

**2012**

# **Annual Report**

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

**Vermont  
Department of Taxes**






**State of Vermont**  
**Department of Taxes**  
133 State Street  
Montpelier, VT 05633-1401

**Agency of Administration**

To: Honorable Shap Smith, Speaker of the House  
Honorable John Campbell, Senate President Pro Tem

From: William E. Johnson, Director 

Date: January 2012

Subject: Annual Report of Property Valuation and Review Division

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I am pleased to present Property Valuation and Review's 2012 Annual Report. This document fulfills the requirements of 32 V.S.A., section 3412. A copy will be sent to the selectboard of each town.

cc Governor Peter Shumlin  
Mary Peterson, Commissioner



# 2012 Annual Report

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## Property Tax Administration - 2011 Tax Year

### Equalization

The Division of Property Valuation and Review (PVR) are required to determine annually the equalized education property value and coefficient of dispersion. An equalization study is to make those determinations. This year's equalization study is based on the assessed value of property as determined from municipalities' April 1, 2011 grand lists. 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 estimate of value is the *Equalized Education Property Values (EEPV)*. The EEPVs determined as part of the 2011 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. The ratio of the education property value to the equalized education property value is the common level of appraisal (CLA) used to equalize the education property tax rates.

### Property Values

Statewide the listed value went up less than 2%. Two factors generally affect the listed values—new construction and reappraisals. There was little new construction due to the economic downturn. In 2011, there were reappraisals in 21 towns (33, 38 and 44 in three prior years). In several towns, the reappraisal resulted in a lower grand list for 2011. The stabilizing 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 fell slightly this year.

Tax Year	Educ LV (Billion \$)	% Change	EEPV (Billion \$)	% Change
2011	77.8	1.98%	79.6	-2.02%
2010 <sup>1</sup>	76.3	2.55%	81.3	-1.57%
2009	74.4	4.13%	82.6	2.17%
2008	71.5	9.60%	80.9	6.73%
2007	65.2	10.21%	75.8	9.68%
2006	59.2	13.82%	69.1	12.36%
2005	52.0	16.75%	61.5	13.66%

The state total equalized municipal property value dropped slightly over 2010. The 2011 figure is \$80.7 billion compared to \$82.2 in 2010, \$83.8 in 2009 and \$82.1 in 2008.

<sup>1</sup> Prior to 2010, the education listed and the equalized education property value did not include the "increment"

The total taxable personal property (machinery/equipment and inventory) (PP/ME) value this year is \$845.2 million—an increase over the 2010 listed value of \$827.8 million. In 2009 and 2008, PP/ME was listed at \$852.2 and 852.8 million, respectively. PP/ME is taxed for municipal services but not for education costs.

The Vermont real estate market remains cool. The number of transactions is still down, and the median sale price of R1's is down a little.

Year	R1 Median Price
2011	\$186,900
2010	\$187,500
2009	\$185,000
2008	\$200,000
2007	\$200,000
2006	\$194,000
2005	\$180,000
2004	\$159,900

You can find town-by-town property transfer statistics on the Tax Department's website at: <http://www.state.vt.us/tax/statisticsproptrans.shtml>.

Again, this year only Chittenden and Grand Isle Counties showed an increase in equalized education property value. Lamoille County saw the greatest percentage decrease over 2010.

**Change in EEPV – 2010 to 2011 (FY11 to FY12)**

Addison County	-3.16%	9
Bennington County	-6.02%	13
Caledonia County	-0.89%	5
Chittenden County	0.35%	2
Essex County	-3.59%	10
Franklin County	-1.00%	6
Grand Isle County	2.12%	1
Lamoille County	-6.27%	14
Orange County	-1.46%	8
Orleans County	-1.34%	7
Rutland County	-4.75%	12
Washington County	-0.78%	4
Windham County	-0.10%	3
Windsor County	-3.73%	11
<b>STATEWIDE</b>	<b>-2.02%</b>	

Note: the above calculations, values and changes are based on the results prior to any appeals. Appeals by municipalities may result in a slight reduction in the 2011 equalized values. In past years, appeals have resulted in less than half of a percent decrease in the statewide total value.

relating to active tax increment financing districts.



### **Taxes and Tax Rates**

The base education tax rates for FY12 were up one penny over FY11. The rates since the inception of the two-tier rate have varied little over the past few years.

	Homestead Rate	Nonresidential Rate	EEPV (Billion \$)	Education Spending*	Property Tax Adjustments (State Payments)
FY06	\$ 1.51	\$ 1.02	\$ 61.5	962,976,995	\$ 92,597,558
FY07	\$ 1.44	\$ 0.95	\$ 69.1	1,015,048,578	\$106,590,553
FY08	\$ 1.36	\$ 0.87	\$ 75.8	1,056,563,162	\$109,995,949
FY09	\$ 1.36	\$ 0.87	\$ 80.9	1,109,754,777	\$113,989,450
FY10	\$ 1.35	\$ 0.86	\$ 82.6	1,132,474,781	\$134,369,701
FY11	\$ 1.35	\$ 0.86	\$ 81.3	1,130,803,523	\$145,309,090
FY12	\$ 1.36	\$ 0.87	\$79.6	1,125,189,915	TBD

\* Education spending defined in 16 VSA §4001(6)

The following concern the change in taxes assessed and effective tax rates (ETR's).

### **School, Municipal and Total Taxes Assessed in Millions of \$ (before income sensitization)**

Tax Year	School Taxes	Municipal Taxes <sup>2</sup>	Total Taxes	%Change School Taxes	%Change Muni Taxes	Total % Change
2002	687.6	246.4	934.0	11.30%	3.8%	9.2%
2003	741.6	256.0	997.6	7.90%	3.9%	6.8%
2004	734.5	273.6	1,008.1	-1.00%	6.9%	1.1%
2005	814.5	292.5	1,107.0	10.90%	6.9%	9.8%
2006	879.3	316.1	1,195.4	8.00%	8.1%	8.0%
2007	919.5	335.1	1,254.6	4.60%	6.0%	5.0%
2008	1,000.7	353.9	1,354.6	8.80%	5.6%	8.0%
2009	1,051.8	365.7	1,417.5	5.10%	3.3%	4.6%
2010	1,071.5	372.0	1,443.5	1.87%	1.7%	1.8%
2011	1,065.3	379.2	1,444.5	-0.58%	1.94%	0.1%

Above figures do not include education taxes levied in tax increment financing (TIF) districts. In FY12, that was approximately \$414,518 to the education fund and \$2,281,000 to the municipalities toward their bond payments.

<sup>2</sup> Municipal taxes include only town/city level taxes.

## School, Municipal and Total Effective Tax Rates (ETR)

Tax Year	School ETR <sup>3</sup>	Municipal ETR <sup>4</sup>	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 <sup>3</sup>	Hmstd Total ETR	NonRes Total ETR
2004	\$ 1.31	\$ 1.41	\$ 0.49	\$1.80	\$1.90
2005	1.30	1.35	0.47	\$1.77	\$1.82
2006	1.23	1.32	0.47	\$1.70	\$1.79
2007	1.17	1.26	0.44	\$1.61	\$1.70
2008	1.18	1.29	0.43	\$1.61	\$1.72
2009	1.21	1.33	0.44	\$1.65	\$1.77
2010	1.26	1.38	0.45	\$1.71	\$1.83
2011	1.29	1.39	0.47	\$1.76	\$1.86

Total taxes for 2011 (FY12), including the approximately \$15.4 M in property taxes assessed by sub-municipalities such as villages and special districts, was close to \$1.46 billion. Property tax adjustment credits and homeowner rebates reduce that total.

### 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, the CLA is a percentage that compares local assessments to PVR’s estimate of market value. The statewide CLA improved to 98%. Last year it was 94% and in 2009, it was 90%. The result of the 2008 study was 88%—slightly better than the 86% shown in 2007.

Another way to use the CLA to evaluate assessment practices is to consider the change in the number of municipalities that have extremely low CLAs 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. For 2010, only 23 towns have a CLA under 80%. In 2011, that number is only six. Towns with a CLA under 80% will receive an Order to Reappraise.

<sup>3</sup> ETR expressed in rate per \$100 of equalized value

<sup>4</sup> Municipal ETR’s include only town/city level taxes in computation

More towns and cities have a CLA over 100% this year—122 towns. It was about one third of all communities last year. The higher CLA's are in part a function of the drop in fair market values in many areas.

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 homogenous areas, 10% or less is considered good. Few such areas exist in Vermont. 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--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.”<sup>5</sup>

### Percentage of Municipalities with COD's

Tax Year	10% and less	>10% and <20%	20% to <30%	30% and higher
2001	13%	69%	17%	1%
2003	14%	62%	24%	0%
2005	6%	51%	40%	3%
2006	5%	51%	36%	8%
2007	10%	56%	26%	8%
2008	27%	51%	21%	5%
2009	32%	54%	12%	2%
2010	29%	58%	10%	2%
2011	27%	58%	15%	2%

<sup>5</sup> *Property Appraisal and Assessment Administration*, page 601, Joseph K. Eckert, Ph.D., General Editor, IAAO

32 V.S.A. § 4041a 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.

Due to the latest study, seventeen towns will receive new reappraisal orders. That compares to 14 last year and 12 in the previous year. It should also be noted that a number of previously issued orders are slated for rescission as the latest study shows these to be within the 80/20 parameters.

### **Assistance to Municipalities**

The Vermont Department of Taxes annually issues several payments to Vermont towns and cities. Payments totaled over \$21.3 million in calendar year 2011.

The annual payment designed to hold the towns harmless for revenue lost as a result of enrollment in the Use Value Appraisal program (UVA aka Current Use) is issued in November<sup>6</sup>. The 2011 payment was \$12.28 million.

An annual payment-in-lieu-of-taxes (PILOT) is issued in October. Payment is based on the value held for issuance of state-owned property in accord with 32 V.S.A. §3701. The payment was \$5.8 million this year.

In November of 2011, to assist towns with training listers, approximately \$98,800 was distributed. The payment calculation is based on the total real estate parcels within a given town. The law provides that a municipality shall be paid \$3.65 per grand list parcel for the first 100 parcels \$0.20 for each of the next 100 parcels, and \$0.01 for each parcel in excess of 200. The money for assessment education is for costs associated with PVR sponsored courses.

There were two other payments issued in February of 2011, based on the towns parcel counts. One is a payment of \$8.50 per parcel to assist with the expenses involved in townwide reappraisals. Over \$2.8 million was issued this year. Second is a \$1.00 per parcel payment provided by 32 V.S.A. §5405(f). Approximately \$330,000 was issued this year to compensate towns for assistance provided to PVR in conducting the annual Sales Ratio Study.

<sup>6</sup> This year, the department issued the Hold Harmless and PILOT payments earlier than normal in an effort to assist cash-strapped towns following the devastation caused by Tropical Storm Irene.

## **Payments to Municipalities**

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An annual payment-in-lieu-of-taxes (PILOT) totaling \$5.8 million was made in October of 2011. Payment is based on the assessed value of state-owned property in accord with 32 V.S.A. §3701.

In October of 2011, approximately \$98,800 was distributed to assist towns in the acquisition of training for listers. Payment is based on the number of real estate parcels. The law provides that a municipality shall be paid \$3.65 per grand list parcel for the first 100 parcels \$0.20 for each of the next 100 parcels, and \$0.01 for each parcel in excess of 200. This money can be used only for costs to acquire assessment education.

The annual payment designed to hold the towns harmless for revenue lost because of enrollment in the Use Value Appraisal Program is issued in November. The 2011 payment was over \$12.28 million.

## **Education and Training**

During 2011, Property Valuation and Review (PVR) once again provided a full training program to listers and others in many aspects of tax administration and assessment.

A range of offerings were provided, from new listers to seasoned assessors could take a class appropriate to their level of experience and understanding. There were 10 topics available with classes held at various locations and dates around the state, with over 250 total participants.

In addition to New Lister Orientation, New, and Advanced Lister Training, topics included the following: Basic Residential Construction – The Process and Terminology, Residential Data Collection and a newly developed two-day class, 3 Approaches to Value. Computer classes offered in 2011 included NEMRC Basic Computer Lab, Apex Sketching / Microsolve CAMA Basic Computer Lab and we added Commercial Microsolve CAMA. Staff provided instruction from PVR, the Tax Department IT Help Desk, NEMRC and professional instructors. Property Valuation and Review sponsored one International Association of Assessing Officers (IAAO) course – Fundamentals of Real Property Appraisal – that was taught by an IAAO certified instructor.

PVR continued its collaboration with the University of Vermont Extension Service to provide seminars at the Town Officer Education Conferences (TOECs). Listers again comprised the largest audience with over 150 at the four 2011 spring sessions held around the state. Workshops included Introducing New ePTTR Clerk's Service, Understanding the Equalization Study, Using NEMRC to Improve Your Grand List and the Listers' Open Forum, a round table discussion with the PVR Director and staff.

Education continues to be a high priority for PVR and for the Legislature. We are continually looking to introduce new ways of presenting courses that will enable more listers to participate in education and are working on creating a certification program. The funds appropriated to towns for lister education provide opportunities for those listers who otherwise would not have the resources to attend classes. Listers continue to actively participate in PVR's Lister Education Program, which enables them to understand their responsibilities and better perform in the duties of the office. Many towns have benefitted from the classes developed by PVR and will benefit going forward 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, 236 appeals have been received for the 2011 tax year.

The majority of appeals heard by the State Appraisers, including those 2010 cases decided to date, continue to result in either no change in value or a reduction in value. The 2010 results so far are:

<u>Value Increased</u>	<u>No Change</u>	<u>Reduced 20% or Less</u>	<u>Reduced More than 20%</u>
<b>1</b>	<b>50</b>	<b>44</b>	<b>42</b>

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

Tax Year	# Appeals	# Withdrawn	# Reduced	# Raised or Unchanged
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	161	19	71	71
2008	192	28	112	52
2009 <sup>1</sup>	175	23	114	37
2010 <sup>2</sup>	185	12	86	51

<sup>1</sup> 1 Outstanding as of publication

<sup>2</sup> 36 Outstanding as of publication

## **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, to provide technical assistance and instruction to the listers in a uniform appraisal system. A tool used by PVR to assist in meeting the challenge of enhancing assessment uniformity is a Computer Assisted Mass Appraisal (CAMA) system.

The Department currently supports two windows-based software applications. The CAMA product, called Microsolve/NEMRC that is supplied by New England Municipal Resource Center (NEMRC), 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 called the Grand List Administration Module, which is also supplied by NEMRC-, commonly referred to as NEMRC. The two systems are linked so that values generated in CAMA are automatically transferred to the grand list module.

The department's Information Technology Division (IT) includes a computer Help Desk staff. The IT Help Desk staff is currently supporting 187 towns using Microsolve/NEMRC and all towns using the NEMRC Tax Administration software. During the past year, Property Valuation and IT Help Desk staff participated in numerous training sessions throughout the State providing instruction on both basic and advanced Microsolve/NEMRC components. Advanced sessions included sketching and the commercial database. The division's goal is to continue to provide educational services to offer comprehensive training program for the NEMRC systems.

Since stabilizing the CAMA software, a long-term plan that outlines the architecture and capabilities of the next generation CAMA software is underway. To this end, the evaluation group continues to meet to re-evaluate, define and prioritize major system enhancements over the next several years.



## **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 transaction tax programs include: 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.

### **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. As of January 01, 2011, preparers have had a choice of either filing from the manual booklet form or thru the online electronic Property Transfer Tax Return system (ePTTR).

A booklet form or ePTTR return is received by a town with a deed, the clerk records the deed, either validates the online return (which is then collected electronically each night in batch processing for the department) or manually completes the clerks section in the booklet form and forwards only the booklet form to the Department for processing. The clerk retains a copy of either format. ePTTR returns are averaging around 37% of total returns filed. Returns have vital information about 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 20,000 (taxable and non taxable) with a decrease in paid returns from 23,093 in FY 2006, to 16,225 in FY 2011.

Revenue from this tax per fiscal year is as follows:

2011	\$25,642,975.34
2010	\$23,818,571.98
2009	\$22,945,645.75
2008	\$33,991,555.30
2007	\$39,317,848.34
2006	\$43,682,206.93

### **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 sellers 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 decreased from 2,103 in FY 2006, to 1,403 in FY 2011.

Revenue from this tax per fiscal year is as follows:

2011	\$ 880,055.67
2010	\$ 600,065.45
2009	\$2,222,921.10
2008	\$3,449,827.15
2007	\$5,646,165.77
2006	\$6,445,892.26

### **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 exceeds the seller’s maximum tax liability. Approximately 3,000 returns are filed annually.

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

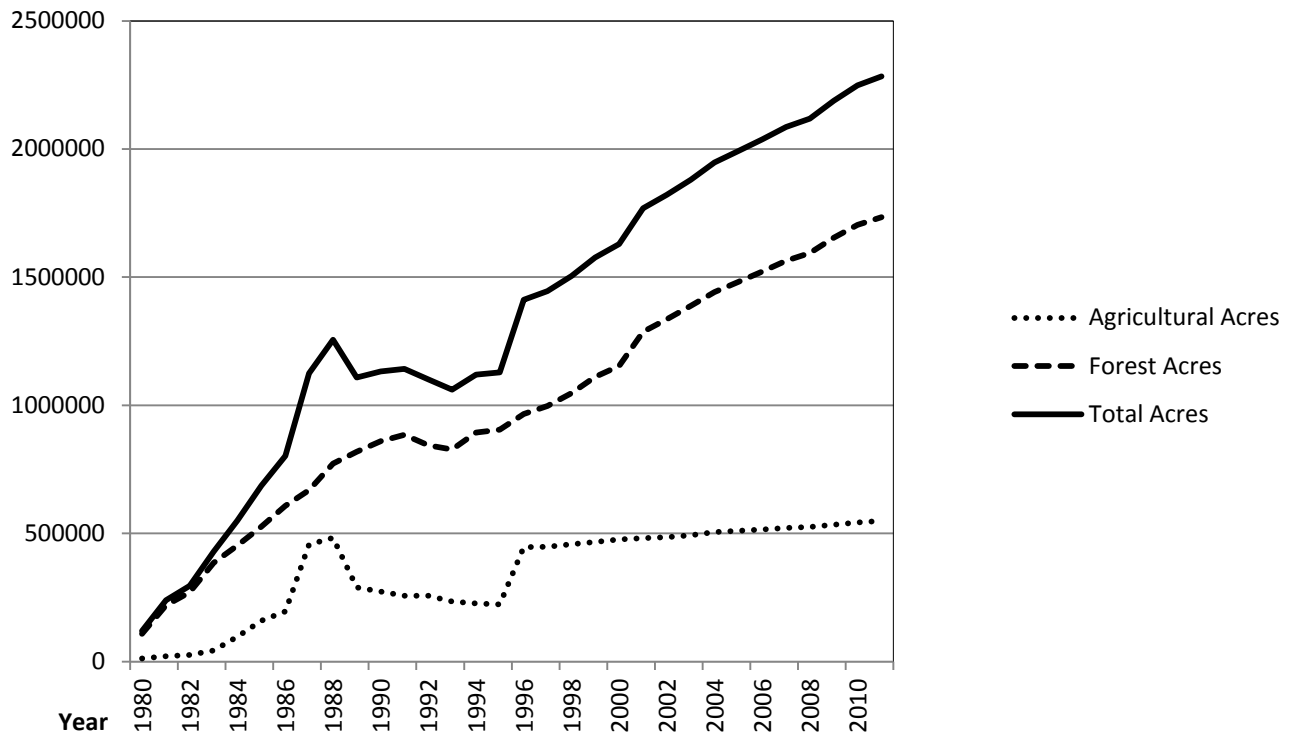
2011	\$ 8,627,926.21
2010	\$ 7,851,932.03
2009	\$ 8,237,044.02
2008	\$11,652,096.73
2007	\$13,333,988.53
2006	\$17,158,528.37

**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 2000 income returns are filed annually. Revenue figures from this tax are unavailable, as they are part of the over all income tax figures.

## 2011 Use Value Appraisal Program

Vermont's current use program (32 VSA Chapter 124) began in tax year 1980 with the enrollment of less than 120,000 acres. By 2011, this number has soared to 2,283,613 acres and includes 13,469 landowners and 16,724 parcels.



The primary objectives of the program are 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. Owners may apply to have eligible land and farm buildings enrolled. In return for agreeing to keep the property in agricultural and forest production, the property is taxed based on use value rather than fair market value. Enrolled farm buildings are exempt from taxes. Enrolled land has a perpetual lien in favor of the State of Vermont in order to ensure payment of the Land Use Change Tax. The lien remains until such time as the Land Use Change Tax is paid either voluntarily or due to development.

### **Use Values**

The Current Use Advisory Board (CUAB) is charged with adopting rules, providing administrative oversight, and establishing use values. The CUAB meets annually to review data presented by the Agency of Agriculture, Food and Markets and by the Department of Forests, Parks and Recreation. These data are used to establish use values. The net annual stumpage value per acre is determined for forest land and land rental values are the key component for agricultural land. The last eight years of use values are shown below.

<b>Tax Year</b>	<b>Forest Land Value per Acre</b>	<b>Forest Land Value Greater than One Mile from Road per Acre</b>	<b>Agriculture Land Value per Acre</b>
2012	\$123	\$92	\$254
2011	\$122	\$92	\$238
2010	\$122	\$92	\$215
2009	\$123	\$92	\$199
2008	\$136	\$102	\$187
2007	\$133	\$100	\$146
2006	\$127	\$95	\$146
2005	\$120	\$90	\$122

### **Program Costs and Tax Savings**

The reimbursement to towns for the loss in revenue in 1980 was just over \$400,000. Enrollment and cost have steadily climbed to over \$53 million in 2011. 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 was enrolled. The combined enrolled land for 2011 represents 37.1% of the total land area of the state.

Landowners with land and farm buildings enrolled for tax year 2011 enjoyed a total savings of over \$53 million. The cost to taxpayers and corresponding savings to landowners has been steadily climbing over the last few years.

Correspondingly, the enrollment in the program has also seen a steady increase both in parcels, owners, and acres enrolled except for the “easy out” years in the 1990s (see graph below). For the 2012 tax year, we have received over 500 new applications which will bring the total number of enrolled parcels to over 17,000. In 2011, 1,384 parcels had farm buildings that received benefits. The total farm building value was \$308,322,602. The statewide savings and costs along with the land enrollment information are shown in the tables below. A comprehensive review of each town is found at the end of this section.

<b>Tax Year</b>	<b>Municipal Tax Savings</b>	<b>Education Tax Savings</b>	<b>Total Savings to Owners</b>
2005	\$8,078,698	\$24,901,872	\$32,980,570
2006	\$8,871,412	\$27,125,217	\$35,996,629
2007	\$9,728,409	\$29,797,654	\$39,526,063
2008	\$10,712,418	\$33,913,934	\$44,626,352
2009	\$11,585,297	\$37,385,819	\$48,971,116
2010	\$12,288,566	\$40,191,533	\$52,480,099
2011	\$12,545,874	\$40,651,765	\$53,179,639

<b>Tax Year</b>	<b>Parcels</b>	<b>Owners</b>	<b>Agricultural Acres</b>	<b>Forest Acres</b>	<b>Total Acres</b>
2005	13,640	10,807	510,645	1,482,437	1,993,082
2006	14,061	11,195	515,422	1,521,506	2,036,928
2007	14,640	11,721	521,381	1,564,321	2,085,702
2008	15,047	12,078	524,835	1,594,324	2,119,159
2009	15,642	12,570	534,275	1,654,295	2,188,810
2010	16,308	13,135	543,354	1,704,668	2,248,022
2011	16,724	13,469	549,601	1,734,012	2,283,613

As with past legislative sessions, the program anticipates an examination of program structure and benefits in order to address pressures on the state budget and to improve customer service. The program began work on an online application system in 2011. The online system will initially address new applications, but will eventually be expanded to address the full range of landowner submittals.

The program has experienced a variety of cost saving measures over the years. During the financial downturn that occurred in the 1990s, the use value program was not fully funded. In fiscal years 1992 through 1996, the benefits to program participants was pro-rated at 80%, 77%, 62% and 59% respectively. Historically, moratoriums have also been placed on program enrollment.

### **Land Use Change Tax**

A one-time land use change tax is levied when enrolled land is “developed” as that term is defined in 32 V.S.A. §3752. Landowners can withdraw from the program without paying the tax provided they have not developed the land. The lien remains on the land until such time as the land use change tax is paid. In 2010, 5,484 acres met this criteria.

The tax for land enrolled more than 10 years is ten percent of the fair market value of the developed land. The tax is twenty percent for parcels enrolled 10 years or less. In 2010, 195 parcels fell into the 10% penalty category, 67 parcels were in the 20% category, and one parcel had both 10% and 20% penalties. The land use change tax assessed along with number of acres withdrawn either due to development or to voluntarily remove the lien is shown in the table below. The landowner can voluntarily chose to have the lien removed by paying the tax, even though the land is not considered developed. The table below shows the history of the amount of tax assessed, the acres that have had the lien removed or have been developed, and the acres withdrawn from the program.

<b>Calendar Year</b>	<b>Land Use Change Tax (LUCT) Assessed</b>	<b>Acres Developed and/or Lien Voluntarily Removed</b>	<b>Acres Withdrawn</b>
2011	\$270,492*	1,853*	6,053*
2010	\$528,710	1,807	5,484
2009	\$406,245	2,742	
2008	\$654,924	3,286	
2007	\$489,540	2,752	
2006	\$643,642	4,497	
2005	\$840,159	5,127	
2004	\$700,839	4,602	
*Preliminary number			

## Current Use Appraisal Program

### Participant Tax Savings - Tax Year 2011

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	97	8,641	7,674	4,710,527	11,643,859	0.3644	1.4444	1.4050	59,595	68,039	163,596	291,230
Albany	79	3,872	5,802	3,116,900	5,084,700	0.3838	1.2105	1.2502	31,478	37,730	63,569	132,777
Alburgh	43	3,333	3,026	2,500,100	7,434,700	0.3691	1.1227	1.3039	36,669	28,069	96,941	161,679
Andover	44	1,580	3,907	2,179,590	4,732,812	0.2900	1.2815	1.4331	20,046	27,931	67,826	115,803
Arlington	65	1,769	8,879	1,885,900	7,267,500	0.2744	1.4946	1.4444	25,117	28,187	104,972	158,276
Athens	23	343	2,733	315,844	1,667,303	0.9200	1.3767	1.3854	18,245	4,348	23,099	45,692
Averill	12	0	21,354	0	4,919,665	0.2027	0.8342	1.3041	9,972	0	64,157	74,129
Averys Gore	2	0	12,243	0	2,222,200	0.0914	0.8653	1.3527	2,031	0	30,060	32,091
Bakersfield	91	4,255	12,804	3,411,200	10,857,500	0.3588	1.0749	1.3671	51,196	36,667	148,433	236,296
Baltimore	8	834	281	345,700	210,900	0.4452	0.9906	1.2167	2,478	3,425	2,566	8,469
Barnard	159	4,897	12,660	15,163,395	32,742,626	0.2030	1.3111	1.3014	97,249	198,807	426,113	722,169
Barnet	124	6,435	5,779	5,946,905	7,025,200	0.4432	1.2200	1.2829	57,492	72,552	90,126	220,170
Barre City	1	0	26	0	17,200	1.5477	1.1589	1.4674	266	0	252	518
Barre Town	83	3,729	2,212	6,082,900	4,320,300	0.8538	1.2904	1.6210	88,823	78,494	70,032	237,349
Barton	56	2,679	4,036	1,498,600	3,346,400	0.5170	1.3932	1.6642	25,049	20,878	55,691	101,618
Belvidere	30	1,366	12,265	1,216,971	4,818,405	0.4398	1.4024	1.3708	26,544	17,067	66,051	109,662
Bennington	47	1,186	4,657	992,700	4,262,400	0.7927	1.2686	1.5860	41,657	12,593	67,602	121,852
Benson	42	4,314	3,467	1,820,400	3,362,700	0.6061	1.1486	1.3253	31,415	20,909	44,566	96,890
Berkshire	69	6,963	4,014	5,185,831	10,006,492	0.4363	1.0039	1.3437	66,284	52,061	134,457	252,802
Berlin	61	2,810	4,246	3,703,158	5,990,919	0.4098	1.3541	1.3303	39,726	50,144	79,697	169,567
Bethel	157	6,209	9,131	5,143,300	8,360,300	0.6700	1.4487	1.3235	90,474	74,511	110,649	275,634
Bloomfield	17	185	11,354	94,500	2,756,300	0.3163	0.8255	1.2904	9,017	780	35,567	45,364
Bolton	27	964	6,771	666,000	5,883,400	0.4500	1.3487	1.3674	29,472	8,982	80,450	118,904
Bradford	52	1,463	3,791	1,198,500	4,675,018	0.7580	1.2316	1.3342	44,521	14,761	62,374	121,656
Braintree	109	4,894	9,240	5,244,400	9,555,900	0.6557	1.4267	1.4323	97,046	74,822	136,869	308,737
Brandon	56	1,930	4,965	1,413,700	3,440,700	0.6798	1.2966	1.4026	33,000	18,330	48,259	99,589
Brattleboro	95	3,538	3,991	5,118,248	8,039,484	1.1179	1.5300	1.4077	147,090	78,309	113,172	338,571
Bridgewater	88	3,060	12,802	5,840,508	16,168,518	0.3525	1.3418	1.3869	77,582	78,368	224,241	380,191
Bridport	127	11,094	9,806	14,251,300	26,394,200	0.4720	1.4961	1.3374	191,847	213,214	352,996	758,057
Brighton	38	969	17,354	398,700	4,609,892	0.5190	1.1820	1.3629	25,995	4,713	62,828	93,536
Bristol	62	2,544	7,878	2,120,909	8,792,100	0.5827	1.5176	1.6118	63,590	32,187	141,711	237,488
Brookfield	138	4,614	6,512	6,545,248	10,270,601	0.4316	1.3544	1.3793	72,577	88,649	141,662	302,888
Brookline	38	918	2,349	748,976	2,125,100	0.3382	1.2350	1.3374	9,720	9,250	28,421	47,391
Brownington	31	1,746	1,119	1,023,290	1,143,200	0.5555	0.9339	1.2210	12,035	9,557	13,958	35,550
Brunswick	18	240	5,821	134,200	1,854,900	0.1505	0.8495	1.3217	2,994	1,140	24,516	28,650
Buels Gore	5	0	818	0	746,600	0.0000	0.9647	1.5081	0	0	11,259	11,259
Burke	50	1,393	3,528	1,652,465	4,332,600	0.3394	1.3185	1.4281	20,313	21,788	61,874	103,975



## Current Use Appraisal Program

### Participant Tax Savings - Tax Year 2011

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	2	0	104	0	277,700	0.7280	1.3019	1.5441	2,022	0	4,288	6,310
Cabot	137	8,487	4,997	11,052,300	7,916,100	0.5058	1.5033	1.4633	95,942	166,149	115,836	377,927
Calais	129	7,362	5,069	7,971,899	5,501,359	0.5610	1.4871	1.4942	75,585	118,550	82,201	276,336
Cambridge	143	7,213	15,141	8,780,500	16,636,700	0.3370	1.3054	1.4087	85,656	114,621	234,361	434,638
Canaan	28	2,677	2,880	729,700	2,369,800	0.6454	1.0195	1.3240	19,991	7,439	31,376	58,806
Castleton	49	3,817	3,558	3,663,779	3,993,100	0.3550	1.4786	1.6509	27,182	54,173	65,922	147,277
Cavendish	78	2,034	6,817	2,671,800	8,430,350	0.3176	1.2690	1.3034	35,260	33,905	109,881	179,046
Charleston	61	3,049	5,314	2,061,400	5,181,000	0.5061	1.3031	1.5216	36,654	26,862	78,834	142,350
Charlotte	168	5,810	6,635	21,883,100	28,014,300	0.1655	1.3501	1.3707	82,580	295,444	383,992	762,016
Chelsea	165	6,456	9,735	6,610,546	11,841,741	0.4688	1.5157	1.4695	86,504	100,196	174,014	360,714
Chester	166	5,187	10,633	7,118,380	14,449,200	0.5637	1.2062	1.3471	121,576	85,862	194,645	402,083
Chittenden	44	1,287	6,236	873,800	2,898,800	0.3650	1.1664	1.3696	13,770	10,192	39,702	63,664
Clarendon	63	3,182	3,824	2,912,890	4,454,568	0.4300	1.2745	1.3071	31,680	37,125	58,226	127,031
Colchester	27	1,247	714	1,644,178	3,155,582	0.5370	1.1876	1.3645	25,775	19,526	43,058	88,359
Concord	50	1,137	15,564	835,200	10,973,937	0.4886	1.7458	1.7283	57,699	14,581	189,663	261,943
Corinth	142	4,805	9,710	4,915,750	10,157,491	0.5698	1.1754	1.3605	85,887	57,780	138,193	281,860
Cornwall	79	2,689	4,795	3,754,600	8,686,000	0.3300	1.5144	1.4102	41,054	56,860	122,490	220,404
Coventry	28	849	2,866	732,900	4,837,175	0.0000	1.1687	1.3765	0	8,565	66,584	75,149
Craftsbury	125	5,728	7,923	5,129,702	10,121,988	0.4301	2.0092	1.6317	65,598	103,066	165,160	333,824
Danby	54	2,138	11,811	2,490,275	10,461,206	0.4500	1.4012	1.4180	58,282	34,894	148,340	241,516
Danville	143	8,727	6,600	9,947,845	10,418,230	0.4417	1.2283	1.4586	89,957	122,189	151,960	364,106
Derby	59	4,141	2,854	3,905,500	7,038,800	0.3038	1.2262	1.4051	33,249	47,889	98,902	180,040
Dorset	62	875	6,537	2,666,790	12,587,815	0.1671	1.3262	1.3423	25,490	35,367	168,966	229,823
Dover	35	1,389	1,925	2,183,960	4,138,840	0.3354	1.4029	1.3783	21,207	30,639	57,046	108,892
Dummerston	102	4,039	4,743	9,914,700	11,043,900	0.2463	1.5506	1.3661	51,621	153,737	150,871	356,229
Duxbury	58	1,066	8,423	1,482,300	7,651,300	0.3118	1.3751	1.4477	28,479	20,383	110,768	159,630
East Haven	10	114	18,821	83,852	7,826,254	0.5044	0.9167	1.3514	39,899	769	105,764	146,432
East Montpelier	92	4,643	4,180	7,604,022	8,169,200	0.5079	1.3681	1.3748	80,112	104,031	112,310	296,453
Eden	50	3,046	16,907	2,579,290	14,645,460	0.3977	1.4248	1.4054	68,503	36,750	205,827	311,080
Elmore	72	2,638	11,990	3,056,400	6,447,500	0.4100	1.2691	1.6573	38,966	38,789	106,854	184,609
Enosburgh	90	4,867	10,091	3,566,400	11,868,700	0.4798	1.0436	1.3246	74,058	37,219	157,213	268,490
Essex Jct.	1	0	439	0	703,500	0.3505	1.3198	1.3633	2,466	0	9,591	12,057
Essex Town	44	1,491	1,311	2,204,000	2,371,900	0.4305	1.3167	1.3629	19,699	29,020	32,327	81,046
Fair Haven	11	788	1,089	168,000	806,700	0.8891	1.1248	1.3213	8,666	1,890	10,659	21,215
Fairfax	101	8,692	3,579	6,822,093	7,806,911	0.3983	1.1536	1.4680	58,267	78,700	114,605	251,572
Fairfield	184	14,803	14,430	10,076,192	23,869,250	0.5500	1.1802	1.3212	186,700	118,919	315,361	620,980
Fairlee	51	1,384	4,877	3,484,700	7,876,700	0.3368	1.4957	1.3273	38,265	52,121	104,547	194,933

## Current Use Appraisal Program

### Participant Tax Savings - Tax Year 2011

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	58	939	9,897	3,118,400	13,887,900	0.1764	1.3142	1.3555	29,999	40,982	188,250	259,231
Ferdinand	7	0	15,042	0	3,715,700	0.0500	0.8557	1.3377	1,858	0	49,703	51,561
Ferrisburgh	103	7,107	7,087	7,748,900	14,462,330	0.2486	1.4844	1.5049	55,217	115,025	217,644	387,886
Fletcher	116	6,478	9,743	4,808,123	12,974,846	0.5547	1.2903	1.4960	98,642	62,039	194,104	354,785
Franklin	66	7,951	2,201	6,134,320	6,680,930	0.2900	1.3658	1.8090	37,164	83,783	120,858	241,805
Georgia	76	5,622	4,224	5,788,846	8,125,407	0.2559	1.1617	1.3349	35,607	67,249	108,466	211,322
Glover	78	6,182	5,588	4,731,100	5,921,000	0.4893	1.1239	1.3503	52,121	53,173	79,951	185,245
Goshen	16	298	1,973	300,900	1,688,000	0.7116	1.1479	1.3572	14,153	3,454	22,910	40,517
Grafton	80	2,131	10,304	2,873,400	13,807,000	0.5062	1.3488	1.3963	84,436	38,756	192,787	315,979
Granby	26	106	20,291	65,600	4,720,700	0.3317	1.7115	1.4277	15,876	1,123	67,397	84,396
Grand Isle	40	1,404	1,719	7,226,100	6,073,500	0.2154	1.2601	1.3168	28,647	91,056	79,976	199,679
Granville	43	688	12,417	637,530	5,240,221	0.3900	0.8775	1.3717	22,923	5,594	71,880	100,397
Greensboro	136	4,648	10,373	6,353,600	13,743,500	0.4671	1.3222	1.3500	93,874	84,007	185,537	363,418
Groton	42	784	8,225	790,300	6,318,000	0.3913	1.2688	1.3484	27,815	10,027	85,192	123,034
Guildhall	79	2,191	12,062	1,430,987	5,139,458	0.4017	0.8441	1.1422	26,393	12,079	58,703	97,175
Guilford	122	5,074	6,665	5,833,590	7,600,596	0.6655	1.7419	1.6555	89,405	101,615	125,828	316,848
Halifax	91	3,269	8,644	3,844,195	9,751,792	0.6356	1.1806	1.3066	86,416	45,385	127,417	259,218
Hancock	15	0	1,457	0	976,438	0.5285	1.1767	1.3675	5,160	0	13,353	18,513
Hardwick	99	5,731	6,143	3,454,600	5,020,700	1.0093	1.4275	1.5014	85,541	49,314	75,381	210,236
Hartford	64	2,148	3,128	2,734,800	5,830,800	0.7177	1.3918	1.4434	61,475	38,063	84,162	183,700
Hartland	157	5,820	7,777	17,060,772	26,197,484	0.3675	1.5096	1.4210	158,974	257,549	372,266	788,789
Highgate	83	7,616	4,755	6,504,600	12,828,900	0.1591	1.0564	1.2939	30,760	68,715	165,993	265,468
Hinesburg	89	3,372	5,424	5,835,612	7,519,991	0.4713	1.4208	1.4331	62,945	82,912	107,769	253,626
Holland	62	3,981	4,532	3,123,568	7,522,375	0.6609	1.2703	1.5564	70,359	39,679	117,078	227,116
Hubbardton	43	1,667	5,193	1,206,922	3,946,190	0.5900	1.3327	1.4479	30,403	16,085	57,137	103,625
Huntington	86	3,816	6,272	6,821,450	11,178,700	0.5123	1.2452	1.3802	92,215	84,941	154,288	331,444
Hyde Park	101	4,506	5,031	5,781,100	8,861,800	0.5873	1.2436	1.3312	85,998	71,894	117,968	275,860
Ira	38	1,736	4,941	1,667,900	5,766,000	0.2968	1.2480	1.3959	22,064	20,815	80,488	123,367
Irasburg	48	3,258	7,652	1,145,600	7,225,900	0.4299	1.1169	1.4003	35,989	12,795	101,184	149,968
Isle LaMotte	13	584	301	2,074,231	1,101,852	0.2811	1.5322	1.5481	8,928	31,781	17,058	57,767
Jamaica	52	1,864	6,664	939,300	4,267,700	0.2800	1.2862	1.3388	14,580	12,081	57,136	83,797
Jay	12	304	4,091	411,100	3,310,900	0.2546	1.0796	1.3730	9,476	4,438	45,459	59,373
Jericho	41	1,821	1,578	3,717,500	2,222,400	0.4462	1.3060	1.4142	26,504	48,551	31,429	106,484
Jericho ID	3	54	149	80,100	169,900	0.4462	1.2756	1.4136	1,116	1,022	2,402	4,540
Johnson	110	5,706	7,045	5,105,700	5,863,500	0.5550	1.2856	1.3649	60,879	65,639	80,031	206,549
Killington	15	5	4,442	8,800	4,617,237	0.2900	1.5468	1.4583	13,416	136	67,333	80,885
Kirby	60	3,185	3,509	2,500,800	3,530,400	0.3185	1.0972	1.3439	19,209	27,439	47,445	94,093

## Current Use Appraisal Program

### Participant Tax Savings - Tax Year 2011

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	35	414	1,829	4,479,700	15,180,936	0.2440	1.3403	1.3185	47,972	60,041	200,161	308,174
Leicester	26	1,941	956	1,198,300	911,900	0.2148	1.1745	1.2017	4,533	14,074	10,958	29,565
Lemington	12	113	11,763	62,600	2,490,200	0.2846	0.8887	1.3892	7,265	556	34,594	42,415
Lewis	1	0	6,673	0	992,700	0.0711	0.8665	1.3546	706	0	13,447	14,153
Lincoln	107	4,293	5,627	7,963,100	8,754,700	0.5221	1.3775	1.3573	87,284	109,692	118,828	315,804
Londonderry	75	1,088	6,540	5,146,300	16,238,200	0.2445	1.5016	1.3642	52,285	77,277	221,522	351,084
Lowell	60	666	11,934	525,100	5,626,400	0.5280	0.9862	1.2846	32,480	5,179	72,277	109,936
Ludlow	32	1,061	2,269	1,997,655	4,496,900	0.2225	1.5837	1.5039	14,450	31,637	67,629	113,716
Lunenburg	69	2,189	8,541	1,709,250	6,074,500	0.5868	1.3266	1.4346	45,675	22,675	87,145	155,495
Lyndon	73	3,764	2,176	4,358,400	2,996,900	0.5270	1.1929	1.3561	38,762	51,991	40,641	131,394
Maidstone	35	916	6,956	636,600	3,339,800	0.2173	1.2285	1.3737	8,641	7,821	45,879	62,341
Manchester	43	922	7,317	7,536,963	20,766,936	0.1765	1.3211	1.3349	49,956	99,571	277,218	426,745
Marlboro	92	3,124	8,864	3,157,700	8,836,200	0.3100	1.3731	1.4966	37,181	43,358	132,243	212,782
Marshfield	95	4,778	8,753	4,546,555	6,673,286	0.6513	1.3871	1.5757	73,075	63,065	105,151	241,291
Mendon	14	51	1,982	89,200	1,749,600	0.4053	1.1630	1.4881	7,453	1,037	26,036	34,526
Middlebury	97	3,623	6,528	3,358,900	9,259,800	0.8360	1.6844	1.6070	105,492	56,577	148,805	310,874
Middlesex	83	3,113	6,335	4,430,183	7,151,896	0.4215	1.3906	1.3975	48,818	61,606	99,948	210,372
Middletown Springs	51	1,886	4,124	1,881,300	4,219,300	0.5810	1.4931	1.6223	35,444	28,090	68,450	131,984
Milton	62	5,377	2,836	5,090,138	6,020,356	0.4105	1.1079	1.3226	45,609	56,394	79,625	181,628
Monkton	91	6,851	5,578	8,100,644	6,748,350	0.4418	1.6806	1.6998	65,603	136,139	114,708	316,450
Montgomery	68	2,534	14,912	1,547,100	6,097,200	0.3971	1.3560	1.7923	30,356	20,979	109,280	160,615
Montpelier	10	367	474	706,800	851,400	1.0176	1.2967	1.3844	15,856	9,165	11,787	36,808
Moretown	108	3,755	11,813	2,914,000	7,740,400	0.3843	1.9518	1.9340	40,945	56,875	149,699	247,519
Morgan	40	2,401	5,135	1,483,700	5,060,200	0.1742	1.2462	1.3315	11,399	18,490	67,377	97,266
Morristown	128	6,156	6,314	16,461,628	17,628,313	0.7234	1.1223	1.4388	246,607	184,749	253,636	684,992
Mount Holly	68	2,201	6,604	3,842,450	8,934,212	0.3008	1.3901	1.3774	38,432	53,414	123,060	214,906
Mount Tabor	3	0	452	0	372,560	0.0500	1.0295	1.3983	186	0	5,210	5,396
New Haven	143	9,222	7,050	8,140,140	11,313,869	0.5531	1.8770	1.8707	107,600	152,790	211,649	472,039
Newark	46	1,615	6,880	1,671,000	6,940,800	0.4939	1.3140	1.3655	42,534	21,957	94,777	159,268
Newbury	151	5,546	9,915	7,154,700	13,202,300	0.5000	1.2737	1.3614	101,785	91,129	179,736	372,650
Newfane	82	2,171	9,324	2,283,000	11,336,500	0.3723	1.2354	1.3105	50,705	28,204	148,565	227,474
Newport City	2	68	66	604,000	125,900	1.2064	1.4679	1.6667	8,806	8,866	2,098	19,770
Newport Town	61	3,626	5,549	3,043,777	5,925,517	0.3508	1.2048	1.3185	31,464	36,671	78,128	146,263
North Hero	22	1,008	977	2,686,500	2,630,100	0.2769	1.5727	1.6123	14,722	42,251	42,405	99,378
Northfield	141	4,748	10,466	3,567,116	7,116,823	1.0068	1.5096	1.6256	107,566	53,849	115,691	277,106
Norton	8	279	11,289	107,400	3,100,200	0.3400	1.0449	1.3410	10,906	1,122	41,574	53,602
Norwich	136	6,289	6,520	10,390,600	13,247,300	0.4535	1.6482	1.4960	107,198	171,258	198,180	476,636

# Current Use Appraisal Program

## Participant Tax Savings - Tax Year 2011

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	49	2,560	9,036	2,492,217	8,739,296	0.4138	1.1866	1.2521	46,476	29,573	109,425	185,474
Orleans ID	3	0	215	0	125,500	0.5170	1.6057	1.7062	649	0	2,141	2,790
Orwell	94	9,824	6,307	7,552,700	10,697,600	0.4230	1.0974	1.2992	77,199	82,883	138,983	299,065
Panton	41	1,938	4,446	1,526,100	6,666,900	0.6440	1.5811	1.7402	52,763	24,129	116,017	192,909
Pawlet	106	5,656	8,546	7,842,100	16,064,812	0.3208	1.1896	1.4064	76,693	93,290	225,936	395,919
Peacham	132	6,387	7,732	9,825,134	12,794,350	0.4308	1.4206	1.4201	97,445	139,576	181,693	418,714
Peru	31	721	1,396	4,065,548	7,320,114	0.2087	1.3403	1.3122	23,762	54,491	96,055	174,308
Pittsfield	23	601	773	758,330	1,129,500	0.4700	1.5595	1.3661	8,873	11,826	15,430	36,129
Pittsford	71	2,752	7,502	2,038,400	4,377,500	0.4739	1.3721	1.4219	30,405	27,969	62,244	120,618
Plainfield	62	2,713	3,164	5,579,600	4,855,200	0.6539	1.2203	1.3862	68,233	68,088	67,303	203,624
Plymouth	42	657	6,274	706,518	6,157,872	0.3000	1.2474	1.3555	20,593	8,813	83,470	112,876
Pomfret	161	5,150	12,263	20,991,835	51,636,537	0.3339	1.4937	1.3610	242,506	313,555	702,773	1,258,834
Poultney	61	2,668	5,825	1,911,300	4,084,900	0.4749	1.5145	1.5486	28,476	28,947	63,259	120,682
Pownal	73	4,452	4,858	2,961,400	4,423,400	0.4362	1.1670	1.3565	32,212	34,560	60,003	126,775
Proctor	11	0	921	0	691,900	0.8079	1.3316	1.3362	5,590	0	9,245	14,835
Putney	70	3,322	3,167	9,954,975	11,888,100	0.5555	1.6609	1.5955	121,338	165,342	189,675	476,355
Randolph	172	8,836	5,303	13,376,000	10,320,100	0.6608	1.2260	1.3139	156,584	163,990	135,596	456,170
Reading	86	2,309	10,416	8,633,021	26,047,515	0.3329	1.5281	1.3768	115,452	131,921	358,622	605,995
Readsboro	32	937	2,287	1,112,667	2,555,690	0.7828	0.8329	1.3021	28,716	9,267	33,278	71,261
Richford	78	3,580	11,156	2,675,499	7,854,014	0.7236	0.9076	1.2992	76,192	24,283	102,039	202,514
Richmond	78	4,305	5,086	4,730,132	6,766,880	0.5942	1.2425	1.4090	68,315	58,772	95,345	222,432
Ripton	36	968	2,357	1,790,400	3,959,800	0.3718	1.6311	1.4958	21,379	29,203	59,231	109,813
Rochester	90	2,392	10,761	1,799,391	6,244,552	0.6225	1.7218	1.8816	50,074	30,982	117,497	198,553
Rockingham	99	4,222	7,390	4,230,900	8,138,200	0.7286	1.2422	1.3248	90,121	52,556	107,815	250,492
Roxbury	90	1,900	8,236	833,904	3,425,100	0.6567	1.3572	1.4841	27,969	11,318	50,832	90,119
Royalton	81	2,940	5,881	2,666,621	5,648,949	0.6024	1.3064	1.3721	50,093	34,837	77,509	162,439
Rupert	76	5,523	9,473	8,693,048	17,230,906	0.3113	1.0972	1.3307	80,701	95,380	229,292	405,373
Rutland City	2	0	133	0	402,800	1.3091	1.3792	1.6171	5,273	0	6,514	11,787
Rutland Town	38	2,124	1,556	3,045,700	4,631,700	0.1525	1.2475	1.3477	11,708	37,995	62,421	112,124
Ryegate	78	4,976	4,402	2,584,526	5,013,463	0.4814	1.3650	1.4507	36,577	35,279	72,730	144,586
Salisbury	45	1,988	4,600	2,042,400	9,039,300	0.2581	1.8342	1.7281	28,602	37,462	156,208	222,272
Sandgate	51	1,982	15,323	1,566,626	10,185,273	0.4721	1.4296	1.4850	55,481	22,396	151,251	229,128
Searsburg	2	0	529	0	356,800	0.5587	0.9841	1.2331	1,993	0	4,400	6,393
Shaftsbury	54	2,618	4,481	3,618,600	4,666,000	0.3215	1.1603	1.3663	26,635	41,987	63,752	132,374
Shaftsbury ID	1	0	60	0	165,800	0.3215	1.2792	1.3681	533	0	2,268	2,801
Sharon	102	3,406	8,731	3,656,600	8,505,460	0.5555	1.4678	1.4148	67,560	53,672	120,335	241,567
Sheffield	32	800	5,503	404,013	2,674,265	0.7434	1.6813	1.8994	22,884	6,793	50,795	80,472

## Current Use Appraisal Program

### Participant Tax Savings - Tax Year 2011

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	45	1,979	1,781	18,747,515	18,144,620	0.3290	1.2905	1.3821	121,375	241,937	250,777	614,089
Sheldon	72	7,595	5,030	6,466,956	12,159,588	0.3125	1.1058	1.3250	58,208	71,512	161,115	290,835
Shoreham	121	9,250	10,590	6,833,426	14,507,247	0.4552	1.6419	1.4985	97,143	112,198	217,391	426,732
Shrewsbury	93	4,052	7,945	4,015,500	8,298,800	0.4377	1.2998	1.4052	53,900	52,193	116,615	222,708
South Burlington	9	308	468	675,900	3,246,700	0.3826	1.3733	1.4133	15,008	9,282	45,886	70,176
South Hero	36	1,400	1,497	7,625,504	13,498,922	0.2276	1.1766	1.3619	48,079	89,722	183,842	321,643
Springfield	134	6,337	6,202	5,286,400	5,761,795	1.2170	1.4844	1.3463	134,457	78,471	77,571	290,499
St. Albans Town	84	4,789	5,747	8,609,828	17,432,201	0.3281	1.1361	1.3125	85,444	97,816	228,798	412,058
St. George	9	373	571	721,340	1,827,720	0.1755	1.3975	1.3608	4,474	10,081	24,872	39,427
St. Johnsbury	75	3,072	2,961	3,279,620	3,947,980	0.6253	1.1371	1.3141	45,194	37,293	51,880	134,367
Stamford	19	117	3,128	56,500	1,317,600	0.5953	1.1375	1.4669	8,180	643	19,328	28,151
Stannard	20	768	1,527	696,300	1,265,700	0.6780	1.3551	1.3365	13,302	9,436	16,916	39,654
Starksboro	124	5,206	10,190	4,334,100	9,401,000	0.4377	1.4555	1.5153	60,119	63,083	142,453	265,655
Stockbridge	67	972	14,750	586,925	8,020,519	0.5597	1.4165	1.4655	48,176	8,314	117,541	174,031
Stowe	108	1,839	10,239	15,196,400	50,558,900	0.3579	1.4131	1.4482	235,338	214,740	732,194	1,182,272
Strafford	147	5,933	9,697	9,325,464	15,658,403	0.5009	1.2418	1.2499	125,144	115,804	195,714	436,662
Stratton	17	38	2,712	109,400	3,750,400	0.1668	1.4556	1.3760	6,438	1,592	51,606	59,636
Sudbury	44	1,869	4,371	1,008,476	2,393,141	0.4811	2.1835	2.3328	16,365	22,020	55,827	94,212
Sunderland	26	115	1,488	849,700	9,366,168	0.2062	1.2024	1.2906	21,065	10,217	120,880	152,162
Sutton	48	3,593	3,444	3,185,472	6,566,736	0.4400	1.1104	1.1836	42,910	35,371	77,724	156,005
Swanton	76	6,920	5,435	6,083,600	10,335,900	0.2448	1.0624	1.3086	40,195	64,632	135,256	240,083
Thetford	153	5,378	7,150	5,902,896	8,107,721	0.5145	1.6881	1.5730	72,085	99,647	127,534	299,266
Tinmouth	69	3,749	5,179	3,279,200	6,657,400	0.5468	1.2395	1.2968	54,333	40,646	86,333	181,312
Topsham	102	2,145	10,400	1,850,659	7,978,333	0.6374	1.1550	1.3370	62,650	21,375	106,670	190,695
Townshend	83	3,356	8,359	2,195,700	5,610,831	0.5606	1.2874	1.3700	43,763	28,267	76,868	148,898
Troy	50	1,378	5,253	1,081,100	5,454,200	0.4229	1.3210	1.6541	27,638	14,281	90,218	132,137
Tunbridge	188	7,628	8,938	13,008,748	16,429,986	0.5450	1.2555	1.3350	160,441	163,325	219,340	543,106
Underhill	83	3,138	4,121	5,033,100	5,065,100	0.4200	1.2608	1.4284	42,412	63,457	72,350	178,219
Underhill ID	4	239	85	363,000	255,600	0.4200	1.2803	1.4189	2,598	4,647	3,627	10,872
Vergennes	2	31	26	159,700	89,553	0.6007	1.2263	1.3464	1,497	1,958	1,206	4,661
Vernon	34	1,410	2,306	3,166,400	5,034,000	0.3799	0.9228	0.8961	31,153	29,220	45,110	105,483
Vershire	120	3,500	11,592	3,139,300	9,590,500	0.6901	1.8229	1.6177	87,848	57,226	155,146	300,220
Victory	10	266	3,238	238,330	1,554,125	0.1813	0.8434	1.1830	3,250	2,010	18,385	23,645
Waitsfield	73	1,567	5,673	6,429,771	16,859,370	0.2920	1.2684	1.3390	68,004	81,555	225,747	375,306
Walden	70	4,208	3,200	3,945,100	3,649,500	0.5030	1.2013	1.6158	38,201	47,392	58,969	144,562
Wallingford	57	2,137	2,813	3,594,400	4,329,867	0.2376	1.3363	1.3009	18,828	48,032	56,327	123,187
Waltham	25	1,778	984	1,132,207	2,019,843	0.4000	1.2935	1.4173	12,608	14,645	28,627	55,880

## Current Use Appraisal Program

### Participant Tax Savings - Tax Year 2011

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		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Wardsboro	37	1,072	3,497	1,296,860	3,645,195	0.3914	1.3237	1.3431	19,343	17,167	48,959	85,469
Warners Grant	1	0	1,607	0	422,800	0.0500	0.8649	1.3520	211	0	5,716	5,927
Warren	74	1,739	4,888	4,725,200	13,030,500	0.3400	1.2111	1.3775	60,369	57,227	179,495	297,091
Warren Gore	3	0	5,211	0	1,983,300	0.1359	0.8338	1.3034	2,695	0	25,850	28,545
Washington	112	5,359	8,264	5,927,350	8,252,900	0.4900	1.2567	1.3739	69,483	74,489	113,387	257,359
Waterbury	66	3,349	3,235	11,141,500	9,758,700	0.3400	1.3029	1.3868	71,061	145,163	135,334	351,558
Waterford	35	1,510	4,057	833,915	3,434,555	0.2700	1.4119	1.5886	11,525	11,774	54,561	77,860
Waterville	48	2,816	2,314	2,327,800	1,717,800	0.4495	1.6040	1.6285	18,185	37,338	27,974	83,497
Weathersfield	97	4,632	4,239	5,362,000	6,252,231	0.6146	1.5964	1.5054	71,381	85,599	94,121	251,101
Wells	17	916	1,011	857,400	885,958	0.3381	1.3025	1.5587	5,894	11,168	13,809	30,871
Wells River	3	44	207	57,700	345,300	0.2200	1.3986	1.4863	887	807	5,132	6,826
West Fairlee	72	2,278	6,847	1,887,265	4,300,212	0.6621	1.7924	1.5906	40,967	33,827	68,399	143,193
West Haven	36	2,347	8,448	1,711,000	6,598,200	0.8000	1.1179	1.4456	66,474	19,127	95,384	180,985
West Rutland	24	618	2,507	242,800	949,225	0.6603	1.2577	1.4133	7,871	3,054	13,415	24,340
West Windsor	84	3,122	2,931	24,259,900	23,112,120	0.2500	1.2353	1.4009	118,430	299,683	323,778	741,891
Westfield	35	1,752	9,681	1,750,754	4,601,039	0.3448	1.0884	1.3565	21,901	19,055	62,413	103,369
Westford	106	5,180	6,778	4,885,000	6,662,350	0.4920	1.2053	1.3573	56,813	58,879	90,428	206,120
Westminster	126	4,683	7,470	5,387,372	8,562,094	0.5672	1.4966	1.5247	79,121	80,627	130,546	290,294
Westmore	29	5,468	4,768	3,682,000	3,714,100	0.3556	1.2882	1.3739	26,301	47,432	51,028	124,761
Weston	68	1,068	4,974	4,366,847	11,038,223	0.3609	1.5587	1.4602	55,597	68,066	161,180	284,843
Weybridge	51	1,756	5,114	2,773,697	9,423,401	0.4150	1.7074	1.5221	50,618	47,358	143,434	241,410
Wheelock	68	688	10,392	588,300	7,459,400	0.6958	1.1772	1.3299	55,996	6,925	99,203	162,124
Whiting	50	2,745	3,648	1,419,141	3,521,400	0.7447	1.4559	1.7157	36,792	20,661	60,417	117,870
Whitingham	45	1,286	2,833	1,859,900	4,350,570	0.5420	1.4272	1.3173	33,661	26,544	57,310	117,515
Williamstown	94	4,508	4,984	2,703,140	5,369,200	0.5657	1.4302	1.5573	45,665	38,660	83,615	167,940
Williston	32	1,462	1,462	3,435,617	3,934,380	0.2144	1.3382	1.4439	15,801	45,975	56,809	118,585
Wilmington	37	1,027	2,629	2,349,680	4,523,350	0.4768	1.4415	1.3425	32,771	33,871	60,726	127,368
Windham	41	877	9,239	842,445	3,496,674	0.5833	1.5852	1.6057	25,310	13,354	56,146	94,810
Windsor	34	2,159	824	3,073,430	1,565,144	1.0975	1.2540	1.3585	50,908	38,541	21,262	110,711
Winhall	23	417	1,322	731,900	3,983,700	0.3333	1.6297	1.4665	15,717	11,928	58,421	86,066
Wolcott	110	4,083	6,979	6,324,600	9,589,149	0.4986	1.1894	1.2972	79,346	75,225	124,390	278,961
Woodbury	71	2,151	11,259	1,995,500	5,856,000	0.3296	1.2813	1.3189	25,879	25,568	77,235	128,682
Woodford	1	0	133	0	114,100	0.0332	0.9895	1.3410	38	0	1,530	1,568
Woodstock	180	4,063	11,792	15,938,800	55,159,087	0.3140	1.5163	1.4439	223,247	241,680	796,442	1,261,369
Worcester	78	3,364	7,611	3,796,963	4,977,643	0.4994	1.3588	1.3733	43,820	51,593	68,358	163,771

# Current Use Appraisal Program

## Participant Tax Savings - Tax Year 2011

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

Program Acreage		Exempt Reduction		School Taxes Saved	
Homestead	Nonresidential	Homestead	Nonresidential	Homestead	Nonresidential
745,005	1,538,611	\$974,398,371	\$1,948,896,169	\$13,142,749	\$27,525,261

### STATE TOTALS

Total No. Parcels	Total Acreage	Total Reduction Amount	Total Mun Tax Saved	Total State Ed Tax Saved	Total Taxes Saved
16,725	2,283,617	\$2,923,292,440	\$12,549,150	\$40,668,010	\$53,217,160



## **Equalization Study**

Property Valuation and Review (PVR) annually conducts a study of all the grand lists of the state. This study is commonly called the “Equalization” study. 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 and determine common levels of appraisal (CLAs).

PVR has been performing equalization studies since its creation in 1978. Prior to the creation of PVR, the property tax division of the Tax Department began conducting equalization studies on a voluntary basis in 1957. In June 1963, the legislature passed and the Governor signed No. 137 of the Acts of 1963. This became known as “Equalization.” That statute directed the Commissioner of Taxes to begin establishing the fair market value of all taxable property in each town on an annual basis.

The results of the study have long served as a critical component in the distribution of aid to education. With the passage of Acts 60 (1997) and 68 (2003), the results of the study are even more important. They serve as an important component for equalizing school districts’ state education tax rates.

For more details on the study methodology, see the document titled, “Introduction to Vermont’s Equalization Study” on the Department’s website.

Please note that the education grand list figure used in the determination of the common level of appraisal(CLA) includes the value of the “increment” for those towns and cities with active tax increment financing (TIF) districts. But the education grand list figure for those municipalities that will be reported to the Department of Education and used to determine the education tax liability will not include the value of the “increment.”



**2011 Summary of Listed Values and  
Equalized Municipal Values by Category**

Category	Property Count	Listed Value	Equalized Values
R1	147,681	32,617,193,905	33,347,352,980
R2	49,707	16,124,367,842	16,241,035,456
MHU	10,884	276,397,407	275,266,467
MHL	10,465	1,046,234,814	1,063,293,054
S1	15,250	3,403,720,926	3,500,423,018
S2	7,778	1,946,979,683	1,971,396,237
COMM	14,633	8,288,634,620	8,737,984,910
CMA	1,988	1,097,884,718	1,199,138,546
IND	887	1,189,330,407	1,234,612,234
UE	770	2,690,374,069	2,706,948,128
UO	151	126,131,146	129,213,535
FRM	2,739	861,178,080	880,350,459
OTH	21,134	5,436,679,689	5,529,266,177
WOOD	8,339	653,543,311	663,071,191
MISC	29,835	2,260,748,992	2,296,020,585
CABLE		33,371,269	33,371,269
INVENTORY		104,655,965	104,655,965
MACH and EQUIP		740,535,768	740,535,768
<b>STATE TOTALS:</b>	<b>322,241</b>	<b>78,897,962,611</b>	<b>80,653,935,977</b>

**2011 Summary of Listed Values and  
Equalized Education Values by Category**

Category	Property Count	Listed Value	Equalized Values
R1	147,681	32,658,435,253	33,389,707,598
R2	49,707	16,145,615,795	16,262,608,418
MHU	10,884	277,744,905	276,591,884
MHL	10,465	1,049,855,114	1,067,017,674
S1	15,250	3,403,940,726	3,500,655,790
S2	7,778	1,947,835,783	1,972,249,822
COMM	14,633	8,250,676,505	8,700,716,201
CMA	1,988	1,081,576,367	1,182,978,748
IND	887	1,175,192,231	1,219,224,336
UE	770	2,390,374,069	2,464,602,219
UO	151	127,299,212	129,859,076
FRM	2,739	872,014,480	891,017,711
OTH	21,134	5,438,911,289	5,531,605,345
WOOD	8,339	655,302,711	664,807,245
MISC	29,835	2,265,135,018	2,300,473,970
CABLE		91,950,523	91,950,523
INVENTORY		Exempt	Exempt
MACH and EQUIP		Exempt	Exempt
<b>STATE TOTALS:</b>	<b>322,241</b>	<b>77,831,859,981</b>	<b>79,646,066,561</b>

**Equalized Education Grand List**  
**Effective January 1, 2012**

Addison

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Addison	830	1,985,286	110.03	12.69	1,804,240
Bridport	643	1,361,932	99.81	4.69	1,364,580
Bristol	1,557	2,787,613	89.40	16.47	3,118,150
Cornwall	595	1,927,189	98.04	12.47	1,965,690
Ferrisburgh	1,499	4,623,983	99.06	16.33	4,667,990
Goshen	143	248,497	102.80	6.85	241,720
Granville	320	410,683	104.01	14.23	394,840
Hancock	253	331,891	101.81	12.22	326,000
Leicester	790	1,841,877	108.44	20.38	1,698,550
Lincoln	719	1,684,087	101.21	3.24	1,663,920
Middlebury	2,651	6,873,400	86.80	13.63	7,918,320
Monkton	899	1,743,238	82.04	13.16	2,124,960
New Haven	854	1,844,134	74.05	16.88	2,490,400
Orwell	734	1,438,383	103.07	4.22	1,395,600
Panton	313	819,204	84.25	20.38	972,400
Ripton	399	618,000	95.96	6.22	643,990
Salisbury	730	1,567,316	85.51	13.88	1,832,840
Shoreham	702	1,339,111	102.05	12.49	1,312,230
Starksboro	925	1,575,299	91.09	16.36	1,729,370
Vergennes	930	2,143,818	101.38	12.58	2,114,700
Waltham	223	430,794	94.84	10.64	454,240
Weybridge	374	1,268,432	89.30	9.92	1,420,440
Whiting	208	260,539	80.00	29.38	325,690
<b>County Totals</b>	<b>17,291</b>	<b>39,124,706</b>			<b>41,980,860</b>

**Equalized Education Grand List**  
**Effective January 1, 2012**  
Bennington

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Arlington	1,407	3,139,331	97.05	13.74	3,234,600
Bennington	5,325	9,340,909	87.98	14.79	10,617,240
Dorset	1,476	7,271,177	108.22	17.60	6,718,820
Glastenbury	9	41,876	96.94	1.50	43,200
Landgrove	211	1,213,308	113.77	18.38	1,066,420
Manchester	2,811	12,771,602	110.19	18.88	11,590,420
North Bennington	417	673,603	88.02	14.79	765,240
Peru	747	2,497,945	104.93	14.49	2,380,470
Pownal	1,713	2,553,211	101.25	8.75	2,521,710
Readsboro	775	943,979	107.98	13.36	874,250
Rupert	560	1,527,419	116.04	22.78	1,316,280
Sandgate	352	640,062	94.30	34.54	678,740
Searsburg	154	337,103	102.11	4.99	330,140
Shaftsbury	1,487	3,403,867	101.58	7.48	3,350,980
Shaftsbury ID	289	595,906	100.99	7.48	590,060
Stamford	730	890,096	102.24	16.51	870,600
Sunderland	675	1,626,142	110.45	12.94	1,472,250
Winhall	1,961	6,965,422	94.75	11.22	7,351,030
Woodford	487	582,669	101.08	17.51	576,440
<b>County Totals</b>	<b>21,586</b>	<b>57,015,627</b>			<b>56,348,890</b>

**Equalized Education Grand List**  
**Effective January 1, 2012**  
Caledonia

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Barnet	1,114	2,441,269	105.25	19.56	2,319,600
Burke	1,222	2,288,351	103.09	17.44	2,219,820
Danville	1,528	2,857,655	98.07	16.65	2,913,780
Groton	760	1,173,159	101.60	10.92	1,154,660
Hardwick	1,457	1,636,509	94.27	16.85	1,736,060
Kirby	342	558,438	108.10	14.70	516,610
Lyndon	2,219	3,556,231	97.27	9.08	3,655,890
Newark	703	922,773	106.04	10.74	870,170
Peacham	669	1,366,108	93.44	13.51	1,461,940
Ryegate	748	1,350,741	93.59	6.88	1,443,220
Sheffield	534	425,133	73.92	34.91	575,150
St. Johnsbury	2,898	5,600,697	101.76	11.89	5,503,660
Stannard	171	174,111	103.58	11.94	168,090
Sutton	593	996,897	125.10	17.99	796,880
Walden	731	863,934	82.64	21.23	1,045,410
Waterford	772	1,581,121	87.45	21.20	1,808,100
Wheelock	565	649,948	106.13	21.51	612,410
<b>County Totals</b>	<b>17,026</b>	<b>28,443,075</b>			<b>28,801,450</b>

**Equalized Education Grand List**  
**Effective January 1, 2012**  
Chittenden

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bolton	756	1,314,154	99.67	5.54	1,318,540
Buels Gore	26	26,898	87.51	8.82	30,740
* Burlington	10,331	34,280,445	87.57	9.71	39,145,930
Charlotte	1,683	9,336,133	101.37	10.35	9,210,330
Colchester	6,580	19,566,978	97.59	6.77	20,049,770
Essex Jct.	3,353	10,353,753	100.99	5.90	10,252,110
Essex Town	4,246	13,100,889	101.10	5.90	12,958,870
Hinesburg	1,900	5,024,493	95.49	9.10	5,261,610
Huntington	893	2,161,370	102.08	4.92	2,117,270
Jericho	1,555	4,315,263	99.53	8.97	4,335,490
Jericho ID	459	1,322,098	99.78	8.97	1,325,040
* Milton	4,325	10,888,085	104.41	9.03	10,428,560
Richmond	1,661	4,368,151	95.69	8.27	4,564,960
Shelburne	2,795	14,355,981	98.70	7.86	14,545,210
South Burlington	7,423	27,564,013	96.96	7.01	28,428,700
St. George	319	627,999	99.77	13.62	629,440
Underhill	1,048	3,038,062	98.32	9.63	3,089,890
Underhill ID	244	588,895	97.83	9.63	601,930
Westford	921	2,277,860	101.28	6.25	2,249,090
Williston	3,845	16,212,203	94.04	6.77	17,240,420
* Winooski	1,743	5,108,001	98.91	6.75	5,164,330
<b>County Totals</b>	<b>56,106</b>	<b>185,831,724</b>			<b>192,948,230</b>

\* Municipality has active TIF district. For more information, refer to introduction preceding this report.

**Equalized Education Grand List**  
**Effective January 1, 2012**  
**Essex**

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Averill	266	390,121	109.87	20.37	355,080
Averys Gore	14	22,003	101.47	20.37	21,680
Bloomfield	269	327,237	102.30	34.23	319,870
Brighton	1,049	1,451,514	104.13	15.87	1,394,000
Brunswick	127	119,341	97.99	11.65	121,790
Canaan	640	863,185	102.26	10.63	844,130
Concord	1,009	999,078	82.97	18.50	1,204,170
East Haven	235	241,763	103.17	8.36	234,320
Ferdinand	86	125,808	103.70	20.37	121,320
Granby	136	188,555	96.58	7.82	195,230
Guildhall	284	379,850	108.15	15.59	351,230
Lemington	124	161,041	99.01	9.03	162,650
Lewis	35	72,150	100.85	20.37	71,540
Lunenburg	1,000	1,079,070	116.74	13.51	924,330
Maidstone	361	642,531	98.95	13.33	649,370
Norton	297	404,581	103.61	20.13	390,480
Victory	141	196,749	112.46	14.70	174,950
Warners Grant	2	1,775	101.81	20.37	1,740
Warren Gore	55	74,800	110.11	20.37	67,930
<b>County Totals</b>	<b>6,130</b>	<b>7,741,152</b>			<b>7,605,810</b>

**Equalized Education Grand List**  
**Effective January 1, 2012**  
Franklin

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bakersfield	712	1,117,631	100.30	13.55	1,114,330
Berkshire	720	1,231,319	106.64	10.97	1,154,670
Enosburgh	1,258	2,027,085	105.51	13.63	1,921,220
Fairfax	1,729	3,918,470	93.36	7.33	4,197,020
Fairfield	964	1,647,165	102.34	13.31	1,609,570
Fletcher	696	1,109,885	92.30	11.14	1,202,470
Franklin	957	1,204,989	73.00	33.52	1,650,730
Georgia	2,016	5,033,326	104.01	8.92	4,839,390
Highgate	1,683	3,617,771	108.00	14.40	3,349,720
Montgomery	943	1,171,746	76.13	19.45	1,539,220
Richford	1,145	1,590,590	104.22	11.21	1,526,210
Sheldon	889	2,283,297	103.04	12.49	2,215,880
St. Albans City	2,267	4,495,491	98.38	6.00	4,569,600
St. Albans Town	3,045	7,999,469	103.34	9.38	7,741,200
Swanton	3,179	6,127,591	109.56	16.58	5,592,860
<b>County Totals</b>	<b>22,203</b>	<b>44,575,825</b>			<b>44,224,090</b>



**Equalized Education Grand List**  
**Effective January 1, 2012**  
Grand Isle

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Alburgh	1,816	2,793,386	97.01	16.55	2,879,550
Grand Isle	1,240	3,827,368	102.76	12.79	3,724,480
Isle LaMotte	857	996,514	89.22	19.67	1,116,870
North Hero	1,064	2,711,599	85.41	20.15	3,174,660
South Hero	1,191	4,911,756	97.67	7.42	5,029,000
<b>County Totals</b>	<b>6,168</b>	<b>15,240,623</b>			<b>15,924,560</b>

**Equalized Education Grand List**  
**Effective January 1, 2012**  
Lamoille

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Belvidere	265	295,457	102.18	17.38	289,170
Cambridge	1,896	5,351,008	99.79	15.25	5,362,220
Eden	858	1,332,921	103.60	16.86	1,286,620
Elmore	643	1,364,680	96.60	18.07	1,412,720
Hyde Park	1,447	2,726,534	103.29	12.23	2,639,660
Johnson	1,285	2,073,924	105.44	15.26	1,966,940
Morristown	2,320	5,867,627	97.14	12.25	6,040,130
Stowe	3,728	19,857,743	93.27	11.29	21,290,660
Waterville	366	523,799	90.86	11.10	576,500
Wolcott	954	1,587,787	108.06	12.29	1,469,400
<b>County Totals</b>	<b>13,762</b>	<b>40,981,480</b>			<b>42,334,020</b>

**Equalized Education Grand List**  
**Effective January 1, 2012**  
Orange

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bradford	1,298	2,341,407	103.89	13.52	2,253,750
Braintree	719	995,178	97.97	14.09	1,015,830
Brookfield	868	1,587,088	102.80	14.30	1,543,890
Chelsea	806	1,114,527	93.11	21.51	1,196,980
Corinth	1,011	1,454,825	102.63	17.58	1,417,520
Fairlee	654	2,020,859	99.57	8.03	2,029,490
Newbury	1,386	2,012,016	98.59	11.07	2,040,830
Orange	604	968,452	106.68	17.72	907,820
Randolph	2,034	4,219,872	105.81	13.13	3,988,190
Strafford	681	1,914,856	111.57	20.03	1,716,230
Thetford	1,367	3,134,790	84.23	18.35	3,721,680
Topsham	846	1,033,377	103.20	10.68	1,001,340
Tunbridge	866	1,663,341	101.79	5.46	1,634,070
Vershire	501	646,054	98.93	18.70	653,020
Washington	675	1,008,518	98.77	15.09	1,021,040
Wells River	184	293,010	95.86	11.07	305,680
West Fairlee	422	620,964	92.67	21.03	670,100
Williamstown	1,559	2,789,057	89.18	15.13	3,127,330
<b>County Totals</b>	<b>16,481</b>	<b>29,818,191</b>			<b>30,244,790</b>

**Equalized Education Grand List**  
**Effective January 1, 2012**  
Orleans

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Albany	657	954,033	106.13	13.53	898,940
Barton	1,190	1,319,981	88.31	21.96	1,494,650
Brownington	659	797,265	104.17	18.42	765,350
Charleston	746	959,262	92.41	21.96	1,038,100
Coventry	584	1,159,048	101.41	5.76	1,142,910
Craftsbury	739	1,117,838	89.50	19.86	1,248,970
Derby	2,552	4,963,447	97.14	15.53	5,109,400
Glover	860	1,341,455	105.73	16.65	1,268,700
Greensboro	918	2,437,481	102.89	8.02	2,368,950
Holland	518	559,017	93.37	16.94	598,700
Irasburg	661	968,855	93.81	18.52	1,032,840
Jay	902	2,321,625	101.98	9.45	2,276,580
Lowell	685	824,238	98.73	26.73	834,880
Morgan	854	1,922,705	112.18	20.78	1,713,940
* Newport City	1,992	2,538,794	85.92	17.08	2,954,840
Newport Town	965	1,913,599	102.35	6.55	1,869,720
Orleans ID	387	436,909	85.67	21.96	510,020
Troy	973	1,088,644	86.22	21.74	1,262,670
Westfield	446	686,498	99.67	6.23	688,750
Westmore	685	1,356,689	94.79	29.27	1,431,270
<b>County Totals</b>	<b>17,973</b>	<b>29,667,383</b>			<b>30,510,180</b>

\* Municipality has active TIF district. For more information, refer to introduction preceding this report.

**Equalized Education Grand List**  
**Effective January 1, 2012**  
Rutland

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Benson	620	1,008,567	101.10	3.19	997,550
Brandon	1,943	3,318,287	99.48	14.62	3,335,470
Castleton	2,375	4,368,119	86.47	16.19	5,051,510
Chittenden	731	1,624,814	99.03	11.26	1,640,770
Clarendon	1,250	2,635,688	107.08	11.41	2,461,510
Danby	808	1,796,905	124.68	12.63	1,441,220
Fair Haven	1,158	1,826,672	106.92	7.00	1,708,420
Hubbardton	694	1,178,587	100.39	14.59	1,174,000
Ira	295	518,967	103.78	13.88	500,060
Killington	3,043	8,027,653	94.39	10.29	8,505,210
Mendon	810	1,783,567	97.42	18.47	1,830,870
Middletown Springs	470	869,879	91.20	10.10	953,780
Mount Holly	1,201	2,648,364	99.16	6.89	2,670,770
Mount Tabor	145	234,486	102.74	1.97	228,230
Pawlet	807	2,018,891	100.21	15.85	2,014,640
Pittsfield	510	1,019,449	104.70	11.57	973,730
Pittsford	1,431	3,312,809	99.67	14.90	3,323,660
Poultney	1,703	3,198,758	93.41	10.05	3,424,360
Proctor	728	1,264,774	112.91	9.33	1,120,150
Rutland City	5,939	9,663,347	87.25	17.61	11,075,840
Rutland Town	1,890	6,672,043	104.33	8.58	6,395,130
Shrewsbury	701	1,468,772	114.10	10.57	1,287,290
Sudbury	495	507,288	61.00	23.15	831,650
Tinmouth	443	873,723	103.28	12.22	845,960
Wallingford	1,143	2,372,000	107.00	12.23	2,216,880
Wells	967	1,842,987	92.83	17.85	1,985,310
West Haven	164	296,867	92.75	6.86	320,060
West Rutland	1,013	1,814,181	99.69	13.21	1,819,750
<b>County Totals</b>	<b>33,477</b>	<b>68,166,444</b>			<b>70,133,780</b>

**Equalized Education Grand List**  
**Effective January 1, 2012**  
Washington

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Barre City	3,058	4,775,402	96.38	10.93	4,954,550
Barre Town	3,479	5,962,079	85.84	13.30	6,945,880
Berlin	1,460	4,233,310	103.53	19.01	4,089,150
Cabot	858	1,518,787	99.10	13.87	1,532,590
Calais	945	1,801,010	99.47	19.23	1,810,660
Duxbury	713	1,522,504	94.44	12.55	1,612,080
East Montpelier	1,158	2,888,427	97.16	11.92	2,972,780
Fayston	1,145	3,656,222	100.98	6.15	3,620,690
Marshfield	803	1,157,222	86.80	15.61	1,333,200
Middlesex	900	1,940,155	96.86	7.81	2,003,050
Montpelier	2,922	8,106,351	99.63	6.95	8,136,810
Moretown	863	1,744,497	72.77	13.95	2,397,170
Northfield	1,923	2,705,062	85.06	20.72	3,180,000
Plainfield	584	1,121,234	96.78	9.31	1,158,540
Roxbury	597	728,499	90.69	14.90	803,300
Waitsfield	1,081	3,680,232	104.42	16.91	3,524,460
Warren	3,089	7,146,410	98.21	8.66	7,276,840
Waterbury	2,173	7,045,418	99.30	7.60	7,095,160
Woodbury	850	1,276,689	99.26	18.65	1,286,250
Worcester	468	890,776	98.91	16.00	900,600
<b>County Totals</b>	<b>29,069</b>	<b>63,900,286</b>			<b>66,633,760</b>

**Equalized Education Grand List**  
**Effective January 1, 2012**  
Windham

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Athens	254	366,371	101.17	4.73	362,120
Brattleboro	4,310	10,775,896	99.62	9.25	10,817,040
Brookline	334	701,940	92.79	13.38	756,510
Dover	3,409	9,290,590	99.07	6.62	9,377,880
Dummerston	998	2,575,238	99.43	15.32	2,589,980
Grafton	623	1,622,791	102.48	18.06	1,583,510
Guilford	1,098	2,046,891	82.40	17.08	2,484,150
Halifax	643	1,309,102	104.35	18.52	1,254,530
Jamaica	1,297	2,778,922	115.92	21.45	2,397,190
Londonderry	1,571	4,227,263	102.42	14.71	4,127,430
Marlboro	642	1,473,078	93.67	14.64	1,572,660
Newfane	1,325	2,814,652	103.95	15.03	2,707,620
Putney	1,000	2,216,553	90.50	24.62	2,449,230
Rockingham	2,121	4,670,387	98.12	11.05	4,759,650
Somerset	34	77,476	87.41	20.32	88,640
Stratton	1,580	8,179,571	99.45	6.09	8,224,560
Townshend	1,016	1,988,891	96.51	25.70	2,060,870
Vernon	889	3,194,577	110.85	8.41	2,881,910
Wardsboro	1,035	1,721,525	105.22	15.03	1,636,100
Westminster	1,550	2,526,704	93.56	20.80	2,700,690
Whitingham	1,167	2,594,324	105.83	14.64	2,451,500
Wilmington	3,039	6,497,985	101.99	8.70	6,371,230
Windham	521	928,118	84.35	16.95	1,100,260
<b>County Totals</b>	<b>30,456</b>	<b>74,578,845</b>			<b>74,755,260</b>

**Equalized Education Grand List**  
**Effective January 1, 2012**  
Windsor

Town Name	Total Taxable	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Andover	549	1,600,513	100.99	18.47	1,584,750
Baltimore	111	192,841	115.89	22.60	166,390
Barnard	824	3,237,263	103.65	21.06	3,123,390
Bethel	1,125	1,968,701	102.85	16.48	1,914,190
Bridgewater	739	1,922,467	94.05	21.17	2,044,010
Cavendish	1,155	2,597,438	100.33	7.41	2,588,950
Chester	1,829	4,158,435	105.52	17.26	3,940,750
Hartford	5,447	13,804,208	96.00	11.24	14,378,720
Hartland	1,553	4,238,723	98.64	16.38	4,297,160
Ludlow	3,454	14,023,286	98.44	14.80	14,246,000
Norwich	1,547	7,080,999	93.04	12.76	7,611,080
Plymouth	1,160	3,021,019	118.74	16.19	2,544,340
Pomfret	595	2,392,782	96.85	14.90	2,470,720
Reading	521	1,529,309	123.51	8.72	1,238,230
Rochester	941	1,209,973	76.87	23.64	1,574,080
Royalton	1,277	2,496,240	98.64	6.92	2,530,610
Sharon	766	1,547,161	98.08	4.18	1,577,460
Springfield	3,780	6,494,657	105.43	17.13	6,160,040
Stockbridge	768	1,087,035	101.75	19.95	1,068,320
Weathersfield	1,617	2,685,626	90.86	17.95	2,955,630
West Windsor	885	2,981,528	114.55	11.77	2,602,820
Weston	632	1,962,753	93.08	11.95	2,108,570
Windsor	1,346	2,449,520	100.74	9.01	2,431,430
Woodstock	1,892	8,550,765	96.54	16.43	8,857,350
<b>County Totals</b>	<b>34,513</b>	<b>93,233,242</b>			<b>94,014,990</b>

**STATE TOTALS:**                      **322,241**                      **778,318,603**                      **796,460,670**

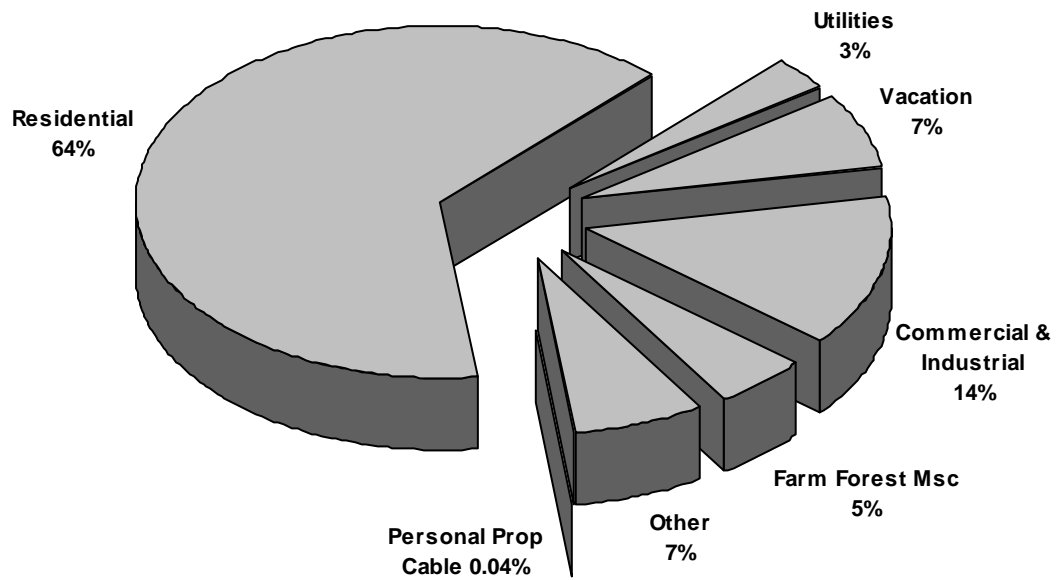




**2011 Summary of Listed Values and  
Equalized Education Values by Category**

Category	Property Count	Listed Value	Equalized Values
R1	147,681	32,658,435,253	33,389,707,598
R2	49,707	16,145,615,795	16,262,608,418
MHU	10,884	277,744,905	276,591,884
MHL	10,465	1,049,855,114	1,067,017,674
S1	15,250	3,403,940,726	3,500,655,790
S2	7,778	1,947,835,783	1,972,249,822
COMM	14,633	8,250,676,505	8,700,716,201
CMA	1,988	1,081,576,367	1,182,978,748
IND	887	1,175,192,231	1,219,224,336
UE	770	2,390,374,069	2,464,602,219
UO	151	127,299,212	129,859,076
FRM	2,739	872,014,480	891,017,711
OTH	21,134	5,438,911,289	5,531,605,345
WOOD	8,339	655,302,711	664,807,245
MISC	29,835	2,265,135,018	2,300,473,970
CABLE		91,950,523	91,950,523
INVENTORY		Exempt	Exempt
MACH and EQUIP		Exempt	Exempt
<b>STATE TOTALS:</b>	<b>322,241</b>	<b>77,831,859,981</b>	<b>79,646,066,561</b>

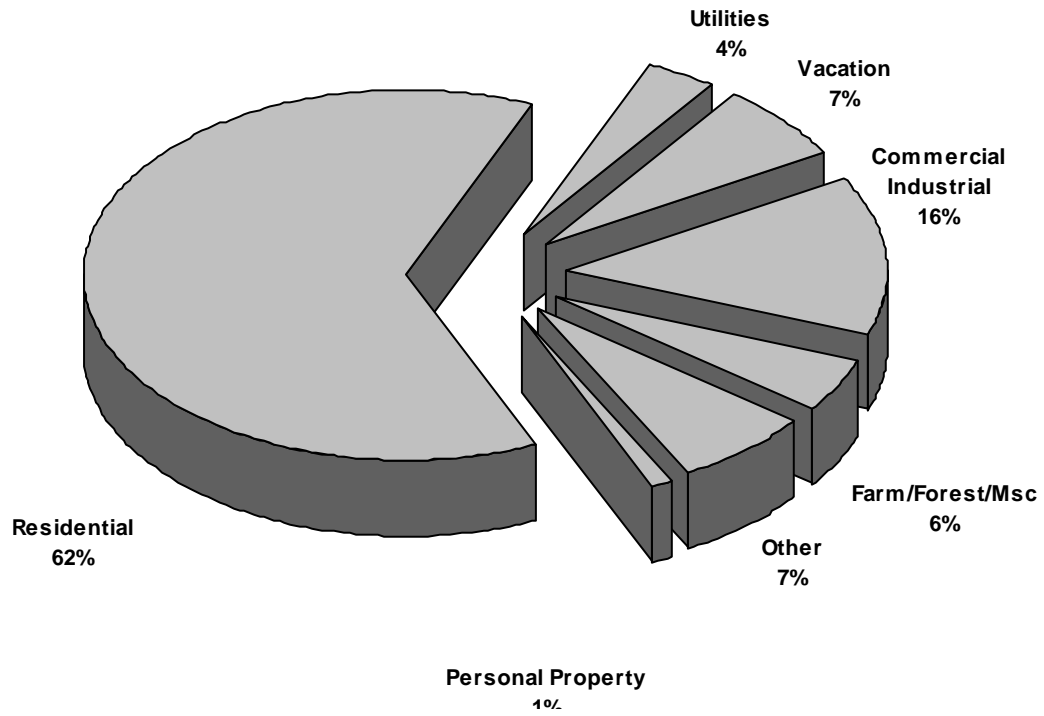
## 2011 Summary of Education Equalized Values



**2011 Summary of Listed Values and  
Equalized Municipal Values by Category**

Category	Property Count	Listed Value	Equalized Values
R1	147,681	32,617,193,905	33,347,352,980
R2	49,707	16,124,367,842	16,241,035,456
MHU	10,884	276,397,407	275,266,467
MHL	10,465	1,046,234,814	1,063,293,054
S1	15,250	3,403,720,926	3,500,423,018
S2	7,778	1,946,979,683	1,971,396,237
COMM	14,633	8,288,634,620	8,737,984,910
CMA	1,988	1,097,884,718	1,199,138,546
IND	887	1,189,330,407	1,234,612,234
UE	770	2,690,374,069	2,706,948,128
UO	151	126,131,146	129,213,535
FRM	2,739	861,178,080	880,350,459
OTH	21,134	5,436,679,689	5,529,266,177
WOOD	8,339	653,543,311	663,071,191
MISC	29,835	2,260,748,992	2,296,020,585
CABLE		33,371,269	33,371,269
INVENTORY		104,655,965	104,655,965
MACH and EQUIP		740,535,768	740,535,768
<b>STATE TOTALS:</b>	<b>322,241</b>	<b>78,897,962,611</b>	<b>80,653,935,977</b>

## 2011 Summary of Municipal Equalized Values



## **Statutory Exemptions**

The following report contain the number and values of properties exempt from property taxation by law 32 V.S.A. §3802. 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 are 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 are to list the statutorily exempt properties in the grand list using a fair market value assessment. Determining the market value of exempt property is often difficult. Most exempt properties have a specific public use (independent of the land) which may result in relatively little marketable value if offered publicly for sale. Due to this difficulty, some towns have failed to provide any value for their exempt properties.

**2011 Statutory Exemptions**  
**Statewide Grand List    Count and Total Value**  
Addison

<b>Town Name</b>	<b>Parcel Count</b>	<b>Total Value</b>
Addison	21	7,599,900
Bridport	14	4,560,400
Bristol	92	29,791,100
Cornwall	17	5,705,000
Ferrisburgh	29	128,200
Goshen	5	846,000
Granville	9	361,600
Hancock	9	923,400
Leicester	12	490,400
Lincoln	18	5,031,800
Middlebury	192	393,093,300
Monkton	26	681,400
New Haven	23	0
Orwell	22	3,777,610
Panton	9	1,084,800
Ripton	44	670,200
Salisbury	16	7,224,000
Shoreham	30	5,760,700
Starksboro	36	4,418,900
Vergennes	5	164,300
Waltham	3	0
Weybridge	13	1,137,700
Whiting	10	10,700
<b>County Totals</b>	<b>655</b>	<b>\$473,461,410</b>

**2011 Statutory Exemptions**  
**Statewide Grand List    Count and Total Value**  
Bennington

<b>Town Name</b>	<b>Parcel Count</b>	<b>Total Value</b>
Arlington	31	18,808,300
Bennington	136	23,219,000
Dorset	44	18,200,900
Glastenbury	0	0
Landgrove	21	2,665,000
Manchester	66	50,872,120
North Bennington	25	2,839,300
Peru	15	4,818,800
Pownal	51	11,332,800
Readsboro	32	12,868,400
Rupert	19	10,450,700
Sandgate	7	0
Searsburg	1	0
Shaftsbury	12	2,299,400
Shaftsbury ID	2	0
Stamford	12	4,014,300
Sunderland	16	1,456,800
Winhall	92	31,832,300
Woodford	24	126,000
<b>County Totals</b>	<b>606</b>	<b>\$195,804,120</b>



**2011 Statutory Exemptions**  
**Statewide Grand List    Count and Total Value**  
Caledonia

<b>Town Name</b>	<b>Parcel Count</b>	<b>Total Value</b>
Barnet	42	11,504,400
Burke	26	13,127,900
Danville	42	11,608,036
Groton	24	1,815,600
Hardwick	67	21,285,200
Kirby	5	179,700
Lyndon	101	40,363,100
Newark	4	806,400
Peacham	20	3,128,600
Ryegate	16	1,437,500
Sheffield	11	3,553,390
St. Johnsbury	153	104,568,480
Stannard	1	0
Sutton	10	3,555,500
Walden	12	8,539,400
Waterford	6	0
Wheelock	7	921,500
<b>County Totals</b>	<b>547</b>	<b>\$226,394,706</b>

**2011 Statutory Exemptions**  
**Statewide Grand List    Count and Total Value**  
Chittenden

<b>Town Name</b>	<b>Parcel Count</b>	<b>Total Value</b>
Bolton	3	590,300
Buels Gore	0	0
Burlington	442	1,684,579,600
Charlotte	26	10,693,400
Colchester	173	168,042,700
Essex Jct.	55	94,498,100
Essex Town	85	83,216,100
Hinesburg	41	13,030,100
Huntington	14	3,286,100
Jericho	32	10,538,500
Jericho ID	13	4,651,500
Milton	71	23,466,890
Richmond	27	5,383,500
Shelburne	132	117,377,400
South Burlington	49	26,324,700
St. George	6	692,200
Underhill	30	13,832,200
Underhill ID	8	1,733,100
Westford	24	5,832,700
Williston	102	35,243,640
Winooski	42	1,481,900
<b>County Totals</b>	<b>1,375</b>	<b>\$2,304,494,630</b>

**2011 Statutory Exemptions**  
**Statewide Grand List    Count and Total Value**  
Essex

<b>Town Name</b>	<b>Parcel Count</b>	<b>Total Value</b>
Averill	0	0
Averys Gore	0	0
Bloomfield	17	2,350,000
Brighton	36	1,436,500
Brunswick	14	1,651,000
Canaan	28	4,442,500
Concord	26	4,487,300
East Haven	11	1,427,300
Ferdinand	3	1,311,200
Granby	9	840,500
Guildhall	16	1,539,900
Lemington	0	0
Lewis	3	4,538,400
Lunenburg	30	7,603,300
Maidstone	6	396,800
Norton	9	1,072,700
Victory	8	186,300
Warners Grant	0	0
Warren Gore	0	0
<b>County Totals</b>	<b>216</b>	<b>\$33,283,700</b>

**2011 Statutory Exemptions**  
**Statewide Grand List    Count and Total Value**  
Franklin

<b>Town Name</b>	<b>Parcel Count</b>	<b>Total Value</b>
Bakersfield	19	895,200
Berkshire	15	530,900
Enosburgh	58	384,000
Fairfax	40	12,672,600
Fairfield	29	327,750
Fletcher	18	2,567,500
Franklin	17	2,552,190
Georgia	44	11,647,800
Highgate	39	34,928,700
Montgomery	25	440,700
Richford	59	33,795,600
Sheldon	33	180,100
St. Albans City	64	5,475,200
St. Albans Town	9	8,633,900
Swanton	74	7,236,700
<b>County Totals</b>	<b>543</b>	<b>\$122,268,840</b>

**2011 Statutory Exemptions**  
**Statewide Grand List    Count and Total Value**  
Grand Isle

<b>Town Name</b>	<b>Parcel Count</b>	<b>Total Value</b>
Alburgh	44	797,800
Grand Isle	26	9,310,900
Isle LaMotte	17	4,198,900
North Hero	21	12,336,000
South Hero	23	1,115,800
<b>County Totals</b>	<b>131</b>	<b>\$27,759,400</b>

**2011 Statutory Exemptions**  
**Statewide Grand List    Count and Total Value**  
Lamoille

<b>Town Name</b>	<b>Parcel Count</b>	<b>Total Value</b>
Belvidere	9	0
Cambridge	42	23,450,200
Eden	21	5,515,570
Elmore	7	1,640,500
Hyde Park	34	3,447,400
Johnson	49	2,367,400
Morristown	72	39,265,800
Stowe	57	32,701,100
Waterville	7	0
Wolcott	25	5,137,100
<b>County Totals</b>	<b>323</b>	<b>\$113,525,070</b>

**2011 Statutory Exemptions**  
**Statewide Grand List    Count and Total Value**  
Orange

<b>Town Name</b>	<b>Parcel Count</b>	<b>Total Value</b>
Bradford	39	3,641,300
Braintree	14	282,300
Brookfield	15	526,200
Chelsea	26	1,606,700
Corinth	21	1,437,200
Fairlee	23	12,751,700
Newbury	43	5,373,400
Orange	17	5,329,500
Randolph	83	9,800,100
Strafford	17	1,710,000
Thetford	49	12,828,720
Topsham	9	745,400
Tunbridge	13	7,147,500
Vershire	8	4,449,900
Washington	23	4,156,900
Wells River	17	1,883,000
West Fairlee	23	381,600
Williamstown	30	8,454,300
<b>County Totals</b>	<b>470</b>	<b>\$82,505,720</b>

**2011 Statutory Exemptions**  
**Statewide Grand List    Count and Total Value**  
Orleans

<b>Town Name</b>	<b>Parcel Count</b>	<b>Total Value</b>
Albany	16	3,462,900
Barton	26	13,335,900
Brownington	15	3,728,300
Charleston	20	3,097,700
Coventry	16	58,600
Craftsbury	41	6,451,300
Derby	61	29,195,600
Glover	21	3,922,100
Greensboro	41	2,077,800
Holland	6	866,100
Irasburg	19	122,200
Jay	10	2,235,200
Lowell	20	3,596,600
Morgan	17	1,027,600
Newport City	70	41,310,700
Newport Town	17	3,007,900
Orleans ID	16	5,312,700
Troy	47	3,879,800
Westfield	14	1,288,400
Westmore	10	3,074,400
<b>County Totals</b>	<b>503</b>	<b>\$131,051,800</b>



**2011 Statutory Exemptions**  
**Statewide Grand List    Count and Total Value**  
Rutland

<b>Town Name</b>	<b>Parcel Count</b>	<b>Total Value</b>
Benson	14	459,600
Brandon	50	25,551,900
Castleton	59	87,142,400
Chittenden	33	520,000
Clarendon	22	9,004,200
Danby	28	523,400
Fair Haven	54	31,850,700
Hubbardton	13	861,000
Ira	6	577,100
Killington	22	358,750
Mendon	29	3,894,300
Middletown Springs	11	2,261,900
Mount Holly	22	510,516
Mount Tabor	6	242,000
Pawlet	19	5,631,790
Pittsfield	9	1,369,900
Pittsford	40	11,408,700
Poultney	31	79,213,600
Proctor	41	19,388,400
Rutland City	184	287,120,700
Rutland Town	45	9,128,400
Shrewsbury	17	5,352,300
Sudbury	10	1,076,000
Tinmouth	7	1,479,700
Wallingford	34	12,227,700
Wells	11	1,968,500
West Haven	9	0
West Rutland	44	14,033,600
<b>County Totals</b>	<b>870</b>	<b>\$613,157,056</b>

**2011 Statutory Exemptions**  
**Statewide Grand List    Count and Total Value**  
Washington

<b>Town Name</b>	<b>Parcel Count</b>	<b>Total Value</b>
Barre City	157	126,944,518
Barre Town	114	83,952,000
Berlin	63	103,924,600
Cabot	26	326,700
Calais	20	2,348,400
Duxbury	17	22,807,800
East Montpelier	36	2,238,900
Fayston	19	5,514,700
Marshfield	31	10,144,300
Middlesex	17	548,400
Montpelier	60	67,755,700
Moretown	24	1,781,000
Northfield	101	169,046,590
Plainfield	29	12,170,400
Roxbury	10	254,600
Waitsfield	34	10,258,200
Warren	44	6,860,700
Waterbury	44	18,795,600
Woodbury	15	0
Worcester	13	3,413,500
<b>County Totals</b>	<b>874</b>	<b>\$649,086,608</b>

**2011 Statutory Exemptions**  
**Statewide Grand List    Count and Total Value**  
Windham

<b>Town Name</b>	<b>Parcel Count</b>	<b>Total Value</b>
Athens	10	1,288,300
Brattleboro	216	180,529,980
Brookline	9	394,840
Dover	29	13,660,100
Dummerston	21	6,934,200
Grafton	14	4,948,900
Guilford	11	467,640
Halifax	18	2,257,800
Jamaica	27	3,846,100
Londonderry	29	4,255,900
Marlboro	17	3,641,400
Newfane	37	7,850,700
Putney	42	30,961,950
Rockingham	88	47,092,400
Somerset	0	0
Stratton	15	24,370,100
Townshend	38	18,349,000
Vernon	24	0
Wardsboro	29	4,409,200
Westminster	28	40,277,700
Whitingham	20	6,020,200
Wilmington	83	2,855,300
Windham	12	1,731,100
<b>County Totals</b>	<b>817</b>	<b>\$406,142,810</b>

2011 Statutory Exemptions	
Statewide Grand List	Count and Total Value
Windsor	

Town Name	Parcel Count	Total Value
Andover	20	2,380,300
Baltimore	2	127,900
Barnard	33	4,268,840
Bethel	50	9,801,700
Bridgewater	18	3,746,200
Cavendish	27	6,926,235
Chester	47	28,110,900
Hartford	180	101,953,700
Hartland	34	4,974,100
Ludlow	42	17,641,300
Norwich	54	37,509,300
Plymouth	10	1,130,625
Pomfret	14	4,266,600
Reading	22	5,718,700
Rochester	27	0
Royalton	45	8,894,000
Sharon	21	1,557,586
Springfield	113	113,710,800
Stockbridge	33	1,131,200
Weathersfield	31	6,596,500
West Windsor	22	7,682,800
Weston	16	1,923,130
Windsor	42	3,272,143
Woodstock	68	53,773,400

<b>County Totals</b>	<b>971</b>	<b>\$427,097,959</b>
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STATE TOTALS:	8,901	\$5,806,033,829
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## Property Tax Adjustment Credits

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 2010 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 are 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. For the education portion, the credits are netted thru the Education Department for each town. The municipal portion is sent as a payment to the towns twice each year.

	School Prop Tax Adj	Circuit Breaker	Renter Rebate	Total	% Change
FY08	\$114,675,634	\$15,971,405	\$6,924,340	\$137,537,380	
FY09	\$115,395,480	\$16,973,707	7,238,621	\$139,607,808	1.51%
FY10	\$135,850,961	18,968,027	\$8,113,487	\$162,932,475	16.71%
FY11	\$145,309,090	\$20,321,655	\$8,815,405	\$174,446,149	7.07%

Additional information may be found on the Department of Taxes website:

<http://www.state.vt.us/tax/statistics.shtml>

**\*\*\*This report was not available at time of publication. It will be available electronically on our website at <http://www.state.vt.us/tax/pvrannualreports.shtml>**

## Taxes and Tax Rates

The 2011 taxes and tax rates shown on the following pages are the rates for fiscal year 2012. These rates were levied against the April 1, 2011 grand lists. State education rates are set by the Commissioner of Taxes in accord with 32 V.S.A. §5402. Municipal rates are, for the most part, set by the selectboard in accord with 17 V.S.A. §2664.

Some towns also set a local agreement rate in accord with 32 V.S.A. § 5404a(d). This rate is levied against the municipal grand list but raises education taxes foregone as a result of local agreements, e.g. voted exemptions, stabilization agreements, etc. Those rates are included in the “Municipal/Local Agr Tax Rate” column.

Both the homestead and the nonresidential rate rose one cent over tax year 2010. The base rates were \$0.87 and \$1.36, respectively. The chart below shows the education base rates from tax year 2006 to present.

	Tax Year	Homestead	Nonresidential
FY07	2006	\$ 0.95	\$ 1.44
FY08	2007	\$ 0.87	\$ 1.36
FY09	2008	\$ 0.87	\$ 1.36
FY10	2009	\$ 0.86	\$ 1.35
FY11	2010	\$ 0.86	\$ 1.35
FY12	2011	\$ 0.87	\$ 1.36

Four communities have active tax increment financing districts (TIFs). Improvements to the districts are undertaken by the municipalities to prepare the areas for development. As the TIF district matures, the municipality retains the incremental taxes generated from the increase in property values in the district from the original taxable values of the properties at its creation as a result of the development. The annual “tax increment” is then used to pay off the public expenditures on improvements in the district.

The education taxes levied on the “increment” this year:

Town/City	Education Tax Retained for Improvements	Education Tax To Ed Fund	Total
Burlington	\$ 1,203,841	\$ 0	\$ 1,203,841
Milton	388,210	129,403	129,403
Newport City	48,429	0	48,429
Winooski	740,641	15,115	15,115
<b>TOTAL</b>	<b>\$ 2,381,121</b>	<b>\$ 144,518</b>	<b>\$ 2,525,641</b>

These “TIF” taxes are in addition to the taxes reported on the following pages.

## 2011 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	1,747,901	1,089,105	723,001	1.4444	1.4050	0.3644
Bridport	1,285,258	672,525	641,169	1.4961	1.3374	0.4774
Bristol	2,866,702	1,448,431	1,620,737	1.5176	1.6118	0.5866
<i>Bristol Police Distr</i>	0	0	294,222	0	0	0.2650
Cornwall	2,125,847	738,147	635,774	1.5144	1.4102	0.3302
Ferrisburgh	3,580,460	3,328,724	1,148,094	1.4844	1.5049	0.2490
Goshen	133,249	179,715	176,617	1.1479	1.3572	0.7116
Granville	147,343	333,010	160,060	0.8775	1.3717	0.3900
Hancock	198,998	222,597	184,786	1.1767	1.3675	0.5285
Leicester	1,033,938	1,155,500	393,619	1.1745	1.2017	0.2159
Lincoln	1,588,864	720,247	875,897	1.3775	1.3573	0.5249
Middlebury	5,615,621	5,687,976	5,924,311	1.6844	1.6070	0.8375
Monkton	2,365,271	570,864	769,633	1.6806	1.6998	0.4418
New Haven	2,061,376	1,395,364	1,016,566	1.8770	1.8707	0.5546
Orwell	1,047,038	629,170	608,055	1.0974	1.2992	0.4230
Panton	835,205	506,330	526,988	1.5811	1.7402	0.6451
Ripton	684,043	297,103	228,642	1.6311	1.4958	0.3792
Salisbury	1,326,994	1,458,246	404,193	1.8342	1.7281	0.2581
Shoreham	1,448,666	684,515	609,066	1.6419	1.4985	0.4567
Starksboro	1,604,780	716,337	689,311	1.4555	1.5153	0.4381
Vergennes	1,526,504	1,210,431	1,288,643	1.2263	1.3464	0.6031
Waltham	455,551	111,412	172,085	1.2935	1.4173	0.4000
Weybridge	1,499,017	594,347	526,145	1.7074	1.5221	0.4150
Whiting	297,808	96,056	194,024	1.4559	1.7157	0.7447
<b>County Totals</b>	<b>35,476,434</b>	<b>23,846,153</b>	<b>19,811,638</b>			

2011 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	2,537,904	2,081,788	857,045	1.4946	1.4444	0.2800
Bennington	6,352,303	6,873,052	7,385,937	1.2686	1.5860	0.7951
<i>Downtown Improvement</i>	0	0	69,939	0	0	0.1884
<i>Benn FD Inside</i>	0	0	298,142	0	0	0.0864
<i>Benn FD Outside</i>	0	0	337,742	0	0	0.0654
<i>Old Bennington Vill</i>	0	0	11,443	0	0	0.2350
Dorset	3,948,012	5,764,160	1,212,537	1.3262	1.3423	0.1686
<i>E Dorset Fire Dist</i>	0	0	133,177	0	0	0.0800
<i>Dorset Fire Dist</i>	0	0	184,404	0	0	0.0330
Glastenbury	5,571	44,733	0	0.8164	1.2762	0
Landgrove	485,829	1,121,820	296,047	1.3403	1.3185	0.2440
Manchester	6,316,842	10,665,985	2,250,055	1.3211	1.3349	0.1783
<i>Manchester Village</i>	0	0	421,202	0	0	0.1240
North Bennington	574,587	450,701	340,629	1.4786	1.5814	0.5073
<i>North Bennington Vil</i>	0	0	348,593	0	0	0.5165
Peru	690,783	2,601,502	536,105	1.3403	1.3122	0.2087
Pownal	2,026,676	1,107,658	1,107,331	1.1670	1.3565	0.4392
Readsboro	349,374	682,967	738,605	0.8329	1.3021	0.7907
Rupert	865,694	982,611	475,384	1.0972	1.3307	0.3113
Sandgate	366,893	569,381	301,890	1.4296	1.4850	0.4741
Searsburg	50,963	351,824	189,466	0.9841	1.2331	0.5587
Shaftsbury	2,723,172	1,444,059	1,090,344	1.1603	1.3663	0.3231
Shaftsbury ID	615,281	157,218	191,487	1.2792	1.3681	0.3231
Stamford	675,093	435,094	529,874	1.1375	1.4669	0.5953
Sunderland	1,067,333	953,073	341,158	1.2024	1.2906	0.2089
Winhall	1,346,960	9,002,718	2,320,700	1.6297	1.4665	0.3333
Woodford	221,160	481,636	19,257	0.9895	1.3410	0.0332
<b>County Totals</b>	<b>31,220,430</b>	<b>45,771,983</b>	<b>21,988,493</b>			



## 2011 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	1,369,032	1,692,289	1,079,802	1.2200	1.2829	0.4453
<i>Barnet FD #1</i>	0	0	4,640	0	0	0.0575
<i>Barnet FD #2</i>	0	0	8,272	0	0	0.0600
<i>Barnet FD #3</i>	0	0	5,915	0	0	0.0400
<i>Barnet FD #4</i>	0	0	7,920	0	0	0.1200
<i>Barnet FD #5</i>	0	0	1,839	0	0	0.0100
Burke	1,307,965	1,851,305	777,283	1.3185	1.4281	0.3400
Danville	1,972,798	1,825,488	1,256,280	1.2283	1.4586	0.4417
Groton	675,685	863,812	458,658	1.2688	1.3484	0.3913
Hardwick	1,500,331	879,053	1,635,797	1.4275	1.5014	1.0152
Kirby	403,507	256,251	177,642	1.0972	1.3439	0.3191
Lyndon	2,510,558	1,968,579	1,915,040	1.1929	1.3561	0.5299
<i>Lyndonville Village</i>	0	0	409,574	0	0	0.5558
Newark	501,985	738,387	455,017	1.3140	1.3655	0.4939
Peacham	932,734	1,007,604	587,962	1.4206	1.4201	0.4308
<i>Peacham FD</i>	0	0	6,991	0	0	0.0800
Ryegate	915,092	986,976	649,059	1.3650	1.4507	0.4834
<i>So Ryegate Vill</i>	0	0	7,448	0	0	0.0500
<i>Ryegate FD #2</i>	0	0	4,145	0	0	0.0550
Sheffield	376,768	381,854	315,294	1.6813	1.8994	0.7434
St. Johnsbury	3,069,321	3,812,787	3,620,720	1.1371	1.3141	0.6266
<i>St. J Spec Serv Dist</i>	0	0	1,025,399	0	0	0.3981
Stannard	118,559	115,768	118,047	1.3551	1.3365	0.6780
Sutton	663,811	472,356	437,396	1.1104	1.1836	0.4431
Walden	573,363	624,746	433,503	1.2013	1.6158	0.5059
Waterford	1,346,951	996,246	432,489	1.4119	1.5886	0.2721
Wheelock	498,871	300,783	450,961	1.1772	1.3299	0.6993
<b>County Totals</b>	<b>18,737,332</b>	<b>18,774,284</b>	<b>16,283,093</b>			

## 2011 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	1,026,262	756,483	602,173	1.3487	1.3674	0.4500
Buels Gore	10,431	24,259	0	0.9647	1.5081	0
Burlington	21,231,434	26,513,348	25,870,652	1.3019	1.5441	0.7280
Charlotte	9,219,444	3,436,922	1,542,919	1.3501	1.3707	0.1663
Colchester	13,653,540	11,011,828	10,504,585	1.1876	1.3645	0.5370
Essex Jct.	8,707,523	5,120,752	3,624,131	1.3198	1.3633	0.3518
<i>Essex Jct Village</i>	0	0	3,193,991	0	0	0.3089
Essex Town	12,192,663	5,234,726	5,630,367	1.3167	1.3629	0.4318
Hinesburg	5,407,787	1,745,998	2,370,083	1.4208	1.4331	0.4726
Huntington	2,120,884	632,300	1,105,408	1.2452	1.3802	0.5123
Jericho	4,795,555	909,786	1,904,878	1.3060	1.4142	0.4579
<i>Jericho Village</i>	0	0	200,000	0	0	0.0920
Jericho ID	1,351,262	371,470	587,492	1.2756	1.4136	0.4579
Milton	8,252,576	4,167,063	4,453,041	1.1079	1.3226	0.4130
Richmond	4,320,397	1,255,377	2,577,711	1.2425	1.4090	0.5942
Shelburne	11,587,630	7,431,279	4,717,325	1.2905	1.3821	0.3296
South Burlington	20,167,404	18,201,400	10,543,540	1.3733	1.4133	0.3831
St. George	643,216	228,258	112,250	1.3975	1.3608	0.1755
Underhill	3,232,189	677,719	1,241,622	1.2608	1.4284	0.4486
Underhill ID	640,108	126,180	245,711	1.2803	1.4189	0.4486
Westford	2,246,360	562,091	1,113,433	1.2053	1.3573	0.4949
Williston	11,503,163	10,997,040	3,475,341	1.3382	1.4439	0.2150
Winooski	2,519,551	3,219,070	4,846,439	1.1188	1.3943	0.9411
<b>County Totals</b>	<b>144,829,377</b>	<b>102,623,349</b>	<b>90,463,093</b>			

<b>2011 Taxes and Tax Rates</b>						
<b>Essex</b>						
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	19,120	478,867	79,078	0.8342	1.3041	0.2027
Averys Gore	0	29,763	2,011	0.8653	1.3527	0.0914
Bloomfield	109,784	250,655	103,505	0.8255	1.2904	0.3163
Brighton	657,367	1,220,295	752,319	1.1820	1.3629	0.5190
Brunswick	45,525	86,903	17,961	0.8495	1.3217	0.1505
Canaan	428,217	586,742	556,783	1.0195	1.3240	0.6918
Concord	769,811	964,613	487,145	1.7458	1.7283	0.4935
East Haven	108,290	167,077	121,794	0.9167	1.3514	0.5044
Ferdinand	12,760	148,341	6,290	0.8557	1.3377	0.0500
Granby	60,134	219,038	62,544	1.7115	1.4277	0.3317
Guildhall	152,992	226,842	152,586	0.8441	1.1422	0.4017
Lemington	61,177	128,087	45,802	0.8887	1.3892	0.2846
Lewis	0	97,734	5,130	0.8665	1.3546	0.0711
Lunenburg	667,826	825,840	640,394	1.3266	1.4346	0.5868
Maidstone	196,660	662,742	139,622	1.2285	1.3737	0.2173
Norton	105,197	407,535	137,150	1.0449	1.3410	0.3400
Victory	44,905	169,768	35,621	0.8434	1.1830	0.1813
Warners Grant	0	2,400	89	0.8649	1.3520	0.0500
Warren Gore	1,653	94,911	10,165	0.8338	1.3034	0.1359
<b>County Totals</b>	<b>3,441,417</b>	<b>6,768,154</b>	<b>3,355,987</b>			

2011 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	880,524	408,029	398,844	1.0749	1.3671	0.3588
Berkshire	897,525	453,204	536,414	1.0039	1.3437	0.4396
Enosburgh	1,213,312	1,145,068	971,544	1.0436	1.3246	0.4819
<i>Enos Falls Vill</i>	0	0	470,393	0	0	0.4999
Fairfax	3,537,731	1,250,416	1,556,762	1.1536	1.4680	0.4002
Fairfield	1,460,662	541,065	905,586	1.1802	1.3212	0.5509
Fletcher	1,111,913	371,213	614,821	1.2903	1.4960	0.5566
Franklin	1,013,780	837,075	348,962	1.3658	1.8090	0.2927
Georgia	4,220,768	1,868,937	1,345,215	1.1617	1.3349	0.2559
Highgate	2,213,565	1,969,815	572,934	1.0564	1.2939	0.1599
Montgomery	799,533	1,043,334	464,323	1.3560	1.7923	0.3996
Richford	765,689	970,436	1,149,635	0.9076	1.2992	0.7248
Sheldon	1,410,515	1,335,251	787,248	1.1058	1.3250	0.3125
St. Albans City	3,022,625	3,272,420	3,958,087	1.3330	1.4688	0.8410
St. Albans Town	5,003,168	4,719,303	2,873,244	1.1361	1.3125	0.3330
Swanton	4,177,597	2,872,855	1,529,385	1.0624	1.3086	0.2464
<i>Swanton Village</i>	0	0	986,841	0	0	0.6302
<b>County Totals</b>	<b>31,728,906</b>	<b>23,058,420</b>	<b>19,470,238</b>			

<b>2011 Taxes and Tax Rates</b>						
<b>Grand Isle</b>						
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	1,495,495	1,905,434	1,029,105	1.1227	1.3039	0.3704
<i>Alburgh Village</i>	0	0	24,994	0	0	0.0194
Grand Isle	2,725,620	2,191,615	821,742	1.2601	1.3168	0.2154
Isle LaMotte	566,161	970,667	278,812	1.5322	1.5481	0.2884
North Hero	1,538,403	2,794,772	748,519	1.5727	1.6123	0.2773
South Hero	3,023,823	3,189,283	1,117,756	1.1766	1.3619	0.2278
<b>County Totals</b>	<b>9,349,502</b>	<b>11,051,770</b>	<b>4,020,928</b>			

<b>2011 Taxes and Tax Rates</b>						
<b>Lamoille</b>						
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	224,917	185,163	129,722	1.4024	1.3708	0.4398
Cambridge	3,042,283	4,254,937	1,803,602	1.3054	1.4087	0.3370
<i>Jeffersonville Vill</i>	0	0	21,630	0	0	0.4000
<i>Cambridge Village</i>	0	0	23,281	0	0	0.1500
Eden	981,518	905,134	528,671	1.4248	1.4054	0.4015
Elmore	1,027,539	919,835	559,150	1.2691	1.6573	0.4100
Hyde Park	2,341,364	1,123,270	1,595,431	1.2436	1.3312	0.5884
<i>Hyde Park Village</i>	0	0	33,649	0	0	0.0800
Johnson	1,474,273	1,265,488	1,164,162	1.2856	1.3649	0.5550
<i>Johnson Village</i>	0	0	82,628	0	0	0.1350
Morristown	3,588,380	3,842,003	4,300,955	1.1223	1.4388	0.7246
<i>Morrisville Village</i>	0	0	11,653	0	0	0.0081
Stowe	7,878,038	20,684,262	7,131,705	1.4131	1.4482	0.3624
Waterville	616,945	226,638	235,448	1.6040	1.6285	0.4495
Wolcott	1,238,787	708,613	790,709	1.1894	1.2972	0.4999
<b>County Totals</b>	<b>22,414,046</b>	<b>34,115,344</b>	<b>18,412,396</b>			

## 2011 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	1,686,170	1,297,267	1,769,061	1.2316	1.3342	0.7580
<i>Bradford Village</i>	0	0	30,109	0	0	0.0662
Braintree	976,669	444,891	652,538	1.4267	1.4323	0.6557
Brookfield	1,359,644	804,430	683,703	1.3544	1.3793	0.4316
Chelsea	991,488	676,531	517,543	1.5157	1.4695	0.4763
<i>Chelsea FD</i>	0	0	65,999	0	0	0.0590
Corinth	1,005,375	815,589	825,949	1.1754	1.3605	0.5745
Fairlee	1,167,045	1,646,638	680,491	1.4957	1.3273	0.3371
Newbury	1,364,007	1,281,234	1,007,782	1.2737	1.3614	0.5000
<i>Village of Newbury</i>	0	0	27,255	0	0	0.0800
Orange	857,157	308,127	400,063	1.1866	1.2521	0.4158
Randolph	3,039,679	2,286,875	2,784,426	1.2260	1.3139	0.6620
<i>Randolph PD</i>	0	0	453,760	0	0	0.3120
<i>Fire District (VTC)</i>	0	0	4,356	0	0	0.0400
Strafford	1,578,858	804,222	959,001	1.2418	1.2499	0.5009
Thetford	3,721,550	1,463,221	1,610,843	1.6881	1.5730	0.5145
Topsham	701,824	569,211	656,519	1.1550	1.3370	0.6416
Tunbridge	1,286,646	852,442	903,044	1.2555	1.3350	0.5500
Vershire	666,811	453,372	445,014	1.8229	1.6177	0.6935
Washington	847,446	459,124	492,151	1.2567	1.3739	0.4960
Wells River	172,050	252,662	66,538	1.3986	1.4863	0.2200
<i>Wells River Village</i>	0	0	251,029	0	0	0.8300
West Fairlee	574,277	478,085	411,008	1.7924	1.5906	0.6621
Williamstown	2,161,152	1,990,187	1,592,282	1.4302	1.5573	0.5710
<b>County Totals</b>	<b>24,157,847</b>	<b>16,884,108</b>	<b>17,290,462</b>			

## 2011 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	687,247	482,946	364,574	1.2105	1.2502	0.3838
<i>Albany Village Corp</i>	0	0	6,390	0	0	0.0650
Barton	944,985	1,067,913	680,621	1.3932	1.6642	0.5207
<i>Barton Village</i>	0	0	415,990	0	0	1.1703
Brownington	485,007	339,353	439,976	0.9339	1.2210	0.5585
Charleston	616,470	739,776	482,090	1.3031	1.5216	0.5061
Coventry	701,663	769,009	0	1.1687	1.3765	0
Craftsbury	1,331,767	742,430	479,953	2.0092	1.6317	0.4339
Derby	3,276,668	3,219,411	1,505,858	1.2262	1.4051	0.3078
<i>Derby Line Village</i>	0	0	141,968	0	0	0.3475
<i>Derby Ctr Village</i>	0	0	42,781	0	0	0.0817
Glover	707,890	960,879	655,419	1.1239	1.3503	0.4907
Greensboro	776,867	2,497,399	1,138,400	1.3222	1.3500	0.4794
Holland	392,680	388,933	368,463	1.2703	1.5564	0.6643
Irasburg	672,108	514,041	414,722	1.1169	1.4003	0.4299
Jay	343,415	2,750,846	606,946	1.0796	1.3730	0.2549
Lowell	420,548	511,020	434,660	0.9862	1.2846	0.5303
Morgan	819,324	1,684,676	334,162	1.2462	1.3315	0.1748
Newport City	1,655,672	2,303,075	3,049,521	1.4679	1.6667	1.2135
Newport Town	1,345,032	1,051,115	668,576	1.2048	1.3185	0.3508
Orleans ID	349,314	374,277	225,131	1.6057	1.7062	0.5207
<i>Orleans Village</i>	0	0	516,529	0	0	1.4536
Troy	817,155	777,519	457,365	1.3210	1.6541	0.4249
<i>North Troy Village</i>	0	0	154,014	0	0	0.6600
Westfield	386,032	450,113	239,822	1.0884	1.3565	0.3448
Westmore	428,535	1,406,911	482,119	1.2882	1.3739	0.3565
<b>County Totals</b>	<b>17,158,378</b>	<b>23,031,641</b>	<b>14,306,049</b>			



## 2011 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	601,598	642,506	611,440	1.1486	1.3253	0.6067
Brandon	2,655,188	1,781,974	2,241,081	1.2966	1.4026	0.6872
<i>Brandon FD #1</i>	0	0	154,306	0	0	0.0468
Castleton	2,893,780	3,980,338	1,544,027	1.4786	1.6509	0.3597
<i>Castleton FD #1</i>	0	0	71,178	0	0	0.2133
<i>Castleton FD #2</i>	0	0	6,219	0	0	0.0200
Chittenden	1,169,223	852,431	591,199	1.1664	1.3696	0.3654
Clarendon	2,156,165	1,233,792	1,149,651	1.2745	1.3071	0.4311
Danby	1,329,617	1,202,453	823,047	1.4012	1.4180	0.4500
<i>Danby-Mt Tabor FD 1</i>	0	0	1,000	0	0	0.2700
Fair Haven	1,255,471	938,783	1,615,628	1.1248	1.3213	0.8910
Hubbardton	655,227	994,610	694,603	1.3327	1.4479	0.5900
Ira	431,037	242,307	154,066	1.2480	1.3959	0.2968
Killington	1,316,089	10,465,938	2,406,998	1.5468	1.4583	0.2900
Mendon	1,147,243	1,186,188	721,575	1.1630	1.4881	0.4066
Middletown Springs	815,377	525,272	501,782	1.4931	1.6223	0.5810
Mount Holly	1,466,141	2,195,110	793,807	1.3901	1.3774	0.3026
Mount Tabor	122,957	160,877	11,864	1.0295	1.3983	0.0500
<i>Danby-Mt Tabor FD 1</i>	0	0	1,000	0	0	0.2700
Pawlet	1,354,302	1,238,250	642,709	1.1896	1.4064	0.3261
Pittsfield	610,631	857,765	479,141	1.5595	1.3661	0.4700
Pittsford	2,577,775	2,039,148	1,769,974	1.3721	1.4219	0.4753
<i>Pittsford Vill Dist</i>	0	0	18,998	0	0	0.0410
Poultney	2,078,818	2,827,973	1,527,441	1.5145	1.5486	0.4749
<i>Poultney Village</i>	0	0	272,615	0	0	0.4344
Proctor	1,142,928	543,115	1,040,218	1.3316	1.3362	0.8079
Rutland City	6,909,828	7,524,886	13,155,394	1.3792	1.6171	1.3118
<i>Rutland Redev Author</i>	0	0	265,004	0	0	0.4765
Rutland Town	4,346,624	4,296,164	1,305,634	1.2475	1.3477	0.1541
Shrewsbury	1,192,975	774,206	639,783	1.2998	1.4052	0.4388
Sudbury	634,119	505,923	243,479	2.1835	2.3328	0.4863
Tinmouth	617,292	487,216	475,844	1.2395	1.2968	0.5468
Wallingford	2,045,150	1,094,763	560,339	1.3363	1.3009	0.2430

<b>2011 Taxes and Tax Rates</b>						
<i>Wallingford FD 1</i>	0	0	290,681	0	0	0.1874
<i>E Wallingford FD 2</i>	0	0	100,000	0	0	0.1084
Wells	974,913	1,705,986	623,252	1.3025	1.5587	0.3383
West Haven	199,805	170,776	237,549	1.1179	1.4456	0.8000
West Rutland	1,364,880	1,030,241	1,190,439	1.2577	1.4133	0.6628
<b>County Totals</b>	<b>44,065,152</b>	<b>51,498,989</b>	<b>38,932,966</b>			

## 2011 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	2,915,875	3,315,342	7,366,535	1.1589	1.4674	1.5518
Barre Town	5,767,162	2,419,824	5,129,214	1.2904	1.6210	0.8593
Berlin	2,380,322	3,293,087	1,919,543	1.3541	1.3303	0.4098
Cabot	1,300,974	956,084	804,049	1.5033	1.4633	0.5062
Calais	1,942,051	739,746	1,005,130	1.4871	1.4942	0.5615
Duxbury	1,367,393	764,543	473,517	1.3751	1.4477	0.3118
East Montpelier	3,057,884	898,150	1,459,539	1.3681	1.3748	0.5158
Fayston	2,050,958	2,840,598	651,014	1.3142	1.3555	0.1768
Marshfield	1,183,956	478,500	751,085	1.3871	1.5757	0.6549
<i>Marshfield Village</i>	0	0	18,074	0	0	0.1515
Middlesex	2,019,423	681,924	815,872	1.3906	1.3975	0.4231
Montpelier	5,783,028	5,048,280	8,459,037	1.2967	1.3844	1.0185
Moretown	2,000,905	1,391,200	668,333	1.9518	1.9340	0.3843
Northfield	2,552,937	1,648,241	2,692,228	1.5096	1.6256	1.0212
Plainfield	1,004,290	413,431	732,477	1.2203	1.3862	0.6546
Roxbury	511,735	521,582	478,011	1.3572	1.4841	0.6567
Waitsfield	2,345,765	2,451,498	1,070,178	1.2684	1.3390	0.2940
Warren	2,188,619	7,354,855	2,456,093	1.2111	1.3775	0.3400
Waterbury	5,557,985	3,854,695	2,388,561	1.3029	1.3868	0.3400
<i>Waterbury Village</i>	0	0	296,809	0	0	0.1500
Woodbury	811,944	848,054	419,422	1.2813	1.3189	0.3296
Worcester	884,354	329,512	444,408	1.3588	1.3733	0.4996
<b>County Totals</b>	<b>47,627,557</b>	<b>40,249,147</b>	<b>40,499,130</b>			

## 2011 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	288,825	216,919	335,386	1.3767	1.3854	0.9200
Brattleboro	7,726,991	8,059,892	12,554,458	1.5300	1.4077	1.1199
Brookline	494,502	403,271	237,295	1.2350	1.3374	0.3382
Dover	1,548,376	11,283,995	3,160,610	1.4029	1.3783	0.3355
Dummerston	2,635,144	1,196,434	634,689	1.5506	1.3661	0.2513
Grafton	846,733	1,389,351	814,096	1.3488	1.3963	0.5194
Guilford	2,382,041	1,124,739	1,355,455	1.7419	1.6555	0.6690
Halifax	751,810	878,426	829,476	1.1806	1.3066	0.6396
Jamaica	953,379	2,728,053	776,516	1.2862	1.3388	0.2814
Londonderry	2,132,900	3,829,097	1,032,921	1.5016	1.3642	0.2451
Marlboro	1,053,091	1,056,800	456,349	1.3731	1.4966	0.3103
Newfane	1,739,463	1,843,396	1,044,633	1.2354	1.3105	0.3723
<i>Village of Newfane</i>	0	0	8,205	0	0	0.0400
Putney	2,217,887	1,405,955	1,222,458	1.6609	1.5955	0.5650
Rockingham	2,431,439	3,594,212	3,463,123	1.2422	1.3248	0.7310
<i>Bellows Falls Vill</i>	0	0	1,642,500	0	0	0.6222
<i>Saxton River Village</i>	0	0	35,059	0	0	0.1000
Somerset	2,315	115,159	0	0.9807	1.5331	0
Stratton	454,866	10,825,098	1,402,676	1.4556	1.3760	0.1670
Townshend	1,227,657	1,418,358	1,113,278	1.2874	1.3700	0.5620
Vernon	1,344,193	1,557,360	2,360,672	0.9228	0.8961	0.3804
Wardsboro	719,593	1,582,042	673,570	1.3237	1.3431	0.3914
Westminster	2,446,555	1,359,974	1,426,344	1.4966	1.5247	0.5694
<i>Westminster FD #3</i>	0	0	237,071	0	0	0.0943
Whitingham	1,403,383	2,122,187	1,403,537	1.4272	1.3173	0.5446
Wilmington	2,025,017	6,837,602	3,097,278	1.4415	1.3425	0.4775
Windham	505,591	978,150	541,021	1.5852	1.6057	0.5833
<b>County Totals</b>	<b>37,331,751</b>	<b>65,806,470</b>	<b>41,858,678</b>			

## 2011 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	765,331	1,437,826	463,944	1.2815	1.4331	0.2900
Baltimore	156,318	42,634	85,319	0.9906	1.2167	0.4452
Barnard	1,702,191	2,523,376	657,164	1.3111	1.3014	0.2030
Bethel	1,665,085	1,084,391	1,316,068	1.4487	1.3235	0.6700
Bridgewater	1,003,771	1,628,761	697,390	1.3418	1.3869	0.3539
Cavendish	1,060,006	2,296,760	824,740	1.2690	1.3034	0.3250
<i>Cavendish FD #1</i>	0	0	83,737	0	0	0.0590
<i>Cavendish FD #2</i>	0	0	49,191	0	0	0.0417
Chester	2,581,810	2,718,429	2,333,219	1.2062	1.3471	0.5684
Hartford	8,688,043	10,914,848	9,888,534	1.3918	1.4434	0.7194
Hartland	4,356,560	1,922,357	1,549,347	1.5096	1.4210	0.3700
Ludlow	2,519,456	18,697,115	3,119,379	1.5837	1.5039	0.2267
<i>Ludlow Village</i>	0	0	289,713	0	0	0.1856
Norwich	8,179,173	3,169,293	3,194,262	1.6482	1.4960	0.4588
<i>Norwich Fire Dist</i>	0	0	84,663	0	0	0.0510
Plymouth	764,307	3,264,449	906,774	1.2474	1.3555	0.3000
Pomfret	1,761,308	1,651,742	800,822	1.4937	1.3610	0.3348
Reading	1,106,896	1,108,252	511,500	1.5281	1.3768	0.3329
Rochester	930,733	1,259,571	747,361	1.7218	1.8816	0.6225
Royalton	1,704,141	1,635,248	1,500,464	1.3064	1.3721	0.6059
Sharon	1,416,116	823,941	858,781	1.4678	1.4148	0.5567
Springfield	6,166,024	3,151,384	8,111,640	1.4844	1.3463	1.2206
Stockbridge	678,839	890,728	607,910	1.4165	1.4655	0.5608
Weathersfield	2,811,818	1,391,406	1,655,032	1.5964	1.5054	0.6207
<i>Perkinsville Village</i>	0	0	3,504	0	0	0.0380
<i>Ascutney Fire Dist 2</i>	0	0	6,041	0	0	0.0180
West Windsor	1,784,703	2,152,868	750,343	1.2353	1.4009	0.2500
Weston	1,120,711	1,816,122	706,286	1.5587	1.4602	0.3616
Windsor	1,862,845	1,309,590	2,678,944	1.2540	1.3585	1.1013
Woodstock	5,323,415	7,277,215	2,660,741	1.5163	1.4439	0.3255
<i>Woodstock Village</i>	0	0	471,274	0	0	0.1757
<i>Woodstock Police Dis</i>	0	0	238,028	0	0	0.0411
<b>County Totals</b>	<b>60,109,599</b>	<b>74,168,306</b>	<b>47,852,115</b>			

<b>2011 Taxes and Tax Rates</b>
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<b>STATE TOTALS</b>	<b>527,647,728</b>	<b>537,648,118</b>	<b>394,545,264</b>
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## **Effective Tax Rates**

The effective tax rate is the rate that would be in effect if all properties appraised at 100% of market value with no equalization adjustment, also known as the equalized tax rate.

To calculate the effective education tax rate divide the education tax for both homestead and non-residential by their respective estimated equalized education grand list values. To calculate the municipal effective tax rate divide the municipal tax assessed by the equalized municipal grand list.

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

## 2011 Effective Tax Rates

### Addison

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Addison	1.5895	1.5458	0	0.4010
Bridport	1.4931	1.3349	0.0054	0.4711
Bristol	1.3568	1.4408	0.0035	0.5208
Cornwall	1.4847	1.3826	0.0002	0.3235
Ferrisburgh	1.4705	1.4906	0.0004	0.2463
Goshen	1.1802	1.3952	0	0.7316
Granville	0.9126	1.4268	0	0.4057
Hancock	1.1981	1.3921	0	0.5381
Leicester	1.2737	1.3030	0.0012	0.2325
Lincoln	1.3942	1.3737	0.0028	0.5284
Middlebury	1.4623	1.3948	0.0013	0.7286
Monkton	1.3788	1.3941	0	0.3624
New Haven	1.3900	1.3852	0.0011	0.4093
Orwell	1.1311	1.3389	0	0.4360
Panton	1.3321	1.4659	0.0009	0.5425
Ripton	1.5653	1.4354	0.0071	0.3568
Salisbury	1.5685	1.4777	0	0.2207
Shoreham	1.6755	1.5293	0.0015	0.4645
Starksboro	1.3258	1.3803	0.0004	0.3987
Vergennes	1.2433	1.3648	0.0024	0.6090
Waltham	1.2268	1.3440	0	0.3794
Weybridge	1.5246	1.3594	0	0.3706
Whiting	1.1647	1.3724	0	0.5957



2011 Effective Tax Rates				
Bennington				
Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Arlington	1.4506	1.4019	0.0054	0.2663
Bennington	1.1160	1.3954	0.0021	0.6974
Dorset	1.4353	1.4526	0.0016	0.1809
Glastenbury	0.7912	1.2372	0	0.0000
Landgrove	1.5247	1.5002	0	0.2776
Manchester	1.4557	1.4710	0.0020	0.1945
North Bennington	1.3015	1.3920	0.0023	0.4443
Peru	1.4066	1.3769	0	0.2187
Pownal	1.1815	1.3735	0.0030	0.4417
Readsboro	0.8993	1.4061	0.0085	0.8449
Rupert	1.2731	1.5443	0	0.3612
Sandgate	1.3480	1.4005	0.0019	0.4452
Searsburg	1.0050	1.2591	0	0.5703
Shaftsbury	1.1786	1.3879	0.0016	0.3266
Shaftsbury ID	1.2918	1.3820	0.0016	0.3247
Stamford	1.1629	1.4999	0	0.6086
Sunderland	1.3280	1.4256	0.0030	0.2273
Winhall	1.5437	1.3896	0	0.3158
Woodford	1.0002	1.3555	0	0.0336

2011 Effective Tax Rates				
Caledonia				
Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Barnet	1.2839	1.3503	0.0022	0.4665
Burke	1.3592	1.4722	0.0006	0.3499
Danville	1.2047	1.4304	0	0.4332
Groton	1.2892	1.3699	0	0.3976
Hardwick	1.3457	1.4152	0.0056	0.9511
Kirby	1.1860	1.4529	0.0006	0.3442
Lyndon	1.1604	1.3191	0.0028	0.5129
Newark	1.3934	1.4480	0	0.5238
Peacham	1.3275	1.3270	0	0.4026
Ryegate	1.2776	1.3577	0.0019	0.4506
Sheffield	1.2428	1.4039	0	0.5494
St. Johnsbury	1.1573	1.3371	0.0013	0.6359
Stannard	1.4037	1.3844	0	0.7023
Sutton	1.3890	1.4808	0.0039	0.5504
Walden	0.9927	1.3354	0.0024	0.4157
Waterford	1.2346	1.3893	0.0018	0.2365
Wheelock	1.2494	1.4113	0.0037	0.7384

2011 Effective Tax Rates				
Chittenden				
Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Bolton	1.3443	1.3628	0	0.4485
Buels Gore	0.8441	1.3198	0	0.0000
Burlington	1.1135	1.3205	0	0.6404
Charlotte	1.3686	1.3893	0.0008	0.1678
Colchester	1.1589	1.3318	0	0.5240
Essex Jct.	1.3329	1.3767	0.0013	0.3540
Essex Town	1.3312	1.3777	0.0013	0.4352
Hinesburg	1.3568	1.3684	0.0012	0.4501
Huntington	1.2712	1.4087	0	0.5230
Jericho	1.2999	1.4074	0.0116	0.4442
Jericho ID	1.2728	1.4102	0.0117	0.4452
Milton	1.1260	1.3445	0.0026	0.4286
Richmond	1.1890	1.3481	0	0.5685
Shelburne	1.2736	1.3642	0.0006	0.3247
South Burlington	1.3315	1.3704	0.0005	0.3709
St. George	1.3943	1.3577	0	0.1751
Underhill	1.2397	1.4042	0.0281	0.4129
Underhill ID	1.2526	1.3882	0.0280	0.4109
Westford	1.2207	1.3747	0.0029	0.4983
Williston	1.2584	1.3577	0.0006	0.2016
Winooski	0.9880	1.2314	0.0011	0.9298

2011 Effective Tax Rates				
Essex				
Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Averill	0.9158	1.4329	0	0.2227
Averys Gore	N/A	1.3726	0	0.0927
Bloomfield	0.8445	1.3201	0	0.3236
Brighton	1.2306	1.4192	0	0.5404
Brunswick	0.8325	1.2950	0	0.1475
Canaan	1.0425	1.3539	0.0474	0.6599
Concord	1.4483	1.4341	0.0041	0.4054
East Haven	0.9458	1.3942	0	0.5204
Ferdinand	0.8876	1.3871	0	0.0519
Granby	1.6533	1.3788	0	0.3204
Guildhall	0.9128	1.2354	0	0.4344
Lemington	0.8798	1.3756	0	0.2818
Lewis	N/A	1.3661	0	0.0717
Lunenburg	1.5488	1.6747	0	0.6835
Maidstone	1.2158	1.3592	0	0.2150
Norton	1.0828	1.3894	0	0.3523
Victory	0.9485	1.3304	0	0.2039
Warners Grant	N/A	1.3765	0	0.0509
Warren Gore	0.9180	1.4352	0	0.1496

## 2011 Effective Tax Rates

### Franklin

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Bakersfield	1.0780	1.3714	0	0.3598
Berkshire	1.0705	1.4330	0.0035	0.4652
Enosburgh	1.1012	1.3974	0.0022	0.5063
Fairfax	1.0771	1.3704	0.0018	0.3718
Fairfield	1.2077	1.3522	0.0009	0.5628
Fletcher	1.1910	1.3806	0.0018	0.5120
Franklin	0.9970	1.3206	0.0020	0.2117
Georgia	1.2083	1.3882	0	0.2657
Highgate	1.1409	1.3975	0.0009	0.1719
Montgomery	1.0323	1.3644	0.0019	0.3023
Richford	0.9459	1.3540	0.0013	0.7541
Sheldon	1.1395	1.3652	0	0.3211
St. Albans City	1.3114	1.4450	0.0017	0.8262
St. Albans Town	1.1740	1.3563	0.0050	0.3380
Swanton	1.1640	1.4336	0.0017	0.2677

<b>2011 Effective Tax Rates</b> Grand Isle				
Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Alburgh	1.0890	1.2650	0.0013	0.3580
Grand Isle	1.2950	1.3530	0	0.2214
Isle LaMotte	1.3671	1.3813	0.0065	0.2508
North Hero	1.3435	1.3770	0.0003	0.2364
South Hero	1.1492	1.3301	0.0002	0.2223

<p><b>2011 Effective Tax Rates</b></p> <p>Lamoille</p>				
Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Belvidere	1.4330	1.4006	0	0.4494
Cambridge	1.3028	1.4057	0	0.3363
Eden	1.4761	1.4559	0.0039	0.4120
Elmore	1.2259	1.6010	0	0.3961
Hyde Park	1.2846	1.3749	0.0011	0.6067
Johnson	1.3556	1.4390	0	0.5848
Morristown	1.0903	1.3977	0.0012	0.7031
Stowe	1.3182	1.3506	0.0042	0.3337
Waterville	1.4574	1.4796	0	0.4084
Wolcott	1.2851	1.4019	0.0014	0.5388

2011 Effective Tax Rates				
Orange				
Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Bradford	1.2796	1.3860	0	0.7875
Braintree	1.3977	1.4033	0	0.6424
Brookfield	1.3924	1.4178	0	0.4437
Chelsea	1.4114	1.3682	0.0070	0.4364
Corinth	1.2064	1.3962	0.0048	0.5848
Fairlee	1.4894	1.3216	0.0003	0.3354
Newbury	1.2556	1.3423	0	0.4930
Orange	1.2658	1.3357	0.0021	0.4414
Randolph	1.2973	1.3901	0.0013	0.6993
Strafford	1.3855	1.3946	0	0.5589
Thetford	1.4218	1.3251	0	0.4334
Topsham	1.1920	1.3797	0.0043	0.6578
Tunbridge	1.2780	1.3589	0.0051	0.5548
Vershire	1.8035	1.6004	0.0034	0.6827
Washington	1.2414	1.3569	0.0059	0.4840
Wells River	1.3408	1.4246	0	0.2112
West Fairlee	1.6608	1.4741	0	0.6135
Williamstown	1.2755	1.3889	0.0047	0.5051



2011 Effective Tax Rates				
Orleans				
Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Albany	1.2847	1.3268	0	0.4073
Barton	1.2303	1.4698	0.0033	0.4565
Brownington	0.9728	1.2719	0.0031	0.5787
Charleston	1.2041	1.4061	0	0.4675
Coventry	1.1852	1.3960	0	0.0000
Craftsbury	1.7981	1.4605	0.0034	0.3849
Derby	1.1911	1.3650	0.0039	0.2951
Glover	1.1884	1.4277	0.0015	0.5173
Greensboro	1.3602	1.3891	0.0127	0.4806
Holland	1.1860	1.4533	0.0032	0.6171
Irasburg	1.0477	1.3135	0	0.4033
Jay	1.1011	1.4001	0.0003	0.2597
Lowell	0.9736	1.2683	0.0023	0.5213
Morgan	1.3982	1.4936	0.0007	0.1955
Newport City	1.2468	1.4156	0.0061	1.0363
Newport Town	1.2331	1.3494	0	0.3590
Orleans ID	1.3756	1.4616	0.0032	0.4427
Troy	1.1390	1.4261	0.0017	0.3644
Westfield	1.0849	1.3519	0	0.3436
Westmore	1.2211	1.3023	0.0009	0.3371

2011 Effective Tax Rates				
Rutland				
Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Benson	1.1613	1.3399	0.0006	0.6128
Brandon	1.2900	1.3953	0.0074	0.6763
Castleton	1.2787	1.4274	0.0041	0.3069
Chittenden	1.1551	1.3561	0.0004	0.3614
Clarendon	1.3646	1.3997	0.0012	0.4599
Danby	1.7469	1.7680	0	0.5584
Fair Haven	1.2027	1.4126	0.0020	0.9509
Hubbardton	1.3378	1.4537	0	0.5923
Ira	1.2952	1.4486	0	0.3080
Killington	1.4598	1.3764	0	0.2738
Mendon	1.1329	1.4497	0.0013	0.3948
Middletown Springs	1.3617	1.4797	0	0.5296
Mount Holly	1.3786	1.3657	0.0018	0.2983
Mount Tabor	1.0578	1.4365	0	0.0514
Pawlet	1.1921	1.4094	0.0053	0.3215
Pittsfield	1.6327	1.4303	0	0.4921
Pittsford	1.3676	1.4172	0.0014	0.4725
Poultney	1.4147	1.4466	0	0.4438
Proctor	1.5036	1.5086	0	0.9098
Rutland City	1.2032	1.4110	0.0024	1.1478
Rutland Town	1.3016	1.4060	0.0017	0.1576
Shrewsbury	1.4830	1.6034	0.0013	0.4997
Sudbury	1.3318	1.4230	0.0032	0.2935
Tinmouth	1.2802	1.3394	0	0.5648
Wallingford	1.4298	1.3919	0.0058	0.2543
Wells	1.2092	1.4469	0.0002	0.3139
West Haven	1.0368	1.3410	0	0.7420
West Rutland	1.2538	1.4090	0.0025	0.6583

<p><b>2011 Effective Tax Rates</b></p> <p>Washington</p>				
Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Barre City	1.1170	1.4144	0.0040	1.4918
Barre Town	1.1077	1.3913	0.0047	0.7346
Berlin	1.4020	1.3771	0	0.4228
Cabot	1.4898	1.4501	0.0004	0.5014
Calais	1.4792	1.4862	0.0005	0.5580
Duxbury	1.2988	1.3671	0	0.2944
East Montpelier	1.3293	1.3357	0.0077	0.4934
Fayston	1.3272	1.3687	0.0004	0.1781
Marshfield	1.2040	1.3678	0.0031	0.5653
Middlesex	1.3469	1.3536	0.0015	0.4082
Montpelier	1.2918	1.3793	0.0009	1.0139
Moretown	1.4203	1.4076	0	0.2795
Northfield	1.2841	1.3829	0.0122	0.8559
Plainfield	1.1810	1.3416	0.0007	0.6328
Roxbury	1.2308	1.3460	0	0.5956
Waitsfield	1.3245	1.3981	0.0021	0.3049
Warren	1.1893	1.3529	0	0.3339
Waterbury	1.2937	1.3771	0	0.3376
Woodbury	1.2717	1.3092	0	0.3271
Worcester	1.3440	1.3581	0.0002	0.4939

2011 Effective Tax Rates				
Windham				
Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Athens	1.3929	1.4016	0	0.9280
Brattleboro	1.5241	1.4024	0.0020	1.1137
Brookline	1.1460	1.2409	0	0.3138
Dover	1.3898	1.3655	0.0001	0.3323
Dummerston	1.5418	1.3583	0.0050	0.2449
Grafton	1.3824	1.4308	0.0135	0.5188
Guilford	1.4353	1.3642	0.0029	0.5481
Halifax	1.2321	1.3633	0.0042	0.6632
Jamaica	1.4912	1.5519	0.0016	0.3246
Londonderry	1.5380	1.3972	0.0006	0.2504
Marlboro	1.2863	1.4017	0.0003	0.2904
Newfane	1.2844	1.3622	0	0.3871
Putney	1.5032	1.4438	0.0086	0.5026
Rockingham	1.2189	1.3000	0.0024	0.7152
Somerset	0.8565	1.3400	0	0.0000
Stratton	1.4478	1.3685	0.0002	0.1659
Townshend	1.2423	1.3223	0.0014	0.5410
Vernon	1.0229	0.9934	0.0006	0.4433
Wardsboro	1.3927	1.4133	0	0.4118
Westminster	1.4002	1.4265	0.0021	0.5306
Whitingham	1.5104	1.3940	0.0028	0.5735
Wilmington	1.4701	1.3692	0.0007	0.4863
Windham	1.3374	1.3544	0	0.4920

2011 Effective Tax Rates				
Windsor				
Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Andover	1.2944	1.4473	0	0.2929
Baltimore	1.1480	1.4101	0	0.5159
Barnard	1.3591	1.3487	0	0.2104
Bethel	1.4900	1.3611	0	0.6891
Bridgewater	1.2621	1.3044	0.0013	0.3321
Cavendish	1.2731	1.3077	0.0074	0.3186
Chester	1.2729	1.4214	0.0050	0.5950
Hartford	1.3362	1.3857	0.0016	0.6889
Hartland	1.4892	1.4015	0.0025	0.3625
Ludlow	1.5596	1.4803	0.0041	0.2190
Norwich	1.5334	1.3917	0.0049	0.4219
Plymouth	1.4812	1.6094	0	0.3563
Pomfret	1.4466	1.3181	0.0009	0.3234
Reading	1.8871	1.7006	0	0.4106
Rochester	1.3234	1.4465	0	0.4783
Royalton	1.2886	1.3536	0.0035	0.5942
Sharon	1.4396	1.3877	0.0012	0.5448
Springfield	1.5650	1.4195	0.0038	1.2812
Stockbridge	1.4412	1.4913	0.0011	0.5695
Weathersfield	1.4507	1.3677	0.0055	0.5588
West Windsor	1.4149	1.6048	0	0.2863
Weston	1.4510	1.3592	0.0007	0.3359
Windsor	1.2632	1.3688	0.0038	1.1057
Woodstock	1.4638	1.3940	0.0111	0.3032

**2011 Total Estimated Effective Tax Rates for Homestead Properties  
Listed Low to High**

Town Name	Total Est Effective Tax Rate for Homestead Properties	Town Name	Total Est Effective Tax Rate for Homestead Properties
Warners Grant	0.0509	Derby	1.4901
Lewis	0.0717	Lowell	1.4972
Averys Gore	0.0927	Troy	1.5051
Glastenbury	0.7912	Fayston	1.5057
Buels Gore	0.8441	Shaftsbury	1.5068
Somerset	0.8565	Leicester	1.5074
Ferdinand	0.9395	Grand Isle	1.5164
Brunswick	0.9800	Chittenden	1.5169
Woodford	1.0338	St. Albans Town	1.5170
Warren Gore	1.0676	Pawlet	1.5189
Mount Tabor	1.1092	Warren	1.5232
Averill	1.1385	Wells	1.5233
Victory	1.1524	Mendon	1.5290
Lemington	1.1616	Kirby	1.5308
Bloomfield	1.1681	Charlotte	1.5372
Coventry	1.1852	Berkshire	1.5392
Franklin	1.2107	Wells River	1.5520
Highgate	1.3137	Brownington	1.5546
Granville	1.3183	Milton	1.5572
Montgomery	1.3365	Sunderland	1.5583
Guildhall	1.3472	Westmore	1.5591
Jay	1.3611	Orwell	1.5671
South Hero	1.3717	St. George	1.5694
Walden	1.4108	Barnard	1.5695
Westfield	1.4285	Searsburg	1.5753
Maidstone	1.4308	Marlboro	1.5770
Swanton	1.4334	North Hero	1.5802
Norton	1.4351	Andover	1.5873
Bakersfield	1.4378	Castleton	1.5897
Alburgh	1.4483	Newport Town	1.5921
Fairfax	1.4507	Duxbury	1.5932
Irasburg	1.4510	Morgan	1.5944
Brookline	1.4598	Bridgewater	1.5955
Williston	1.4606	Woodbury	1.5988
Sheldon	1.4606	Shelburne	1.5989
Rutland Town	1.4609	Cavendish	1.5991
East Haven	1.4662	Ira	1.6032
Vernon	1.4668	Waltham	1.6062
Waterford	1.4729	Enosburgh	1.6097
Georgia	1.4740	Stratton	1.6139

**2011 Total Estimated Effective Tax Rates for Homestead Properties  
Listed Low to High**

Total Est Effective Tax Rate for Homestead Properties		Total Est Effective Tax Rate for Homestead Properties	
Town Name		Town Name	
Dorset	1.6178	Jericho ID	1.7297
Shaftsbury ID	1.6181	Peacham	1.7301
Elmore	1.6220	Ryegate	1.7301
Isle LaMotte	1.6244	Washington	1.7313
Peru	1.6253	Killington	1.7336
Pownal	1.6262	Hancock	1.7362
Sudbury	1.6285	Monkton	1.7412
Waterbury	1.6313	North Bennington	1.7481
Waitsfield	1.6315	Newbury	1.7486
Rupert	1.6343	Canaan	1.7498
Danville	1.6379	Barnet	1.7526
Cambridge	1.6391	Readsboro	1.7527
Manchester	1.6522	Burlington	1.7539
Stowe	1.6561	Jericho	1.7557
Baltimore	1.6639	Middlesex	1.7566
Newfane	1.6715	Richmond	1.7575
Charleston	1.6716	Whiting	1.7604
Lyndon	1.6761	Essex Town	1.7677
Mount Holly	1.6787	Pomfret	1.7709
Underhill	1.6807	Brighton	1.7710
Colchester	1.6829	Fairfield	1.7714
Groton	1.6868	Stamford	1.7715
Essex Jct.	1.6882	Marshfield	1.7724
Wallingford	1.6899	Benson	1.7747
Barton	1.6901	Woodstock	1.7781
Underhill ID	1.6915	West Haven	1.7788
Albany	1.6920	Ludlow	1.7827
Moretown	1.6998	Townshend	1.7847
West Windsor	1.7012	Williamstown	1.7853
Richford	1.7013	Weston	1.7876
South Burlington	1.7029	Londonderry	1.7890
Fletcher	1.7048	Salisbury	1.7892
Glover	1.7072	Dummerston	1.7917
Orange	1.7093	Sheffield	1.7922
Burke	1.7097	Bolton	1.7928
Ferrisburgh	1.7172	Huntington	1.7942
Westford	1.7219	St. Johnsbury	1.7945
Dover	1.7222	Morristown	1.7946
Arlington	1.7223	Sandgate	1.7951
Starksboro	1.7249	Corinth	1.7960

**2011 Total Estimated Effective Tax Rates for Homestead Properties  
Listed Low to High**

Total Est Effective Tax Rate for Homestead Properties		Total Est Effective Tax Rate for Homestead Properties	
Town Name		Town Name	
New Haven	1.8004	Middletown Springs	1.8913
Rochester	1.8017	Eden	1.8920
Landgrove	1.8023	Hyde Park	1.8924
Wardsboro	1.8045	Weybridge	1.8952
Holland	1.8063	Halifax	1.8995
Hinesburg	1.8081	Goshen	1.9118
Cornwall	1.8084	West Rutland	1.9146
Plainfield	1.8145	Grafton	1.9147
Bennington	1.8155	Newark	1.9172
Jamaica	1.8174	Winooski	1.9189
Orleans ID	1.8215	Lincoln	1.9254
Berlin	1.8248	Ripton	1.9292
Fairlee	1.8251	Hubbardton	1.9301
Wolcott	1.8253	Westminster	1.9329
Clarendon	1.8257	Rockingham	1.9365
Roxbury	1.8264	Johnson	1.9404
Windham	1.8294	Sutton	1.9433
East Montpelier	1.8304	Strafford	1.9444
Brookfield	1.8361	Wilmington	1.9571
Plymouth	1.8375	Norwich	1.9602
Tunbridge	1.8379	Bridport	1.9696
Worcester	1.8381	Brandon	1.9737
Pittsford	1.8415	Granby	1.9737
Tinmouth	1.8450	Shrewsbury	1.9840
Barre Town	1.8470	Sharon	1.9856
Greensboro	1.8535	Guilford	1.9863
Topsham	1.8541	Addison	1.9905
Hartland	1.8542	Wheelock	1.9915
Vergennes	1.8547	Cabot	1.9916
Chelsea	1.8548	Randolph	1.9979
Thetford	1.8552	Stockbridge	2.0118
Concord	1.8578	Putney	2.0144
Poultney	1.8585	Weathersfield	2.0150
Winhall	1.8595	Hartford	2.0267
Waterville	1.8658	Calais	2.0377
Chester	1.8729	Braintree	2.0401
Panton	1.8755	Bradford	2.0671
Bristol	1.8811	Whitingham	2.0867
Belvidere	1.8824	Stannard	2.1060
Royalton	1.8863	Pittsfield	2.1248



**2011 Total Estimated Effective Tax Rates for Homestead Properties  
Listed Low to High**

Town Name	Total Est Effective Tax Rate for Homestead Properties
St. Albans City	2.1393
Shoreham	2.1415
Northfield	2.1522
Fair Haven	2.1556
Bethel	2.1791
Craftsbury	2.1864
Middlebury	2.1922
Lunenburg	2.2323
West Fairlee	2.2743
Newport City	2.2892
Reading	2.2977
Hardwick	2.3024
Danby	2.3053
Montpelier	2.3066
Athens	2.3209
Rutland City	2.3534
Windsor	2.3727
Proctor	2.4134
Vershire	2.4896
Barre City	2.6128
Brattleboro	2.6398
Springfield	2.8500

**2011 Total Estimated Effective Tax Rates for Non-Residential Properties  
Listed Low to High**

Total Est Effective Tax Rate for Non-Residential Properties		Total Est Effective Tax Rate for Non-Residential Properties	
Town Name		Town Name	
Glastenbury	1.2372	Pomfret	1.6424
Buels Gore	1.3198	Bloomfield	1.6437
Somerset	1.3400	Londonderry	1.6482
Woodford	1.3891	Killington	1.6502
Coventry	1.3960	Wallingford	1.6520
Warners Grant	1.4274	Georgia	1.6539
Vernon	1.4373	Averill	1.6556
Lewis	1.4378	Sunderland	1.6559
Ferdinand	1.4390	Fairlee	1.6573
Brunswick	1.4425	Lemington	1.6574
Averys Gore	1.4653	Jay	1.6601
Mount Tabor	1.4879	Duxbury	1.6615
St. George	1.5328	Derby	1.6640
Victory	1.5343	Mount Holly	1.6658
Franklin	1.5343	Manchester	1.6675
Stratton	1.5346	Montgomery	1.6686
Leicester	1.5367	Guildhall	1.6698
Fayston	1.5472	Arlington	1.6736
South Hero	1.5526	Sheldon	1.6863
Brookline	1.5547	Warren	1.6868
Charlotte	1.5579	Moretown	1.6871
Barnard	1.5591	Stowe	1.6885
Williston	1.5599	Shelburne	1.6895
Rutland Town	1.5653	Morgan	1.6898
Highgate	1.5703	Marlboro	1.6924
Maidstone	1.5742	Westfield	1.6955
Grand Isle	1.5744	Weston	1.6958
Warren Gore	1.5848	Dover	1.6979
Peru	1.5956	Salisbury	1.6984
Dummerston	1.6082	Granby	1.6992
North Hero	1.6137	St. Albans Town	1.6993
Alburgh	1.6243	Swanton	1.7030
Waterford	1.6276	Ludlow	1.7034
Cavendish	1.6337	Waitsfield	1.7051
Dorset	1.6351	Winhall	1.7054
Wells River	1.6358	Cornwall	1.7063
Woodbury	1.6363	Shaftsbury ID	1.7083
Bridgewater	1.6378	Woodstock	1.7083
Isle LaMotte	1.6386	Newport Town	1.7084
Westmore	1.6403	Waterbury	1.7147

**2011 Total Estimated Effective Tax Rates for Non-Residential Properties  
Listed Low to High**

Total Est Effective Tax Rate for Non-Residential Properties		Total Est Effective Tax Rate for Non-Residential Properties	
Town Name		Town Name	
Shaftsbury	1.7161	Bridport	1.8114
Irasburg	1.7168	Chelsea	1.8116
Chittenden	1.7179	Essex Town	1.8142
Sudbury	1.7197	Pownal	1.8182
Waltham	1.7234	Norwich	1.8185
Peacham	1.7296	Barnet	1.8190
Weybridge	1.7300	Hinesburg	1.8197
Bakersfield	1.7312	Burke	1.8227
Essex Jct.	1.7320	Wardsboro	1.8251
Albany	1.7341	Underhill ID	1.8271
Pawlet	1.7362	Searsburg	1.8294
Ferrisburgh	1.7373	Granville	1.8325
Castleton	1.7384	Lyndon	1.8348
Andover	1.7402	Newbury	1.8353
Norton	1.7417	East Montpelier	1.8368
South Burlington	1.7418	North Bennington	1.8386
Cambridge	1.7420	Concord	1.8436
Fairfax	1.7440	Underhill	1.8452
Newfane	1.7493	Mendon	1.8458
Walden	1.7535	Windham	1.8464
Monkton	1.7565	Washington	1.8468
Ira	1.7566	Sandgate	1.8476
Thetford	1.7585	Craftsbury	1.8488
Wells	1.7610	Belvidere	1.8500
Middlesex	1.7633	Worcester	1.8522
Hartland	1.7665	Brownington	1.8537
Groton	1.7675	Colchester	1.8558
Orwell	1.7749	Wilmington	1.8562
Milton	1.7757	Clarendon	1.8608
Landgrove	1.7778	Brookfield	1.8615
Orange	1.7792	Jericho	1.8632
Starksboro	1.7794	Danville	1.8636
Lowell	1.7919	Townshend	1.8647
Troy	1.7922	Jericho ID	1.8671
New Haven	1.7956	Eden	1.8718
Kirby	1.7977	Charleston	1.8736
Ripton	1.7993	Westford	1.8759
Berlin	1.7999	Jamaica	1.8781
Ryegate	1.8102	Greensboro	1.8824
Bolton	1.8113	Waterville	1.8880

**2011 Total Estimated Effective Tax Rates for Non-Residential Properties  
Listed Low to High**

Total Est Effective Tax Rate for Non-Residential Properties		Total Est Effective Tax Rate for Non-Residential Properties	
Town Name		Town Name	
Poultney	1.8904	Plymouth	1.9657
West Windsor	1.8911	Whiting	1.9681
Pittsford	1.8911	Whitingham	1.9703
Fletcher	1.8944	Newark	1.9718
Williamstown	1.8987	St. Johnsbury	1.9743
Berkshire	1.9017	Plainfield	1.9751
Tinmouth	1.9042	Vergennes	1.9762
Lincoln	1.9049	Hyde Park	1.9827
Rupert	1.9055	Corinth	1.9858
Enosburgh	1.9059	Shoreham	1.9953
Orleans ID	1.9075	Elmore	1.9971
East Haven	1.9146	Panton	2.0093
Guilford	1.9152	Middletown Springs	2.0093
Fairfield	1.9159	Rockingham	2.0176
Richmond	1.9166	Chester	2.0214
Tunbridge	1.9188	Johnson	2.0238
Pittsfield	1.9224	Halifax	2.0307
Rochester	1.9248	Sutton	2.0351
Baltimore	1.9260	Topsham	2.0418
Barton	1.9296	Calais	2.0447
Hancock	1.9302	Braintree	2.0457
Huntington	1.9317	Hubbardton	2.0460
Weathersfield	1.9320	Bethel	2.0502
Sharon	1.9337	Canaan	2.0612
Marshfield	1.9362	Stockbridge	2.0619
Roxbury	1.9416	West Rutland	2.0698
Wolcott	1.9421	Holland	2.0736
Glover	1.9465	Hartford	2.0762
Addison	1.9468	Brandon	2.0790
Royalton	1.9513	West Haven	2.0830
Cabot	1.9519	Stannard	2.0867
Benson	1.9533	West Fairlee	2.0876
Sheffield	1.9533	Randolph	2.0907
Strafford	1.9535	Bennington	2.0949
Putney	1.9550	Morristown	2.1020
Westminster	1.9592	Shrewsbury	2.1044
Brighton	1.9596	Stamford	2.1085
Burlington	1.9609	Richford	2.1094
Grafton	1.9631	Reading	2.1112
Bristol	1.9651	Middlebury	2.1247

**2011 Total Estimated Effective Tax Rates for Non-Residential Properties  
Listed Low to High**

Town Name	Total Est Effective Tax Rate for Non-Residential Properties
Goshen	2.1268
Barre Town	2.1306
Wheelock	2.1534
Winooski	2.1623
Bradford	2.1735
Northfield	2.2510
Readsboro	2.2595
St. Albans City	2.2729
Vershire	2.2865
Danby	2.3264
Athens	2.3296
Lunenburg	2.3582
Fair Haven	2.3655
Hardwick	2.3719
Montpelier	2.3941
Proctor	2.4184
Newport City	2.4580
Windsor	2.4783
Brattleboro	2.5181
Rutland City	2.5612
Springfield	2.7045
Barre City	2.9102

