), the photo becomes close to being a map upon which property lines and other data can be plotted.

The Vermont Mapping Program can provide both the paper maps and the computerized data represented on the paper map on a digital medium available on CD-ROM.

Outlier Ratio (see also extreme ratio and interquartile range) – Sales ratios that are found to be statistically different from other sales ratios in a given sample. Outliers may deserve special attention depending on the variability of other sales ratios in the sample.

Parcel - For tax administration, it is the base unit to be reported in the grand list book and is defined as “all contiguous land in the same ownership, together with all improvements thereon.” 32 VSA, section 4152(a)(3). This definition does not, however, govern the listers’ determination of the highest and best use of a property. The following factors must be considered when making that decision: whether the property was conveyed in one deed; the land’s character and use; whether separately deeded tracts are contiguous, and whether the property functions as one tract for the owner.

Payment-In-Lieu-of-Taxes (PILOT) - A payment to a town or city to compensate for a part of the cost for services on property which is exempt from the regular taxation. For example, the State of Vermont makes a PILOT for state-owned buildings. Towns and cities may enter agreements with owners of low and moderate income housing whereby a PILOT is paid, rather than the full tax based on fair market value. 32 VSA section 3843

Price-Related Differential (PRD) - The mean ratio divided by the aggregate ratio, also called the regressivity index. This statistic is used to determine whether assessment practices are progressive or regressive. A PRD above 1.03 tends to indicate assessment regressivity (lower valued properties are assessed at a higher ratios). A PRD below .98 tends to indicate assessment progressivity (higher valued properties are assessed at a higher ratio).

Regressivity Index - See price-related differential.

Reliable Ratio (see also confidence level and confidence interval) - A ratio which is statistically accurate within a margin of error of plus or minus 10% at a 90% confidence level. The sale report indicates if this guideline was met at each level of sales aggregation.

Townwide (see also use class) - The highest level of sales sample aggregation in which all sales across all categories are included for a city or town.

Trimmed Data (see also extreme ratios) – This refers to the data used to calculate the equalization ratio (i.e., the aggregate or weighted mean) and its confidence interval after any extreme ratios have been eliminated.

Use Class – The classification of properties into groups based on their highest and best use. For example, residential, commercial, utility etc. All properties in Vermont are grouped into 15 categories. In conducting the equalization study, listed value to sale price ratios are calculated at the lowest level of aggregation that achieves a reliable ratio (see also reliable ratio). If a reliable ratio can not be achieved at the category level, then the next higher level of aggregation (class) is used. If a reliable ratio is not achieved at this level, then the townwide ratio is used for equalization.

Use Value Appraisal - The value of property for a specific use (as opposed to the broader "highest and best use"). Also known as Current Use or Land Use

Qualifying farm and forest land and farm buildings may enroll in Vermont's use value appraisal program. Enrolled land and buildings are required to be assessed at use value. Use Value Appraisal is defined in Vermont law as meaning, "with respect to land, the price per acre which the land would command if it were required to remain henceforth in agriculture or forest use, as determined in accordance with the terms and provisions of this subchapter. With respect to farm buildings, 'use value appraisal' means 30 percent of fair market value" 32 VSA, section 3752(12). The Current Use Advisory Board sets the use values for farm and forest land annually.

Weighted Mean - See Aggregate Ratio.

