

Your Vermont Property Tax Bill

This guidance illustrates a typical Vermont property tax bill. Beginning in 2024, tax bills have a new appearance. The new look displays more information about the calculations that go into creating the final amount billed. The bill format varies from town to town, so your bill may not look exactly like the one shown on this fact sheet. The Vermont Department of Taxes uses data and terms common to all property tax bills. The intent of this guide is to show where the requested information may be found. If you have questions, please get in touch with us at tax.pvr@vermont.gov or call (802) 828-5860. We're here to help!

Section 1: Property Information

A—A town may use “Account Number” or “Parcel ID” to identify a billing account.

B—Property location and description, if shown

C—Current owner’s mailing address or owner by deed. Ownership should be current as of April 1. If not, notify the municipality.

D—Notice to forward the tax bill to the new owner(s) if the property is transferred after the bill arrives.

E—The Housesite Tax Information box contents are used to calculate any state property tax credit or other payments. The information is reportable in certain state tax forms, e.g. the IN-111, Income Tax Return; HS-122, Homestead Declaration; HI-144, Property Tax Credit; LRC-140, Landlord Certificate; and LRC-147, Lot Rent Certificate.

F—The 11-digit SPAN and the three-digit SCL Code (School Code) are often requested on the above forms as well.

PAYABLE TO:
MAIL TO:

TOWN OF ANYTOWN
55 MAIN ST
ANYTOWN VT 05555

802 555 5555

D

This is the only bill you will receive. Please forward to new owner if property is sold.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
01030172.000	06/25/2024	2024/2025

Taxes unpaid after the due date are delinquent. Maximum interest as allowable by law will be charge in addition to collectors fee of 8%. Postmarks are NOT accepted as timely payment.

B Description: LAND AND DWELLING
Location: 350 LAKE RD

F

HOUSESITE TAX INFORMATION

SPAN # 789-254-12345	SCL CODE: 254
TOTAL PARCEL ACRES	4.27
HOUSESITE VALUE	590,000
HOUSESITE EDUCATION TAX	9,657.12
HOUSESITE MUNICIPAL TAX	2,634.35
HOUSESITE TOTAL TAX	12,291.47
FOR INCOME TAX PURPOSES	

C OWNER WILSON KALLIE
WILSON SAMUEL
PO BOX 116
350 LAKE RD
ANYTOWN VT 05555

SAMPLE

About the Education Tax

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

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

[View more information on Homesteads \(tax.vermont.gov\)](http://tax.vermont.gov).

Section 2: Tax Rates, Exemptions, and Totals

A—The property’s full assessed value (total property value) as determined by local assessing officials, minus any exemptions. If you are entitled to a partial value exemption of any kind it will appear here. See **Notes on Exemptions** on Page 3.

B—Homestead and nonhomestead assessed values are portions of the total property value. If you filed a Homestead Declaration (Form HS-122) and you have business and/or rental use, your assessment will be split. Your business and/or rental use will show as nonhomestead.

C—Municipal tax rates are voted on at Town Meeting Day and controlled locally. These may include such special items as infrastructure bonds, allocations for a senior center or library, public services, etc.

D—Education property tax information: homestead and/or nonhomestead tax rates for the statewide education property tax. [View current fiscal year tax rates \(tax.vermont.gov\)](http://tax.vermont.gov).

E—Your total Education State Tax before any credit.

F—The Education State payment is generally the Property Tax Credit. The State pays the credit, if any, directly to the municipality to reduce the amount of education tax owed for the homestead.

G—Your total property tax liability, summarizing any State payments and net tax due

H—Installment due dates and payment stubs (not shown) vary from town to town. Towns send out bills only once per year, but may have annual, semi-annual, or quarterly payment due dates.

A ASSESSED VALUE				B HOMESTEAD		NONHOMESTEAD	
REAL		800,000		700,000		100,000	
EXEMPTION CONTRACT	-	10,000	-	10,000			
VETERANS	-	40,000	-	40,000			
LAND USE	-	70,000	-	70,000			
TOTAL TAXABLE VALUE		680,000		580,000		100,000	
GRAND LIST VALUES		6,800.00		5,800.00		1,000.00	

MUNICIPAL TAXES				EDUCATION TAXES -XXXXXX				
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	
GENERAL FUND	0.3022	x6,800.00=	2,054.96	HOMESTEAD EDUCATION	1.6368	x5,800.00=	9,493.44	
HIGHWAY FUND	0.1003	x6,800.00=	682.04	1.4358 (district rate) / 87.72% (CLA) = 1.6368				
SPECIAL SERVICES	0.0110	x6,800.00=	74.80	NON RESIDENTIAL EDUCATION	1.5857	x1,000.00=	1,585.70	
LIBRARY	0.0200	x6,800.00=	136.00	1.3910 (state rate) / 87.72% (CLA) = 1.5857				
SEWER BOND	0.0130	x6,800.00=	88.40	Payments				
				TOTAL EDUCATION TAX				11,079.14
				EDUCATION STATE PAYMENT				2,542.00
				EDUCATION NET TAX DUE				8,537.14
				G TAX SUMMARY				
				Municipal + Education				
				TOTAL TAX				14,115.34
				H TOTAL STATE PAYMENT				2,542.00
				TOTAL NET TAX DUE				11,573.34

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

(stubs not shown)

Notes on Exemptions

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

The Veterans Property Exemption is available if you meet the criteria, [by applying through the Vermont Office of Veterans Affairs \(tax.vermont.gov\)](https://tax.vermont.gov).

The Land Use Exemption is also known as Current Use. [Learn about Vermont's Current Use Program \(tax.vermont.gov\)](https://tax.vermont.gov).