ANNUAL REPORT
Based on 2019 Grand List Data

DIVISION OF PROPERTY VALUATION AND REVIEW

VERMONT DEPARTMENT OF TAXES

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State of Vermont
Department of Taxes
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Agency of Administration

To: Honorable Mitzi Johnson, Speaker of the House
Honorable Tim Ashe, Senate President Pro Tem

From: Jill Remick, Director, Property Valuation and Review Division
Vermont Department of Taxes

Date: January 9, 2020

Subject: Annual Report of Property Valuation and Review Division

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I am pleased to present the Department of Taxes Property Valuation and Review Division 2020 Annual Report of the 2019 Grand List Year. This document fulfills the requirements of 32 V.S.A. § 3412.

cc: Governor Phil Scott
Craig Bolio, Commissioner of Taxes

VERMONT
DEPARTMENT OF TAXES

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Property Tax Administration for 2019 Tax Year

Equalization

The Division of Property Valuation and Review (PVR) of the Vermont Department of Taxes annually determines the equalized education property value (EEPV) and coefficient of dispersion (COD) for each municipality in Vermont. The EEPVs determined as part of the 2019 equalization study are a measure of the property dollar value of a municipality. They are used as an important data element in the setting of education tax rates for all Vermont school districts.

The measure of a municipality's total taxable education property value to the total taxable EEPV is the common level of appraisal (CLA). The CLA is used to equalize the education property tax rates throughout the state. This year's equalization study was based on the assessed value of property as established by each municipality as of April 1, 2019.

The procedures for completing the study may be generally described as follows:

1) Data for each sale occurring in each municipality is collected, using information extracted from the Property Transfer Tax Returns filed with the Department. Information from sales for the current year and the two prior years is used in the study.

2) The records of the sales are sent to the municipality where the sales are recorded for verification, and a review is conducted of the circumstances of each sale. The verification process results are used to eliminate sales that do not represent arm's length sales. Special attention is given to those sales that are identified as outliers or extremes by the Statistical Package for the Social Sciences analytical software that generates the ratios.

3) When there are insufficient sales (fewer than five) for a reliable sample at the town level, supplemental appraisals are obtained to ensure that a reliable sample is available for equalization.

4) All sales that are approved for inclusion in the study are equalized at the category, class, or town level depending on the confidence level present and are then aggregated to achieve a CLA.

5) The ratio of listed-value-to-sales-price is calculated for all included sales. Individual ratios are examined for unusual values and are flagged for investigation and possible exclusion from the sample.

6) The ratios for the included sales are aggregated at the grand list category, class, and for the municipality as a whole. In addition, a statistical analysis is applied to determine whether the aggregated ratios are within a 10% margin of error at a 90% confidence interval for each grand list category and use class. If the aggregate ratio of the sample is reliable at the category or class level, that ratio is applied to equalize the category or class. If the ratios are not reliable at the category level, the class level is used. If the aggregate ratio is not reliable at the class level, the ratio is computed at the municipal level.

Figure 1. Grand List Categories

Category Number	Grand List Category Code	Use Class
1	R1 - Residential 1	Residential
2	R2 - Residential 2	Residential
3	MH-U - Mobile Home-Unlanded	Residential
4	MH-L - Mobile Home-Landed	Residential
5	S1 – Seasonal 1	Residential
6	S2 - Seasonal 2	Residential
7	C – Commercial	Commercial/Industrial
8	CA - Commercial Apartments	Commercial/Industrial
9	I - Industrial – Manufacturing	Commercial/Industrial
10	UE - Industrial - Electric Utility	Utilities
11	UO - Industrial - Other Utility	Commercial/Industrial
12	F – Farm	Land
13	O – Other	Category used to isolate a unique type of property, such as condominiums or lakefront properties
14	W – Woodland	Land
15	M – Miscellaneous	Land

7) The resulting reliable ratios are applied to the aggregate grand list value for the appropriate category, class, or the municipality to compute the EEPV for the municipality. The equalized education property tax grand list is 1% of the EEPV for the municipality.

8) The COD is also calculated from the results of the equalization study to assess the internal fairness of each municipal grand list. The COD represents the degree to which individual property valuations vary from the average level of appraisal in that municipality. A high COD also indicates a need for a reappraisal.

More information on the Equalization Study can be found starting on Page 33, including town-by-town results.

Property Values

Statewide, the total listed value went up about 0.98%. Two factors generally affect the change in listed values: new construction and reappraisals.

For the 2019 tax year, there were reappraisals in 22 towns (see **Figure 2**). In 12 of the towns, the reappraisal resulted in a smaller grand list for 2019.

New construction has almost fully recovered from the 2007 peak and subsequent housing recession (see **Figure 3**).

Figure 2. Reappraisals

Tax Year	2019	2018	2017	2016	2015	2014	2013	2012
Reappraisals	22	14	17	18	11	17	20	21

Equalized Education Property Values

The state total equalized education property value increased by about 2.7% this year. This compares favorably to an increase of about 2.1% in the prior year, indicating that Vermont's real estate market continues to recover from the downturn that began in 2008-2009.

The equalized municipal property value is derived from the grand list that municipalities use to assess municipal (i.e., non-education) property taxes. Some of the differences between the equalized municipal property values (see **Figure 5**) and the equalized education property values result from the inclusion of business personal property (machinery and equipment, inventory) in the equalized municipal property values. There are also differences in the allowable veterans' exemptions ($10,000 limit for education property value and up to $40,000 for municipal property value).

Figure 3. U.S. Census Bureau Annual Survey of Building Permits (Vermont) by Year

	Vermont Total	1 Unit/Structure	2 Units/Str	3 & 4 Units/Str	5 Units/Str	>5 Units/Structure
2018	2080	1131	74	67	808	46
2017	1749	983	68	44	654	41
2016	1771	969	136	38	628	45
2015	1998	936	92	92	878	58
2014	1546	978	68	29	471	40
2013	1499	955	66	50	428	36
2012	1301	889	50	26	336	27
2011	1299	805	78	39	377	25
2010	1319	980	38	43	258	18
2009	1367	897	56	75	339	18
2008	1444	1057	92	59	236	18

Figure 4. Education Property Listed Values by Year

Tax Year	Educ LV (Billions $)	% Change	EEPV (Billions $)	% Change
2019	82.6	0.9%	86.3	2.7%
2018	81.8	0.7%	84.1	2.1%
2017	81.3	0.9%	82.4	1.7%
2016	80.6	0.6%	81.0	1.4%
2015	80.1	1.3%	79.9	1.4%
2014	79.0	0.6%	78.8	0.8%
2013	78.6	0.3%	78.1	-0.5%
2012	78.4	0.7%	78.5	-1.5%
2011	77.8	2.0%	79.6	-2.0%
2010	76.3	2.6%	81.3	-1.6%
2009	74.4	4.1%	82.6	2.2%

Figure 5. State Total Equalized Municipal Property Values by Year

Tax Year	Equalized Municipal Prop Value ($Billions)
2019	87.5
2018	85.2
2017	83.4
2016	82.0
2015	80.9
2014	80.0
2013	79.3
2012	79.6
2011	80.7
2010	82.2
2009	83.8

The total taxable personal property (machinery/equipment and inventory) value this year increased to $970 million. Both Municipal and Education Property taxes are levied on Cable (Cable television assets). However, Education Property taxes are not levied on machinery/equipment nor inventory. This year, 45 municipalities taxed machinery and equipment, and 9 taxed inventories.

Figure 6. Personal Property on Municipal Grand List by Year

Tax Year	Personal Property on Municipal Grand List ($ Millions)	Municipalities That Tax Machinery and Equipment	Municipalities That Tax Inventory
2019	970.6	45	9
2018	929.0	45	7
2017	924.4	30	10
2016	924.4	60	13
2015	923.1	60	13
2014	914.0	61	15
2013	922.4	62	34
2012	843.5		
2011	845.2		
2010	827.8		
2009	852.2		

This year, all counties showed an increase in equalized education property value. Chittenden saw the greatest percentage increase over 2018 (see **Figure 7**).

Figure 7. Change in Education Equalization Property Values by County (2018-2019)

County	% Change	Rank
Chittenden	4.0%	1
Lamoille	3.6%	2
Orange	3.4%	3
Franklin	3.1%	4
Rutland	3.1%	5
Grand Isle	3.1%	6
Addison	2.8%	7
Washington	2.4%	8
Caledonia	2.2%	9
Essex	2.0%	10
Orleans	1.9%	11
Windsor	1.6%	12
Windham	1.5%	13
Bennington	0.4%	14

Note that the values for the equalization study are based on results prior to any appeals. Appeals by municipalities may result in a slight reduction in the 2019 equalized values. In past years, appeals have resulted in less than half of a percent decrease in the statewide total value.

Taxes and Tax Rates

The homestead base rate is set to 1.00. This year's property dollar equivalent yield is $10,648.

Figure 8. Education Spending by Year

	Homestead Base Rate	Homestead Property Yield	Nonhomestead Base Rate	EEPV (Billion $)	Education Spending[1]	Education Fund Tax Adjustments (State Payments)
2019	1.00	10,648	1.594	86.3	1,426,223,756	166,739,409
2018	1.00	10,220	1.58	84.1	1,371,380,462	158,404,367
2017	1.00	10,160	1.535	82.4	1,348,459,844	165,982,509
2016	1.00	9,701	1.535	81.0	1,304,289,466	161,682,400
2015	0.99		1.535	79.9	1,285,834,776	150,629,373
2014	0.98		1.515	78.8	1,250,342,064	145,667,879
2013	0.94		1.44	78.1	1,217,808,313	137,532,417
2012	0.89		1.38	78.5	1,158,753,333	134,703,320
2011	0.87		1.36	79.6	1,125,189,915	142,955,566
2010	0.86		1.35	81.3	1,130,803,523	145,309,090
2009	0.86		1.35	82.6	1,132,474,781	134,369,701

The following are summary numbers concerning the change in taxes assessed and effective tax rates (ETRs):

Figure 9. Education, Municipal, and Total Taxes Assessed (Before Income Sensitization)

Tax Year	Education funding Taxes[1] (Millions)	Municipal Taxes[2] (Millions)	Total Taxes (Millions)	%Change Education funding Taxes	%Change Muni Taxes	Total % Change
2019	1,313	524	1,837	3.0%	4.0%	3.3%
2018	1,275	504	1,779	3.3%	4.0%	3.5%
2017	1,234	485	1,719	1.0%	3.0%	1.5%
2016	1,223	470	1,693	1.0%	2.3%	1.3%
2015	1,211	460	1,671	2.7%	3.7%	2.9%
2014	1,180	443	1,623	5.3%	3.6%	4.9%
2013	1,120	428	1,548	4.1%	4.5%	4.2%
2012	1,075	409	1,485	0.9%	3.7%	1.7%
2011	1,065	395	1,460	-0.6%	1.8%	0.0%
2010	1,072	388	1,459	1.9%	1.9%	1.9%
2009	1,052	381	1,432	5.1%	3.3%	4.6%

[1] Does not include approx. $5.6 million in education taxes levied on "increment" in tax increment financing (TIF) districts.

[2] Municipal taxes include town/city level taxes plus taxes of villages and special districts.

Figure 10. Education, Municipal and Total Effective Tax Rates

Tax Year	Homestead Education ETR	Nonhomestead Education ETR	Municipal ETR[1]	Homestead Total ETR	Nonhomestead Total ETR
2019	1.48	1.55	0.60	2.08	2.15
2018	1.48	1.55	0.59	2.07	2.14
2017	1.49	1.51	0.59	2.08	2.10
2016	1.53	1.54	0.57	2.10	2.11
2015	1.52	1.53	0.57	2.08	2.09
2014	1.49	1.50	0.55	2.04	2.05
2013	1.41	1.45	0.51	1.92	1.96
2012	1.34	1.40	0.50	1.84	1.90
2011	1.29	1.39	0.47	1.76	1.86
2010	1.26	1.38	0.45	1.71	1.83
2009	1.21	1.33	0.44	1.65	1.77

[1] Municipal taxes include town/city level taxes plus taxes of villages and special districts.

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. The statewide CLA was 95.6% this year.

Figure 11. Statewide CLA by Year

Tax Year	Statewide CLA
2019	95.6%
2018	97.3%
2017	98.7%
2016	99.5%
2015	100.2%
2014	100.2%
2013	100.3%
2012	99.6%
2011	97.6%
2010	94.2%
2009	90.1%

The CLA may also be used to evaluate assessment practices by considering the change in the number of municipalities that have extremely low CLAs, and are therefore far from Vermont's statutorily set standard of 100% of fair market value. As the CLA decreases, indicating valuations that are 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% of fair market value. In 2007, there were only 26 districts with a CLA less than 60%. By 2014, there were no longer any districts that had a CLA under 80%, the statutory threshold below which a district would receive a reappraisal order from PVR. However, in 2017, 2018, and 2019, Burlington's CLA came in less than 80%.

While the problem in the past had been municipalities with low CLAs, the issue now is more appropriately framed in terms of the number of municipalities with CLAs greater than 100%. In 2019, a total of 105 municipalities, or 41% of Vermont municipalities, had a CLA over 100%. This is a concern not only in terms of appraisal accuracy, but also as a potential legal issue. Grand list valuations should not exceed 100% of fair market value. It is reasonable to see some minor variation around the 100% mark because markets are dynamic, and the evaluation and reporting of the grand list is a snapshot at a specific time. Given the significance of the issue, it was especially concerning that in 2018 there were 17 municipalities with CLAs more than 110%. In 2019 the number of municipalities in this category was reduced to eight, potentially signaling an improvement in fair market assessment.

During the 2019 legislative session, the legislature changed the requirements so that municipalities must reappraise if the CLA is below 85% or above 115% (Act 51 of 2019, Section 24). Before 2019, there was only the lower 80% threshold.

Figure 12. CLA Levels Grouped by Municipalities Above/Below CLA

Tax Year	80% and less	>80% and <=90%	>90% and <= 100%	>100% and <= 110%	>110% and <= 120%	>120% and <= 130%
2019	1	16	132	97	8	0
2018	1	10	104	122	16	1
2017	1	6	94	126	26	2
2016	0	9	86	130	26	3
2015	0	8	70	143	32	2
2014	0	8	71	146	32	0
2013	1	14	73	135	28	5

The COD is a measure of the equity across assessments in a single municipality's grand list. In essence, the COD measures the degree to which individual property valuations vary from the average level of appraisal in a municipality. As such, it is a primary indicator of fairness within a municipality. The higher the COD in a municipality, 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 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% and all properties are assessed relatively close to 90% 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% or less are good and that for newer, homogenous property types like condominiums, a COD of 10% or less is considered good. If, on the other hand, individual properties range in assessment from 50 to 150% 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. Low CODs could indicate municipal officials are assessing properties based on recent sales without considering the impact on similar properties that have not recently sold. This is also known as "sales chasing."

> *The objective of ratio studies is to determine appraisal performance for the populations of properties—both sold and unsold parcels. If 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.*[1]

[1] Property Appraisal and Assessment Administration, page 601, Joseph K. Eckert, Ph.D., General Editor, IAAO

Distribution of grand list CODs over time

Figure 13 below indicates the number of municipalities (using a base of 254 municipalities) with CODs falling into the ranges listed at the top of each column. A COD near 20% is considered high. A COD under 10% is reasonable. Figure 13 shows that most municipalities fall into the greater than 10% yet less than 20% category, which indicates reasonable overall assessment equity.

Figure 13. Municipalities and COD by Year

Tax Year	10% and less	>10% and <=20%	>20% and <= 30%	>30%
2019	70	171	13	0
2018	70	169	15	0
2017	68	175	11	1
2016	65	173	16	1
2015	62	178	15	0
2014	62	181	13	1
2013	54	188	13	2
2012	62	175	20	0
2011	68	148	38	3
2010	75	149	27	6
2009	82	139	31	5

Under 32 V.S.A. § 4041a(b), as amended in the 2019 legislative session, a municipality with a common level of appraisal (CLA) less than 85% or higher than 115%, or a COD greater than 20%, must reappraise. A municipality that fails to conduct a voluntary reappraisal 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. In 2019, PVR issued reappraisal orders to five towns.

Payments to municipalities from state funds

The Vermont Department of Taxes assists the Agency of Administration in issuing payments to Vermont towns and cities for several programs. The breakdown of all payments made by the Department in fiscal year 2019 is described in **Figure 14**.

Figure 14. Payments to Municipalities

Current Use Hold Harmless Payment	General Fund	$16,539,384
PILOT for State Owned Buildings	General Fund	$8,749,999
Reappraisal and Grand List Maintenance	General Fund	$2,851,648
Assistance with Equalization Study	General Fund	$335,488

The Department's second largest payment program is Payment-In-Lieu-Of-Taxes (PILOT). Annual PILOT payments are made to municipalities to compensate for municipal taxes not collected due to the presence of state-owned buildings in a municipality. These payments are made annually on or before the end of October. Payment is based on the value of state-owned property under 32 V.S.A. § 3701. In 2019, State Buildings PILOT payments totaled nearly $8.75 million.

For the most part, the remaining programs provide payments to municipalities to assist them with the cost of grand list maintenance and to help pay for the cost of reappraisals. These programs make annual payments to municipalities for the following:

- Payments that must be used by a municipality for grand list maintenance and reappraisal costs
- Payments to reimburse municipalities for the assistance they provide to PVR in conducting the annual equalization study

Since the passage of Act 60 and Act 68, funding on a per-parcel basis has been available for each municipality for costs related to acquiring assessment education for municipal assessment officials under 32 V.S.A. § 3436. These funds are used by PVR to offer these courses at no cost to Vermont listers and assessors. The goal is that the funds are used as intended; that all listers regardless of location or finances can access these courses; and to ensure consistent and widespread education of assessing officials for the protection of the grand list and subsequent taxation implications.

Education and Training

PVR's statutory mission is to encourage, promote, and provide educational opportunities and advancement for listers and assessors throughout the state. PVR accomplishes this mission by:

- creating and promoting relevant educational opportunities for the assessment community;
- developing cooperative relationships with assessment education entities;
- communicating with Vermont officials and the public; and
- publishing and providing guidelines for fair and equitable standards.

In 2019, PVR provided listers, assessors, and other valuation professionals with training in many aspects of property valuation, tax administration, and assessment. A range of offerings was provided so that listers and assessors with varying degrees of experience could take a class appropriate to the levels of their experience and understanding. There were 11 topics presented during the year at various locations around the state, totaling 610 participants.

PVR staff presented the following classes:

- Current Use (2 class locations)
- New and Seasoned Lister Training (3 class locations, 2-day class)
- Data Collection (4-day presentation)
- Grievance, Appeals & Best Practice
- myVTax / Sales Study for Equalization Study
- Equalization/Certified Sales
- Reappraisal Process
- Land Schedule

PVR also sponsored the International Association of Assessing Officers (IAAO) course Understanding Real Property Appraisal (IAAO 100- 2-day course).

There were also individual training sessions for town-specific issues:

- Solar and Cell Towers
- Tips and Tricks for Office Organization

PVR continues its collaboration with the University of Vermont Extension Service to provide seminars at the Town Officers Education Conference (TOEC). Listers again were the largest audience at the 2019 spring sessions held at multiple locations around the state.

The funds appropriated to PVR for lister education provide opportunities for listers to attend classes at no charge. Otherwise, listers would frequently not have the resources to attend classes.

PVR is continuously looking to introduce new ways of presenting courses which will better reach the target audience and enable more municipal officials to participate in education programs. To that end, PVR has been collaborating with the Vermont Assessors and Listers Association, Vermont League of Cities and Towns, Vermont State Archives and Records Administration, and the New England Municipal Resource Center to offer an assortment of collaborative opportunities and expanded access.

PVR is now in the sixth year of the Vermont Property Assessor Certification Program (VPACP) for listers and assessors. VPACP creates four levels of designation. Each level has prerequisites and requirements, including levels of work experience and training. This certification is designed to encourage beginning listers to participate and acquire essential knowledge. This is particularly important since their work heavily impacts grand lists in every municipality in the state.

The program has awarded 109 designations since its inception:

- Vermont Property Assessor level 1 (VPA 1) – 49
- Vermont Property Assessor level 2 (VPA II) – 27
- Vermont Property Assessor level 3 (VPA III) – 24
- Vermont Master Property Assessor level 4 (VMPA IV) – 9

In addition to the VPACP Program, PVR is responsible for the accreditation and approval of Vermont appraisal firms. These firms comprise supervisors, appraisers, and appraiser trainees who are available to work for and with municipalities whose cities or towns require assessment services or may be undergoing reappraisals. The Department maintains and regularly updates this list on the Department's website.

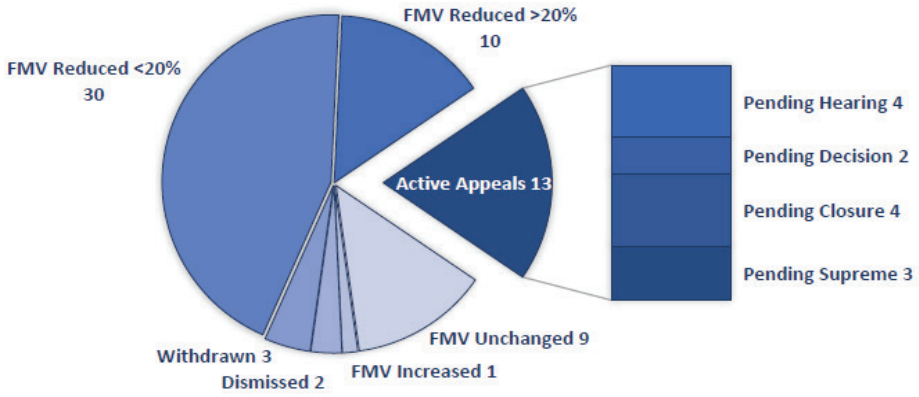
- Appraisal Firm – 18
- Project Supervisors – 51
- Appraisers – 9
- Appraiser Trainees – 15

Appeals to the Property Tax Hearing Officers

Under 32 V.S.A. §§ 4461-4469, property owners have the right to appeal decisions of the local boards of civil authority to either the Superior Court or the director of PVR. The director appoints state hearing officers to hold a hearing and decides appeals based on the evidence provided. Currently, there are seven hearing officers. PVR is actively recruiting to increase the number of hearing officers, to ensure hearings are conducted in a timely manner.

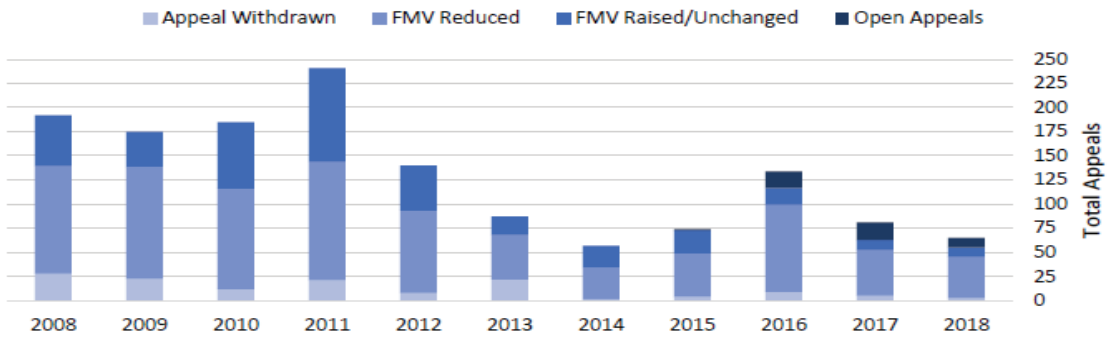
As of December 2019, PVR received 65 appeals based on 2018 grand list activity. The results are as follows:

Figure 1. 2018 Appeal Activity



Of the closed 2018 appeals, 5% of the appellants withdrew the appeal; 4% of appeals were dismissed; 18% resulted in the parcel's Fair Market Value (FMV) being raised or unchanged; 55% resulted the FMV being reduced less than 20%; and 18% resulted in the FMV being reduced more than 20%. The remaining 13 active cases include (10) 2018 appeals, (2) 2017 appeals, and (1) 2016 appeal.

Figure 2. Appeal Activity, 2008-2018[1]



[1] "Open appeals" were distinguished from total appeals beginning in 2015.

As of December 2019, PVR has received 59 appeals based on 2019 grand list activity. Currently, four appeals have been withdrawn, three have been dismissed, two are pending hearing, two are pending final decision, and 20 are pending assignment.

Computer Assisted Mass Appraisal System (CAMA) and Grand List Management Software

Under Vermont law, the Department of Taxes must maintain a statewide education Grand List. The Department must collect grand list data on each parcel in each municipality in the state and make this data available to the public. This solution plays a critical part in the collection of over $1.3 billion in Education Fund Revenue. This program must carry out related critical functions for this work, such as tax billing between the state and each municipality, homestead declarations, Current Use, and Tax Increment Financing modules.

PVR is currently transitioning to a real-time, online system following a nationwide request for proposals and several months of demonstrations, site visits, and listening tours around the state. This new system will ensure timely, accurate, and transparent access to the Grand List and will leverage GIS technology and other modern features in property tax administration. The anticipated timeline of transition begins in January 2020 and will include a multi-year transition of conversion from the current system, which has been in place since 1995.

The Department currently hosts MicroSolve, a CAMA product that is supplied by the New England Municipal Resource Center (NEMRC). Towns are not required to use a particular system. Many towns use a different CAMA system to carry out their work and then migrate that data into the NEMRC Grand List program. Going forward, PVR will no longer host an individual CAMA vendor. Instead, PVR will support towns in ensuring the automatic uploading of the necessary grand list data from their CAMA system into the new Integrated Property Tax Management System.

2019 Real Estate Transaction Taxes

Property Transfer Tax

Property Transfer Tax is a tax on the transfer by deed of real property or, effective July 1, 2019, a transfer or acquisition of a controlling interest by any person with title to property in Vermont. The Property Transfer Tax is based upon the value of the property, although exemptions exist that may reduce or waive this tax. A Property Transfer Tax Return must be filed even if no tax is due. The return and payments were integrated into the VTax online system in 2016. Paper returns are only accepted for those who file fewer than five returns per year. All other returns must be filed online in myVTax and are processed by the Taxpayer Services Division.

Property Transfer Tax returns provide critical information that is used by the Department of Taxes, real estate professionals, and the public. Uses of the data include tracking real estate trends, identifying changes to the Current Use Program enrollments, and providing the main data set for the Department's Equalization Study. The number of returns filed with Vermont's Tax Department in FY 2019 exceeded 29,500, with approximately 16,500 "Tax Due" returns.

Figure 1. Revenue from Property Transfer Tax

Fiscal Year	Property Transfer Tax Revenue
2019	$46,799,306
2018	$45,844,714
2017	$38,693,364
2016	$35,700,436
2015	$33,604,115
2014	$30,930,638
2013	$28,513,867
2012	$24,096,925
2011	$25,642,975
2010	$23,818,572
2009	$25,945,646

Land Gains

Land Gains Tax is a tax on the gain from the sale or exchange of land that has been held for fewer than six years. The main purpose of a Land Gains Tax is to discourage "speculation," the holding of land for a short period and selling at a profit. Thus, the tax rate is on a sliding scale based on the seller's holding period and the percentage of the gain to the basis. The longer the holding period and the smaller the percentage, the less tax is paid.

The tax is typically paid by the seller, though in certain circumstances, this liability is transferred to the buyer. If there isn't an exemption to waive filing the tax return, the buyer is required to withhold 10 percent of the purchase price of the land at closing and send this money to the Department. Both the buyer and seller are required to file returns to report the transfer within 30 days of the closing, and the withholding is credited towards any tax due as shown on the returns. The seller may avoid the 10% withholding payment by either obtaining a Commissioner's Certificate from the Department or by paying the actual tax due at closing. The number of returns filed with the Department in FY 2019 exceeded 5,750 returns, including both buyer and seller returns, with approximately 550 "Tax Due" returns.

Figure 2. Revenue from Land Gains Tax

Fiscal Year	Land Gains Tax Revenue
2019	$1,664,666
2018	$1,660,764
2017	$1,422,754
2016	$1,237,153
2015	$1,459,231
2014	$1,245,566
2013	$1,158,712
2012	$783,868
2011	$880,056
2010	$600,065
2009	$2,222,921

Real Estate Withholding

Real Estate Withholding Tax is a payment based on the sale or exchange of real estate by nonresidents of Vermont. Although the buyer is responsible for retaining the real estate withholding at closing, the seller receives a credit to be used on the seller's income tax return. Since a gain from the sale of real estate is taxable to a nonresident, the withholding provides assurance that an income tax return will be filed with Vermont.

The rate of withholding is 2.5% of the sales price. The Department may issue a Commissioner's Certificate for reduced withholding when the seller can establish the 2.5% withholding exceeds the seller's maximum tax liability. The number of returns filed with Vermont's Tax Department in FY 2019 exceeded 2,500.

Figure 3. Real Estate Withholding Tax Collected

Fiscal Year	Real Estate Withholding Collected
2019	$13,535,125
2018	$13,434,109
2017	$12,590,956
2016	$12,380,929
2015	$10,900,028
2014	$8,795,179
2013	$8,248,187

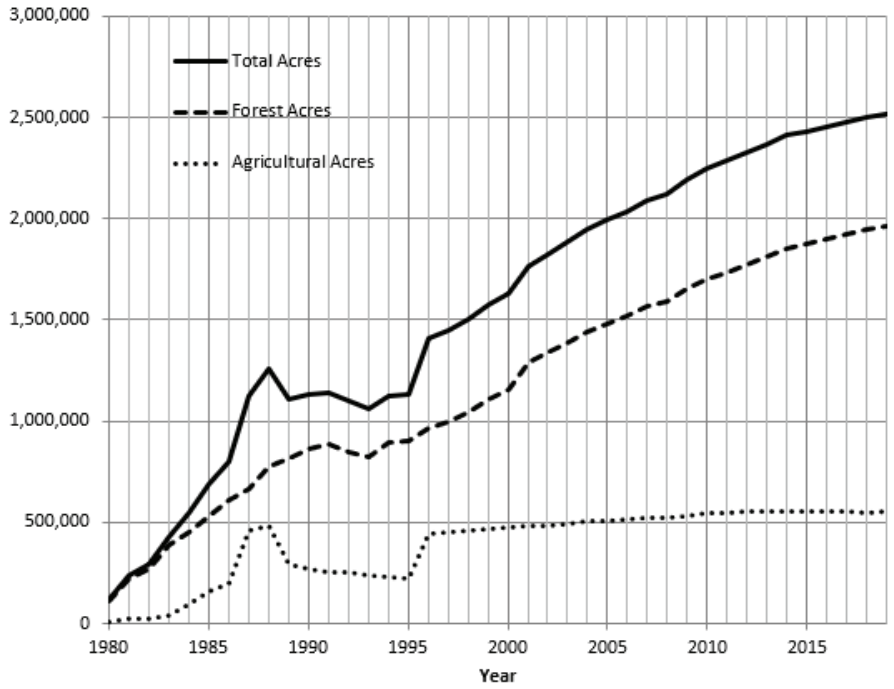
Real Estate Withholding Income Tax

A tax derived from capital gains on the sale of real estate by nonresidents is called the Real Estate Withholding Income Tax. An income tax return is required when nonresidents sell real estate within Vermont. The real estate withholding retained at closing is a credit against this tax and an overpayment is refunded to the taxpayer. If the withholding does not cover the liability, the seller is responsible for paying the difference. Approximately 1,800 income returns with real estate withholding were filed for calendar year 2018. Revenue figures from this tax are incorporated into the overall income tax figures.

2019 Current Use (Use Value Appraisal) Program

Vermont's Current Use (Use Value Appraisal) Program began in 1980 with the enrollment of fewer than 120,000 acres. As of 2019, this number has soared to 2,517,911 acres and includes 15,490 landowners and 19,086 parcels (see **Figure 1** and **Figure 2** for details). Based upon ZIP codes of the owners, 4,362 of the enrolled parcels are owned by out-of-state persons (23%). The Vermont statute regulating the Current Use Program is found in 32 V.S.A. Chapter 124.

Figure 1. Annual Current Use Enrollment 1980-2019



The purposes of the program as defined by 32 V.S.A. § 3751 are to:

- Encourage and assist the maintenance of Vermont's productive agricultural and forest land;
- Encourage and assist in their conservation and preservation for future productive use and for the protection of natural ecological systems;
- Prevent the accelerated conversion of these lands to more intensive use by the pressure of property taxation at values incompatible with the productive capacity of the land;
- Achieve more equitable taxation for undeveloped lands;
- Encourage and assist in the preservation and enhancement of Vermont's scenic natural resources; and
- Enable the citizens of Vermont to plan its orderly growth in the face of increasing development pressures in the interests of the public health, safety and welfare.

Landowners may apply to have eligible land and farm buildings enrolled in the program. In return for agreeing to keep the property in agricultural and forest production, the landowner pays property taxes based on *use value* rather than *fair market value*. Enrolled farm buildings are exempt from taxes.

Municipalities receive an annual payment from the state, called the "Hold Harmless Payment." This payment from the state is meant to make up the difference between the municipal taxes paid at use value and the municipal taxes that would be paid on the fair market value of enrolled land and buildings.

Enrolled land is encumbered with a contingent lien in favor of the State of Vermont to ensure payment of the Land Use Change Tax (LUCT) should it ever become due. The Department of Taxes no longer subordinates the state's lien in favor of a mortgage due to statutory changes that became effective in July 2019.

Figure 2. Current Use Annual Enrollment

Tax Year	Parcels	Owners	Agricultural Acres	Forest Acres	Total Acres
2019	19,086	15,490	551,230	1,966,681	2,517,911
2018	18,910	15,307	549,319	1,949,198	2,498,517
2017	18,723	15,147	553,372	1,926,499	2,479,871
2016	18,457	14,905	556,489	1,900,188	2,456,636
2015	18,154	14,653	554,078	1,872,070	2,426,149
2014	18,020	14,553	558,320	1,853,765	2,412,096
2013	17,647	14,246	555,234	1,814,585	2,369,819
2012	17,190	13,831	551,055	1,776,153	2,327,208
2011	16,724	13,469	549,601	1,734,012	2,283,613
2010	16,308	13,135	543,354	1,704,668	2,248,022
2009	15,642	12,570	534,275	1,654,295	2,188,810
2008	15,047	12,078	524,835	1,594,324	2,119,159

Farm buildings in active agricultural use may be enrolled in the program. To enroll farm buildings, owners must earn 50% of their gross annual income from the business of farming or lease to a person who earns 50% of their gross annual income from the business of farming. This includes dwellings used for farm employee housing.

By statute, the use value on farm buildings is established at 0% of fair market value, which means the landowner pays no property tax on these buildings (32 V.S.A. § 3752(12)). For 2019, the value of farm buildings on a parcel enrolled in the program ranged from $500 to over $5.36 million for the 1,824 parcels that had enrolled farm buildings (Figure 3). The total assessed value of enrolled farm buildings for the 2019 tax year was $303,037,074.

For the 2020 tax year, the Current Use Program received 370 applications for new enrollments and 229 applications to add to existing enrollments. As of Dec. 30, 2019, the number of transfer applications is 661. Transfer applications will continue to be submitted for enrolled land and buildings that transfer before April 1, 2020.

Figure 3. Recent Farm Building Enrollment

Year	Parcels with Farm Buildings	Listed Value of Farm Buildings
2019	1,826	$303,037,074
2018	1,840	$296,843,298
2017	1,877	$293,998,305
2016	1,892	$286,186,203
2015	1,843	$266,363,596
2014	1,879	$272,374,020
2013	1,883	$266,749,350
2012	1,857	$257,446,331
2011	1,851	$251,682,401
2010	1,972	$255,515,511
2009	1,993	$250,021,848

Annual Agricultural Certification

In the 2015 Vermont legislative session, Act 57, Section 57, added the requirement for landowners to certify agricultural land and building eligibility annually. Unlike forest land, agricultural land does not have an inspection or management plan requirements, so this certification process is designed to ensure compliance with agricultural eligibility. The 2018 tax year certifications had an initial return rate of around 83%. For the 2020 tax year, the initial return rate was 86%.

When a parcel is transferred from one owner to another, the original owner does not have to submit an agricultural certification. Therefore, the return rate does not take into account parcels that have been transferred.

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 regarding the appropriate use values to be assigned for the next property tax year.

The data is used to establish the use values for computing the taxes on enrolled land (see **Figure 4**). The net annual stumpage value per acre is a key component for forest land use value rate. Pasture and crop land rental values are the key component for agricultural land.

Figure 4. Recent Use Values

Tax Year	Forest Land Value per Acre	Forest Land Value Greater than One Mile from Road per Acre	Agriculture Land Value per Acre
2020	$151	$113	$382
2019	$145	$109	$362
2018	$136	$102	$347
2017	$135	$101	$326
2016	$135	$101	$306
2015	$131	$98	$289
2014	$118	$89	$279
2013	$119	$89	$265
2012	$123	$92	$254
2011	$122	$92	$238
2010	$122	$92	$215
2009	$123	$92	$199

Program Costs and Tax Savings

Tax savings to landowners increased from $60.89 million in 2018 to $64.1 million in 2019 (see **Figure 5**). As shown in **Figure 1** (page 18), enrollment in the program had a steady increase in parcels, owners, and acres enrolled except for the "easy-out" years in the 1990s and the slight decline in agricultural land enrollment for 2015, 2017, and 2018.

The "Municipal Tax Savings to Enrolled Landowners" column in **Figure 5** is the total municipal taxes saved by enrolled landowners and conversely, the taxes not paid to the municipality by the landowner. The state provides a "Hold Harmless Payment" to the municipality each year which makes up for the difference in the lost municipal property taxes due to the prior year's current use enrollment.

The Hold Harmless Payment in 1980 was just over $400,000. In 2019, it was $16.54 million. The calculations for each municipality's Hold Harmless Payment are available on the Department's website at http://tax.vermont.gov/municipal-officials/town-treasurer/hold-harmless.

For the entire state, the assessed value of property was reduced by $3 billion due to enrollment of land and buildings in the program. The "Education Tax Savings to Enrolled Landowners" column in Figure 5 is the total statewide education taxes saved by enrolled landowners and conversely the forgone revenue to the state's Education Fund. "Forgone revenue" means that these taxes are never paid into the Education Fund.

In 2019, the forgone revenue to the Education Fund was $47,594,302. The breakdown of these numbers for each municipality is found at the end of this section. The value of the program to Vermont's working landscape, relating industries, and environmental quality are not quantified here, but are viewed as significant.

Figure 5. Tax Savings to Landowners

Tax Year	Municipal Tax Savings to Enrolled Landowners	Education Tax Savings to Enrolled Landowners	Total Savings to Enrolled Landowners
2019	$16,507,284	$47,594,167	$64,101,451
2018	$15,504,096	$45,385,579	$60,889,675
2017	$15,553,659	$45,360,286	$60,913,948
2016	$14,918,075	$45,247,428	$60,165,503
2015	$14,519,248	$44,609,223	$59,128,471
2014	$14,530,332	$45,161,146	$59,691,478
2013	$13,890,827	$43,110,537	$57,001,364
2012	$13,384,246	$41,209,109	$54,593,355
2011	$12,549,456	$40,668,894	$53,218,350
2010	$12,288,566	$40,191,533	$52,480,099
2009	$11,585,297	$37,385,819	$48,971,116
2008	$10,712,418	$33,913,934	$44,626,352

Land Use Change Tax

A one-time Land Use Change Tax (LUCT) is levied when enrolled land is "developed" as that term is defined in 32 V.S.A. § 3752(5). The LUCT becomes due when enrolled land or previously enrolled land becomes developed, or the owner wishes to remove the lien. Alternatively, landowners may withdraw from the program without paying the tax provided they have not developed the land, and the lien continues. The lien remains on the land until the LUCT is paid.

By statute, development includes:

- The construction of any building, road, or other structure except those used for farming, logging, or forestry purposes;
- The use of a building, road, or other structure for uses other than farming, logging, or forestry purposes;
- Any mining, excavation, or landfill activity;
- Creation of a parcel of less than 25 acres unless the transfer is to an immediate relative and the new parcel is eligible for continued enrollment;
- Cutting of timber contrary to a forest or conservation management plan;
- A change in the parcel or use of parcel in violation of the conservation management standards; or
- Agricultural land and buildings that have violated the water quality requirements or order under 6 V.S.A. Chapter 125 and the Secretary of Agricultural, Food and Markets has reported this to the Director of Property Valuation and Review.

Land can be discontinued from the program without having been assessed. These acres are shown in the "Acres Withdrawn (LUCT Not Due)" column. If the land is then developed in the future, the program might find out about the development through a 1) title search when a parcel is being transferred, 2) through the listers who are aware of the previous enrollment, or 3) it might go undetected for years.

In November 2017, the LUCT process was migrated into VTax, the Department's tax processing system. This process has transformed a system that was heavily dependent on the postal service and spreadsheets to a system that allows quicker and smoother submittal of information by the landowner, foresters, staff, local assessing officials, and municipal clerks. After receipt of the LUCT payment from the landowner, the Tax Department distributes a share of the LUCT collected with the municipality were the land is located.

Figure 6. Development and Withdrawal of Enrolled Land

Calendar Year	LUCT Assessed on Developed Acres	LUCT passed on to Municipality	Acres Developed and/or Lien Removal Requested	Acres Withdrawn (LUCT Not Due)	Number of Farm Buildings Withdrawn	Number of Completed Withdrawals
2019	$761,257	$274,904	1,196	17,452	133	492
2018	$714,088	$311,085	1,028	19,844	295	592
2017	$753,392	$210,935	1,502	9,865		399
2016	$432,534		1,487	9,792		344
2015	$398,881		1,483	5,119		358
2014	$418,604		1,826	10,863		453
2013	$575,675		2,350	8,331		457
2012	$528,492		3,005	8,792		432
2011	$539,781		2,865	10,271		412
2010	$528,710		1,807	5,484		341
2009	$406,245		2,742			
2008	$654,924		3,286			

Figure 7. Participant Tax Savings

Current Use Appraisal Program
Participant Tax Savings - Tax Year 2019

Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate		Total HS Taxes Saved	Total NonHS Taxes Saved	
Addison	96	7,379	8,841	1,647	14,573	7,407,600	2,914,725	13,639,400	0.4415	1.7157	1.5740	73,086	50,008	214,684	337,778
Albany	93	5,086	7,036	8,682	3,440	745,800	2,759,300	5,116,900	0.5254	1.1938	1.4440	41,382	32,941	73,888	148,211
Alburgh	41	1,734	3,999	1,122	4,612	3,406,100	1,070,700	5,702,450	0.2356	1.5254	1.4963	15,958	16,332	85,326	117,616
Andover	49	1,825	4,598	5,972	451	0	1,888,100	5,261,700	0.4700	1.4210	1.5803	33,604	26,830	83,151	143,585
Arlington	63	1,581	8,491	9,475	598	201,100	1,450,900	6,476,900	0.3650	1.5286	1.4331	28,936	22,178	92,820	143,934
Athens	29	1,595	2,583	4,039	139	0	965,504	1,498,927	1.2700	1.5757	1.4580	31,298	15,213	21,854	68,365
Averill	13	0	21,455	21,278	177	0	0	7,432,900	0.3400	0.9758	1.5554	25,272	0	115,611	140,883
Averys Gore	2	0	12,243	12,243	0	0	0	3,061,100	0.3400	0.9758	1.5554	10,408	0	47,612	58,020
Bakersfield	97	4,295	13,334	15,114	2,514	2,752,500	3,144,100	10,717,800	0.4871	1.3451	1.6150	67,521	42,291	173,092	282,904
Baltimore	10	709	566	1,170	105	0	294,800	227,100	0.4169	1.4751	1.6404	2,176	4,349	3,725	10,250
Barnard	172	5,188	13,639	17,127	1,700	241,900	8,061,200	20,697,200	0.4822	1.7398	1.6264	138,673	140,249	336,619	615,541
Barnet	148	6,801	7,036	10,581	3,257	1,086,800	6,219,678	8,322,861	0.6417	1.4462	1.4976	93,319	89,949	124,643	307,911
Barre City	3	0	217	184	33	0	0	406,600	1.8552	1.3002	1.6274	7,543	0	6,617	14,160
Barre Town	83	2,999	2,780	3,759	2,020	509,700	4,625,300	5,271,660	0.9438	1.4926	1.8683	93,408	69,037	98,490	260,935
Barton	73	2,529	5,476	5,538	2,466	388,400	2,052,100	5,301,800	0.3248	1.3826	1.6596	23,885	28,372	87,989	140,246
Belvidere	41	906	15,127	15,703	329	0	833,877	6,651,862	0.6145	1.6348	1.7105	46,000	13,632	113,780	173,412
Bennington	50	1,033	5,151	4,123	2,062	571,400	740,500	4,236,300	0.7109	1.4705	1.6871	35,380	10,889	71,471	117,740
Benson	51	4,231	6,104	3,561	6,774	1,458,900	1,021,800	3,595,200	0.6848	1.3294	1.4635	31,617	13,584	52,616	97,817
Berkshire	108	8,239	7,425	5,822	9,841	10,834,945	4,643,100	15,799,245	0.5127	1.2901	1.5489	104,808	59,901	244,715	409,424
Berlin	72	2,895	4,855	6,521	1,229	56,500	3,222,500	6,580,500	0.5664	1.7155	1.5606	55,524	55,282	102,695	213,501
Bethel	186	5,228	12,136	15,680	1,683	434,600	4,340,200	10,008,700	1.0217	1.5541	1.5178	146,603	67,451	151,912	365,966
Bloomfield	31	446	14,493	14,406	534	267,500	240,600	3,471,690	0.4006	1.5263	1.5022	14,871	3,672	52,152	70,695
Bolton	42	516	7,434	7,751	199	0	805,100	6,569,700	0.6571	1.5463	1.6592	48,460	12,449	109,004	169,913
Bradford	67	2,443	3,879	4,788	1,533	1,317,300	1,767,800	3,874,800	0.9128	1.5756	1.5905	51,506	27,853	61,629	140,988
Braintree	120	5,309	10,552	13,466	2,395	1,174,600	5,257,100	9,359,979	0.3811	1.5486	1.5712	55,706	81,411	147,064	284,181
Brandon	64	2,792	4,166	4,951	2,006	134,600	1,911,598	2,817,200	0.8026	1.3343	1.5516	37,953	25,506	43,712	107,171
Brattleboro	102	3,963	4,463	6,976	1,451	305,110	5,827,471	8,596,900	1.2585	1.6463	1.5368	181,531	95,938	132,117	409,586
Bridgewater	107	2,301	16,189	17,787	703	47,700	3,387,434	15,388,008	0.3818	1.7425	1.7201	71,685	59,026	264,689	395,400
Bridport	130	10,491	10,318	2,708	18,100	14,900,600	12,431,450	26,958,350	0.5968	1.5977	1.6085	235,078	198,617	433,625	867,320
Brighton	54	650	18,914	18,958	605	214,900	406,600	5,207,500	0.5310	1.4373	1.4862	29,811	5,844	77,394	113,049
Bristol	66	2,020	9,104	8,670	2,454	3,483,200	1,954,600	9,737,100	0.2127	1.6096	1.5824	24,868	31,461	154,080	210,409

Current Use Appraisal Program

Participant Tax Savings - Tax Year 2019

Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate		Total HS Taxes Saved	Total NonHS Taxes Saved	
Brookfield	157	4,094	7,853	8,718	3,229	998,000	5,681,500	11,390,100	0.5002	1.4649	1.4862	85,392	83,228	169,280	337,900
Brookline	38	694	2,962	3,441	215	19,800	500,487	2,084,900	0.4407	1.7924	1.5888	11,394	8,971	33,125	53,490
Brownington	37	1,859	1,896	2,474	1,281	103,400	985,600	1,415,910	0.7005	1.2300	1.4869	16,823	12,123	21,053	49,999
Brunswick	18	379	5,706	5,806	279	569,500	182,400	1,804,900	0.0300	1.2745	1.6703	596	2,325	30,147	33,068
Buels Gore	6	33	777	801	10	0	38,900	704,400	0.0000	1.2321	1.9640	0	479	13,834	14,313
Burke	65	1,704	4,542	5,654	592	0	1,808,300	5,096,200	0.5894	1.4378	1.5869	40,695	26,000	80,872	147,567
Burlington	3	0	172	5	167	0	0	407,300	0.8714	1.9368	2.0528	3,549	0	8,361	11,910
Cabot	147	7,986	5,705	9,689	4,003	2,128,500	9,576,079	9,229,600	0.6036	1.7305	1.5966	113,511	165,714	147,360	426,585
Calais	143	6,298	6,753	11,433	1,618	140,300	7,330,484	7,640,907	0.7107	1.8152	1.6513	106,402	133,063	126,174	365,639
Cambridge	161	6,420	16,394	17,671	5,142	2,195,520	7,561,200	18,074,120	0.4760	1.5102	1.6048	122,024	114,189	290,053	526,266
Canaan	37	1,985	5,262	5,687	1,560	1,594,700	318,000	2,756,100	0.8035	1.5062	1.3681	24,700	4,790	37,706	67,196
Castleton	49	2,358	5,317	6,432	1,244	187,500	1,900,400	4,635,900	0.4238	1.4886	1.6387	27,701	28,289	75,968	131,958
Cavendish	85	2,005	7,653	8,903	755	0	1,910,500	7,003,100	0.4268	1.3465	1.4974	38,043	25,725	104,864	168,632
Charleston	79	3,669	7,165	8,049	2,785	1,961,500	3,867,100	9,291,200	0.6467	1.3379	1.3968	85,095	51,738	129,779	266,612
Charlotte	178	5,566	6,681	3,524	8,723	2,874,500	14,772,000	20,032,200	0.2021	1.4831	1.6322	70,339	219,084	326,966	616,389
Chelsea	181	6,218	10,399	12,500	4,117	486,100	4,441,100	9,705,800	0.7069	1.5940	1.6221	100,004	70,791	157,438	328,233
Chester	183	4,464	13,361	16,469	1,355	1,157,800	5,574,500	16,404,000	0.7403	1.2175	1.3539	162,707	67,870	222,094	452,671
Chittenden	50	1,093	7,333	7,808	617	248,800	737,800	3,540,200	0.5055	1.3915	1.5831	21,625	10,266	56,045	87,936
Clarendon	62	3,319	3,399	4,485	2,233	902,800	1,784,400	3,403,100	0.5027	1.5412	1.5589	26,078	27,501	53,051	106,630
Colchester	35	1,052	1,476	1,087	1,440	393,180	1,759,541	5,450,244	0.5429	1.5486	1.7426	39,142	27,248	94,976	161,366
Concord	65	1,850	16,346	17,886	310	40,200	931,800	10,475,400	0.7220	1.6222	1.7077	82,360	15,116	178,888	276,364
Corinth	167	6,139	10,698	14,655	2,182	533,700	5,236,400	9,865,100	0.6783	1.3140	1.4682	102,433	68,806	144,839	316,078
Cornwall	84	2,873	4,794	1,505	6,162	2,757,555	3,685,700	7,944,355	0.4702	1.5844	1.5951	54,685	58,396	126,720	239,801
Coventry	32	822	3,624	1,973	2,473	2,244,100	594,100	5,551,824	0.0000	1.3708	1.5547	0	8,144	86,314	94,458
Craftsbury	141	5,524	9,235	11,010	3,748	3,114,400	4,946,647	12,104,886	0.5170	1.6678	1.5383	88,156	82,500	186,209	356,865
Danby	64	2,255	12,467	12,381	2,341	893,500	2,616,220	10,283,000	0.5521	1.2709	1.3143	71,217	33,250	135,149	239,616
Danville	182	8,965	9,803	14,459	4,309	1,480,700	9,605,300	14,214,900	0.5145	1.5592	1.5489	122,555	149,766	220,175	492,496
Derby	76	2,920	5,027	4,299	3,648	3,555,000	2,675,000	8,877,900	0.4395	1.3007	1.5985	50,775	34,794	141,913	227,482
Dorset	65	1,066	7,078	7,667	477	70,300	2,313,400	12,138,855	0.2866	1.4248	1.4735	41,420	32,961	178,866	253,247
Dover	42	1,344	2,427	3,445	326	46,980	1,973,098	5,618,326	0.4045	1.5386	1.5479	30,707	30,358	86,966	148,031
Dummerston	116	4,549	5,123	8,341	1,331	1,024,000	10,767,050	11,538,000	0.3330	1.6469	1.5374	74,276	177,323	177,385	428,984

Current Use Appraisal Program

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Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate		Total HS Taxes Saved	Total NonHS Taxes Saved	
Duxbury	64	1,307	6,287	7,428	166	0	1,366,400	5,843,000	0.5717	1.6817	1.6481	41,216	22,979	96,298	160,493
East Haven	19	457	19,937	20,366	28	0	251,900	7,936,400	0.8051	1.6236	1.5498	65,924	4,090	122,998	193,012
East Montpelier	106	4,374	5,153	6,004	3,523	2,028,400	6,671,528	9,591,128	0.6155	1.8382	1.6723	100,097	122,636	160,392	383,125
Eden	55	1,257	19,599	20,152	704	310,280	775,630	10,809,210	0.0038	1.5822	1.6554	440	12,272	178,936	191,648
Elmore	83	3,089	13,386	15,521	954	152,900	5,219,600	9,461,200	0.4300	1.5160	1.6611	63,127	79,129	157,160	299,416
Enosburgh	119	5,737	11,301	11,078	5,961	6,042,900	3,710,900	12,940,000	0.3810	1.2490	1.5158	63,440	46,349	196,145	305,934
Essex Town	46	1,370	2,041	2,144	1,267	144,000	1,952,600	2,607,700	0.5267	1.5385	1.6930	24,019	30,041	44,148	98,208
Fair Haven	13	762	1,283	1,326	719	192,000	231,700	865,200	1.0136	1.3405	1.4757	11,118	3,106	12,768	26,992
Fairfax	109	8,517	4,187	6,502	6,203	2,251,100	6,111,100	7,165,200	0.5469	1.3377	1.7302	72,608	81,748	123,972	278,328
Fairfield	193	14,038	16,108	15,630	14,516	14,990,176	8,939,230	25,723,777	0.6533	1.5662	1.7463	226,453	140,006	449,214	815,673
Fairlee	63	1,803	5,061	5,794	1,069	3,063,600	3,748,600	8,961,100	0.5813	1.8561	1.6095	73,881	69,578	144,229	287,688
Fayston	66	1,753	9,671	11,025	399	22,700	3,419,300	13,536,900	0.2650	1.6304	1.5978	44,934	55,748	216,293	316,975
Ferdinand	7	0	15,141	15,104	37	0	0	4,136,300	0.3400	0.9758	1.5554	14,063	0	64,336	78,399
Ferrisburgh	119	6,732	8,522	2,885	12,369	8,136,300	10,075,400	24,571,400	0.3130	1.6991	1.5588	108,444	171,191	383,019	662,654
Fletcher	125	6,494	10,328	13,793	3,029	1,600,770	4,457,100	13,537,120	0.8352	1.7634	1.7977	150,288	78,597	243,357	472,242
Franklin	73	8,222	3,033	4,641	6,615	6,325,800	4,125,600	8,473,500	0.3900	1.4148	1.5763	49,136	58,369	133,568	241,073
Georgia	80	5,451	4,979	5,251	5,178	1,936,900	5,759,250	8,742,830	0.2970	1.4290	1.6682	43,071	82,300	145,848	271,219
Glastenbury	1	0	985	985	0	0	0	582,600	0.8700	1.0409	1.6592	5,069	0	9,666	14,735
Glover	104	6,288	7,956	10,664	3,580	1,651,300	6,741,300	9,670,800	0.6101	1.3318	1.6073	100,130	89,781	155,439	345,350
Goshen	20	381	2,198	2,452	128	0	293,400	1,934,800	1.0969	1.5276	1.7764	24,441	4,482	34,370	63,293
Grafton	96	1,543	13,357	14,380	520	102,300	2,073,400	16,953,261	0.6389	1.5351	1.4269	121,561	31,829	241,906	395,296
Granby	30	160	20,903	20,996	67	0	106,100	4,236,250	0.3643	1.0938	1.5813	15,819	1,161	66,988	83,968
Grand Isle	49	1,110	2,486	777	2,819	2,568,000	4,305,580	10,934,786	0.2943	1.5112	1.5086	44,852	65,066	164,962	274,880
Granville	48	839	12,834	13,359	313	0	523,800	4,990,000	0.7021	1.6397	1.6023	38,712	8,589	79,955	127,256
Greensboro	146	4,370	12,017	13,336	3,051	1,096,100	6,204,900	16,001,600	0.6479	1.6422	1.5435	143,876	101,897	246,985	492,758
Groton	56	1,085	9,526	10,230	381	135,900	1,238,100	7,499,700	0.5852	1.4336	1.4770	51,134	17,749	110,771	179,654
Guildhall	86	1,887	13,278	14,097	1,068	656,800	1,319,243	5,479,809	0.7189	1.0054	1.4536	48,878	13,264	79,655	141,797
Guilford	139	5,604	7,089	11,060	1,633	751,030	4,202,210	6,444,880	0.7845	1.6934	1.5809	83,526	71,160	101,887	256,573
Halifax	107	3,656	9,666	12,519	803	155,400	3,720,200	9,979,700	0.8638	1.1682	1.5161	118,340	43,459	151,302	313,101
Hancock	19	67	1,899	1,842	124	0	54,300	1,507,700	0.6275	1.6123	1.5756	9,802	875	23,755	34,432
Hardwick	122	5,831	7,311	9,085	4,057	2,111,700	4,549,100	8,582,200	1.2545	1.7092	1.6099	164,732	77,753	138,165	380,650

Current Use Appraisal Program

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Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate		Total HS Taxes Saved	Total NonHS Taxes Saved	
Hartford	67	2,796	3,152	4,754	1,194	880,600	3,436,900	5,750,800	0.9895	1.6575	1.6663	90,912	56,967	95,826	243,705
Hartland	164	5,451	8,966	11,454	2,963	820,300	11,390,800	20,790,700	0.4915	1.5857	1.4892	158,172	180,624	309,615	648,411
Highgate	92	6,142	7,570	4,809	8,903	7,694,900	4,927,300	15,344,800	0.3682	1.3462	1.5000	74,642	66,331	230,172	371,145
Hinesburg	97	3,356	5,924	5,976	3,305	1,069,400	3,460,000	7,059,600	0.5288	1.4513	1.5972	55,628	50,215	112,756	218,599
Holland	86	4,129	6,637	6,292	4,475	5,677,200	2,841,933	10,670,684	1.0074	1.6456	1.7586	136,126	46,767	187,655	370,548
Hubbardton	42	1,348	5,344	6,239	453	48,600	895,900	2,918,300	0.8190	1.4850	1.6347	31,238	13,304	47,705	92,247
Huntington	99	4,386	6,156	9,006	1,536	3,942,400	7,093,700	13,653,400	0.7768	1.5258	1.6372	161,163	108,236	223,533	492,932
Hyde Park	121	4,099	6,709	7,875	2,933	1,483,100	3,462,900	8,533,700	0.7690	1.5400	1.6112	92,254	53,329	137,495	283,078
Ira	46	1,355	5,233	5,945	643	11,300	794,700	3,556,700	0.4725	1.3570	1.5793	20,560	10,784	56,171	87,515
Irasburg	54	3,180	8,978	5,957	6,202	4,105,200	969,800	6,849,400	0.5479	1.3231	1.5974	42,841	12,831	109,412	165,084
Isle La Motte	14	477	554	557	474	54,700	1,363,700	1,657,800	0.3476	1.5601	1.5637	10,503	21,275	25,923	57,701
Jamaica	59	2,001	8,537	10,370	169	57,400	1,586,200	6,829,700	0.4265	1.8235	1.5706	35,894	28,924	107,267	172,085
Jay	22	492	6,595	6,979	107	43,600	476,900	5,529,700	0.2966	1.4751	1.5632	17,816	7,035	86,440	111,291
Jericho	56	1,843	3,135	3,987	991	294,800	3,593,900	5,854,901	0.4508	1.4777	1.5856	42,595	53,107	92,835	188,537
Johnson	126	5,295	8,752	12,011	2,035	1,097,400	5,198,600	7,406,000	0.8612	1.5600	1.6322	108,551	81,098	120,881	310,530
Killington	24	5	10,099	10,080	24	0	8,200	9,647,652	0.4665	1.6241	1.6031	45,045	133	154,662	199,840
Kirby	65	2,194	6,994	7,437	1,751	766,300	1,440,100	4,602,000	0.6461	1.5939	1.5214	39,038	22,954	70,015	132,007
Landgrove	41	370	2,158	2,329	198	0	2,899,600	16,610,000	0.3171	1.5611	1.6145	61,865	45,266	268,168	375,299
Leicester	34	2,143	1,451	1,943	1,651	307,400	1,808,200	1,628,200	0.3084	1.2881	1.4980	10,598	23,291	24,390	58,279
Lemington	16	82	11,948	11,759	271	3,000	57,278	2,341,027	0.4086	1.5115	1.5785	9,799	866	36,953	47,618
Lewis	1	0	6,673	6,673	0	0	0	1,373,800	0.3400	0.9758	1.5554	4,671	0	21,368	26,039
Lincoln	109	3,724	6,412	8,055	2,081	776,800	6,247,400	9,457,600	0.6487	1.4930	1.4678	101,878	93,274	138,819	333,971
Londonderry	83	1,523	6,966	7,764	725	77,100	3,368,200	13,089,800	0.3794	1.5251	1.5773	62,442	51,368	206,465	320,275
Lowell	74	1,008	13,051	13,394	665	76,700	610,600	6,676,300	0.0000	1.3705	1.6279	0	8,368	108,683	117,051
Ludlow	40	770	3,122	3,594	299	0	1,236,500	4,738,500	0.3138	1.6956	1.6433	18,750	20,966	77,868	117,584
Lunenburg	94	3,107	10,979	12,913	1,172	427,300	1,824,100	6,913,500	0.6399	1.3651	1.5268	55,912	24,901	105,555	186,368
Lyndon	94	3,408	4,005	5,283	2,129	231,000	3,521,800	5,095,600	0.4309	1.4218	1.5902	37,132	50,073	81,030	168,235
Maidstone	44	1,385	8,188	8,884	689	251,200	491,000	3,280,400	0.3405	1.0535	1.5232	12,842	5,173	49,967	67,982
Manchester	54	486	7,986	7,479	992	868,380	4,509,900	26,968,395	0.2850	1.4769	1.5274	89,713	66,607	411,915	568,235
Marlboro	105	2,798	10,949	13,220	527	0	2,554,700	10,122,000	0.4200	1.6948	1.5842	53,242	43,297	160,353	256,892
Marshfield	95	4,178	9,767	12,436	1,509	95,100	3,754,100	7,302,600	0.7089	1.9275	1.7916	78,381	72,360	130,833	281,574

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		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate		Total HS Taxes Saved	Total NonHS Taxes Saved	
Mendon	17	38	1,939	1,959	18	0	58,900	2,001,200	0.5774	1.3665	1.5547	11,895	805	31,113	43,813
Middlebury	90	2,584	7,293	3,585	6,292	4,595,300	3,453,472	13,136,800	0.8014	1.5379	1.5483	132,954	53,111	203,397	389,462
Middlesex	100	4,117	6,826	10,229	714	19,700	6,659,760	8,228,200	0.4700	1.8008	1.6382	69,973	119,929	134,794	324,696
Middletown Springs	69	2,297	5,300	6,238	1,359	351,000	1,968,300	4,816,200	0.7310	1.4514	1.5785	49,595	28,568	76,024	154,187
Milton	64	3,775	4,640	6,104	2,311	1,353,665	3,388,655	7,114,872	0.5360	1.4622	1.6625	56,299	49,549	118,285	224,133
Monkton	95	5,847	6,582	7,747	4,682	862,700	5,117,100	7,070,600	0.4119	1.6547	1.6267	50,201	84,673	115,017	249,891
Montgomery	90	5,323	15,195	18,924	1,594	409,400	5,606,400	10,446,457	0.5066	1.2816	1.5388	81,324	71,852	160,750	313,926
Montpelier	15	290	935	1,073	151	0	522,100	2,695,600	1.1194	1.6455	1.7776	36,019	8,591	47,917	92,527
Moretown	119	3,989	12,074	15,096	967	369,300	4,240,300	10,221,537	0.4394	1.6998	1.6658	63,545	72,077	170,270	305,892
Morgan	47	2,861	6,491	8,040	1,312	498,000	1,157,500	5,269,300	0.2490	1.3818	1.6027	16,003	15,994	84,451	116,448
Morristown	138	5,656	7,126	9,486	3,296	1,966,200	14,268,200	19,690,400	0.9046	1.4479	1.5864	307,189	206,589	312,369	826,147
Mount Holly	86	3,299	7,714	10,039	974	5,000	4,175,180	9,128,920	0.3969	1.5509	1.5031	52,804	64,753	137,217	254,774
Mount Tabor	3	0	361	350	11	0	0	347,200	0.1000	1.3895	1.5070	347	0	5,232	5,579
New Haven	146	7,304	8,791	5,385	10,709	4,695,700	9,954,300	18,106,500	0.4188	1.6978	1.6691	117,519	169,004	302,216	588,739
Newark	75	3,035	8,183	10,618	599	64,900	3,020,800	8,837,900	0.6501	1.3669	1.4842	77,093	41,291	131,172	249,556
Newbury	188	6,802	11,861	14,559	4,104	1,372,500	8,798,600	15,213,300	0.2800	1.5571	1.5718	67,233	137,003	239,123	443,359
Newfane	91	2,776	10,010	12,337	449	2,200	3,081,900	12,672,000	0.5943	1.8347	1.6250	93,625	56,544	205,920	356,089
Newport City	2	0	156	64	92	0	0	1,152,700	1.2372	1.3992	1.6384	14,261	0	18,886	33,147
Newport Town	70	5,046	6,341	5,875	5,513	2,751,400	3,941,400	6,681,932	0.5184	1.4497	1.4791	55,071	57,138	98,832	211,041
North Hero	29	864	1,527	1,053	1,339	902,000	1,264,100	3,997,800	0.2994	1.6350	1.6322	15,754	20,668	65,252	101,674
Northfield	155	4,796	11,489	14,966	1,319	7,500	4,473,300	9,723,100	0.9520	1.4529	1.6573	135,150	64,993	161,141	361,284
Norton	15	48	14,797	14,463	383	834,300	23,604	3,299,900	0.3500	1.7731	1.6925	11,632	419	55,851	67,902
Norwich	153	6,477	7,658	12,108	2,028	437,000	15,335,500	21,520,400	0.5141	1.8068	1.6250	189,476	277,082	349,707	816,265
Orange	55	2,153	10,304	11,627	830	299,400	2,012,568	9,938,549	0.5829	1.3629	1.5728	69,663	27,429	156,313	253,405
Orleans ID	4	0	335	54	281	0	0	272,800	0.3248	1.3670	1.6578	886	0	4,522	5,408
Orwell	110	9,585	7,758	4,967	12,376	5,649,700	7,011,800	11,901,400	0.5309	1.4408	1.5711	100,410	101,026	186,983	388,419
Panton	44	1,090	5,285	631	5,744	3,642,400	1,055,000	8,544,900	0.5776	1.7949	1.6467	55,449	18,936	140,709	215,094
Pawlet	127	5,598	11,779	10,936	6,441	4,246,160	6,419,035	16,617,052	0.4921	1.3800	1.5591	113,361	88,583	259,076	461,020
Peacham	149	5,760	9,572	12,364	2,967	1,670,000	5,980,400	11,539,200	0.6262	1.6036	1.4869	109,708	95,902	171,576	377,186
Peru	35	607	1,854	2,203	258	0	1,759,200	6,367,800	0.2604	1.5306	1.5829	21,163	26,926	100,796	148,885
Pittsfield	30	678	999	1,519	158	212,800	817,100	1,514,300	0.5353	1.1708	1.4415	12,480	9,567	21,829	43,876

Current Use Appraisal Program

Participant Tax Savings - Tax Year 2019

Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate		Total HS Taxes Saved	Total NonHS Taxes Saved	
Pittsford	79	3,528	6,708	8,011	2,225	618,400	2,737,900	4,809,600	0.6256	1.4131	1.6433	47,217	38,689	79,036	164,942
Plainfield	65	2,485	3,146	4,433	1,198	131,400	4,817,300	4,881,700	0.7859	1.8267	1.6979	76,224	87,998	82,886	247,108
Plymouth	54	702	8,084	8,674	111	0	668,205	6,636,868	0.5200	1.6572	1.6359	37,986	11,073	108,573	157,632
Pomfret	169	4,719	12,881	13,803	3,798	694,300	18,809,615	54,351,975	0.3616	1.6586	1.6372	264,552	311,976	889,851	1,466,379
Poultney	64	2,443	5,786	5,673	2,556	456,500	1,555,197	4,561,106	0.3564	1.4474	1.5611	21,799	22,510	71,203	115,512
Pownal	79	4,037	6,359	7,715	2,681	660,200	2,615,100	4,981,800	0.5486	1.3358	1.5314	41,677	34,933	76,291	152,901
Proctor	14	0	1,732	1,268	464	71,180	0	1,024,898	1.1016	1.4755	1.5915	11,290	0	16,311	27,601
Putney	85	3,684	3,622	5,467	1,838	2,302,100	5,873,500	9,376,200	0.7680	1.7126	1.5988	117,118	100,590	149,907	367,615
Randolph	191	7,445	7,968	9,360	6,052	2,286,370	10,669,144	14,187,706	0.7734	1.5279	1.5501	192,243	163,014	219,924	575,181
Reading	97	1,522	11,786	12,191	1,117	723,100	4,540,555	21,241,177	0.5272	1.5691	1.5489	135,921	71,246	329,005	536,172
Readsboro	48	1,234	2,942	4,100	77	0	1,337,989	3,294,599	0.8585	1.1477	1.4896	39,771	15,356	49,076	104,203
Richford	92	3,058	13,152	12,053	4,158	1,601,500	2,666,400	8,619,400	0.8431	1.1931	1.4480	95,151	31,813	124,809	251,773
Richmond	91	3,369	6,175	8,118	1,426	1,197,300	4,132,900	7,319,700	0.6943	1.5947	1.7112	79,515	65,907	125,255	270,677
Ripton	39	1,083	2,464	3,454	93	0	2,024,400	4,182,800	0.5917	1.7579	1.7697	36,728	35,587	74,023	146,338
Rochester	96	2,013	12,113	12,680	1,446	785,500	1,784,800	8,688,319	0.5598	1.4999	1.4451	58,629	26,770	125,555	210,954
Rockingham	115	3,919	8,825	11,366	1,377	238,300	4,423,100	9,279,900	1.0716	1.6587	1.6022	146,841	73,366	148,683	368,890
Roxbury	98	1,997	9,782	11,182	598	0	871,100	3,393,100	1.0611	1.7034	1.6414	45,247	14,838	55,694	115,779
Royalton	106	4,593	6,452	9,098	1,947	687,900	3,561,699	6,319,875	0.7415	1.6003	1.5937	73,272	56,998	100,720	230,990
Rupert	96	4,381	12,652	13,734	3,300	1,583,400	5,433,600	18,333,800	0.4411	1.4129	1.5962	104,838	76,771	292,644	474,253
Rutland City	3	46	251	163	133	0	140,200	1,026,500	1.7716	1.4577	1.6033	20,669	2,044	16,458	39,171
Rutland Town	34	1,284	2,312	1,875	1,721	561,800	1,162,800	4,402,300	0.1787	1.4626	1.5756	9,945	17,007	69,363	96,315
Ryegate	86	5,295	4,514	7,307	2,502	2,818,200	2,636,337	5,903,057	0.6512	1.5292	1.5756	55,609	40,315	93,009	188,933
Salisbury	44	1,366	6,186	2,801	4,751	2,977,800	1,824,500	13,702,600	0.3525	1.6329	1.6440	54,733	29,792	225,271	309,796
Sandgate	60	1,474	17,167	18,104	537	0	1,074,523	10,584,939	0.7602	1.1236	1.3997	88,635	12,073	148,157	248,865
Searsburg	4	38	591	619	10	0	61,500	465,200	0.5196	1.5044	1.5675	2,737	925	7,292	10,954
Shaftsbury	67	3,096	5,075	6,187	1,984	564,900	4,683,300	5,054,500	0.4211	1.2941	1.4828	41,006	60,607	74,948	176,561
Shaftsbury ID	2	0	346	128	219	106,200	0	468,900	0.4211	1.3960	1.4987	1,975	0	7,027	9,002
Sharon	124	3,153	11,387	13,392	1,149	6,900	3,246,200	10,308,900	0.7586	1.4842	1.5281	102,829	48,180	157,530	308,539
Sheffield	50	1,691	6,548	7,710	529	0	1,214,513	3,148,358	0.2785	1.5158	1.6083	12,151	18,410	50,635	81,196
Shelburne	49	1,149	2,707	1,100	2,755	711,100	8,461,551	24,583,523	0.4416	1.5235	1.6767	145,927	128,912	412,192	687,031
Sheldon	86	8,264	5,910	5,241	8,933	12,038,300	5,588,421	16,631,718	0.4168	1.3232	1.5888	92,614	73,946	264,245	430,805

Current Use Appraisal Program

Participant Tax Savings - Tax Year 2019

Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate		Total HS Taxes Saved	Total NonHS Taxes Saved	
Shoreham	126	7,139	12,015	4,044	15,110	8,147,300	4,690,600	17,509,950	0.6328	1.5927	1.6035	140,485	74,707	280,772	495,964
Shrewsbury	96	3,003	8,447	10,131	1,319	216,600	3,081,200	8,362,600	0.4287	1.4850	1.5021	49,060	45,756	125,615	220,431
South Burlington	11	286	537	188	634	216,200	601,207	3,316,800	0.5420	1.6030	1.7088	21,236	9,637	56,677	87,550
South Hero	45	1,426	2,478	1,459	2,445	1,679,070	7,407,700	15,741,970	0.3686	1.6435	1.6305	85,330	121,746	256,673	463,749
Springfield	144	5,643	7,539	10,455	2,726	743,900	4,421,700	7,205,500	1.9301	1.7453	1.6060	224,417	77,172	115,720	417,309
St. Albans Town	91	3,414	7,885	2,578	8,721	5,382,400	5,755,763	19,553,341	0.3629	1.4034	1.5647	91,847	80,776	305,951	478,574
St. George	8	358	481	667	172	15,500	570,500	1,049,799	0.2926	1.5564	1.7129	4,741	8,879	17,982	31,602
St. Johnsbury	88	3,718	3,945	5,637	2,025	353,750	3,501,699	4,511,334	0.9064	1.3053	1.4737	72,630	45,708	66,484	184,822
Stamford	19	580	2,773	3,329	24	0	283,800	1,128,700	0.7478	1.3106	1.5678	10,563	3,719	17,696	31,978
Stannard	30	631	2,156	2,465	322	4,700	568,400	1,898,800	0.9200	1.4222	1.6285	22,698	8,084	30,922	61,704
Starksboro	135	6,454	10,422	14,478	2,398	2,203,500	5,974,100	11,649,800	0.5999	1.6413	1.6135	105,726	98,053	187,970	391,749
Stockbridge	70	939	15,626	15,995	570	21,500	570,600	7,798,865	0.5466	1.6481	1.5880	45,747	9,404	123,846	178,997
Stowe	125	1,339	11,612	11,570	1,381	339,100	11,725,700	72,854,000	0.4253	1.5403	1.6877	359,717	180,611	1,229,557	1,769,885
Strafford	168	6,491	10,527	14,788	2,230	409,400	6,011,400	12,088,400	0.6585	1.5311	1.5465	119,187	92,041	186,947	398,175
Stratton	17	317	2,113	2,394	35	0	875,700	3,314,200	0.1208	1.9020	1.6756	5,061	16,656	55,533	77,250
Sudbury	40	1,335	5,092	4,626	1,801	610,300	1,190,685	4,775,023	0.2993	1.2345	1.4356	17,855	14,699	68,550	101,104
Sunderland	27	146	1,723	1,666	203	0	395,000	4,120,600	0.4436	1.1265	1.6287	20,031	4,450	67,112	91,593
Sutton	58	4,050	3,927	5,659	2,319	3,653,000	3,340,972	6,835,300	0.6424	1.4242	1.4315	65,372	47,582	97,847	210,801
Swanton	94	5,084	8,355	3,535	9,904	6,494,000	3,366,900	13,469,400	0.0712	1.3915	1.5504	11,987	46,850	208,830	267,667
Thetford	157	5,052	7,669	10,764	1,957	2,721,302	7,069,691	14,614,724	0.7737	1.9505	1.6877	167,772	137,894	246,653	552,319
Tinmouth	71	1,754	7,418	6,954	2,218	1,086,700	1,526,700	7,127,300	0.7570	1.5894	1.6077	65,511	24,265	114,586	204,362
Topsham	123	2,454	12,253	13,712	995	98,100	1,843,974	9,224,710	0.6933	1.3187	1.4735	76,739	24,316	135,926	236,981
Townshend	99	2,531	10,901	12,903	529	127,300	2,896,900	10,175,300	0.5196	1.8694	1.6001	67,923	54,155	162,815	284,893
Troy	72	1,839	7,301	5,374	3,766	2,761,300	1,412,600	8,731,300	0.1788	1.5091	1.6028	18,137	21,318	139,945	179,400
Tunbridge	207	7,094	11,598	14,896	3,797	199,800	11,697,600	20,191,600	0.6843	1.4782	1.5042	218,218	172,914	303,722	694,854
Underhill	97	4,107	4,756	8,216	647	42,000	5,485,400	6,235,700	0.4764	1.5129	1.6234	55,839	82,989	101,230	240,058
Vergennes	2	0	48	0	48	0	0	189,100	0.9200	1.7356	1.5922	1,740	0	3,011	4,751
Vernon	41	1,337	3,246	3,126	1,457	1,501,900	1,419,400	5,561,900	0.5504	1.4132	1.4817	38,425	20,059	82,411	140,895
Vershire	122	4,412	11,236	14,131	1,518	29,400	3,464,200	8,858,300	0.7823	1.9476	1.6887	96,399	67,469	149,590	313,458
Victory	15	855	3,382	4,168	69	0	384,700	1,512,200	0.0856	1.8989	1.5331	1,624	7,305	23,184	32,113
Waitsfield	73	1,600	5,801	5,693	1,708	945,300	5,761,200	17,735,800	0.4308	1.6548	1.6217	101,225	95,336	287,621	484,182

Current Use Appraisal Program

Participant Tax Savings - Tax Year 2019

Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate		Total HS Taxes Saved	Total NonHS Taxes Saved	
Walden	82	4,559	4,037	6,766	1,830	394,200	3,814,500	4,317,300	0.6184	1.4141	1.5452	50,287	53,941	66,711	170,939
Wallingford	77	2,069	4,834	5,684	1,219	335,100	2,988,200	7,076,900	0.3673	1.5279	1.5455	36,969	45,657	109,373	191,999
Waltham	26	1,194	1,463	991	1,667	1,045,600	684,900	2,170,100	0.3200	1.5212	1.3956	9,136	10,419	30,286	49,841
Wardsboro	41	1,358	3,825	4,852	331	31,080	1,548,489	3,434,560	0.5897	1.6270	1.6367	29,385	25,194	56,213	110,792
Warners Grant	1	0	1,607	1,607	0	0	0	463,300	0.3400	0.9758	1.5554	1,575	0	7,206	8,781
Warren	82	1,551	5,359	5,852	1,058	350,400	3,722,300	15,395,713	0.4000	1.6784	1.6448	76,472	62,475	253,229	392,176
Warren Gore	3	0	5,211	5,211	0	0	0	2,066,600	0.3400	0.9758	1.5554	7,026	0	32,144	39,170
Washington	124	4,736	9,544	12,483	1,798	652,631	3,357,800	8,474,531	0.5900	1.3892	1.6031	69,811	46,647	135,855	252,313
Waterbury	76	2,940	3,994	6,115	819	55,600	8,733,700	11,696,100	0.5100	1.6820	1.6484	104,192	146,901	192,799	443,892
Waterford	55	1,487	6,344	7,060	771	840,600	762,876	4,637,116	0.4422	1.5694	1.6252	23,879	11,973	75,362	111,214
Waterville	55	3,863	2,505	5,592	776	245,000	2,799,939	1,983,500	0.5822	1.7346	1.8149	27,849	48,568	35,999	112,416
Weathersfield	115	4,187	6,086	8,347	1,925	491,700	4,060,600	8,025,800	0.6199	1.6396	1.6696	74,924	66,578	133,999	275,501
Wells	28	1,128	1,789	2,370	546	247,200	858,100	1,556,200	0.4445	1.3748	1.5669	10,732	11,797	24,384	46,913
Wells River	3	44	207	101	149	5,000	52,500	325,100	1.8100	1.5013	1.5468	6,835	788	5,029	12,652
West Fairlee	72	2,463	6,895	8,470	888	187,400	1,756,900	4,054,900	0.8211	1.8674	1.6193	47,721	32,808	65,661	146,190
West Haven	37	1,886	8,978	7,756	3,108	1,008,200	1,195,100	6,690,700	0.8958	1.3296	1.5314	70,641	15,890	102,461	188,992
West Rutland	31	917	3,134	3,414	637	120,400	513,600	1,586,800	0.6606	1.2521	1.3505	13,875	6,431	21,430	41,736
West Windsor	90	2,950	3,651	5,278	1,323	26,200	7,458,350	10,358,200	0.4730	1.4648	1.5851	84,272	109,250	164,188	357,710
Westfield	41	1,849	10,640	11,111	1,378	885,400	1,647,600	4,555,800	0.7031	1.3900	1.4683	43,616	22,902	66,893	133,411
Westford	118	6,355	7,090	11,141	2,304	935,400	5,567,000	7,223,000	0.7013	1.5082	1.6597	89,696	83,961	119,880	293,537
Westminster	132	3,958	8,643	10,545	2,056	2,125,100	4,438,600	10,421,700	0.7026	1.6904	1.5660	104,408	75,030	163,204	342,642
Westmore	41	5,452	6,296	10,977	770	268,300	4,040,300	6,395,262	0.4563	1.2372	1.5136	47,617	49,987	96,799	194,403
Weston	74	885	5,546	5,820	612	24,490	4,151,258	12,795,079	0.5358	1.6214	1.6768	90,798	67,308	214,548	372,654
Weybridge	46	1,416	5,435	2,038	4,813	3,104,200	1,962,266	8,907,676	0.4621	1.6131	1.6240	50,230	31,653	144,661	226,544
Wheelock	83	1,242	11,046	11,721	567	106,800	917,900	7,462,500	0.7213	1.4957	1.5870	60,448	13,729	118,430	192,607
Whiting	47	2,047	3,840	1,095	4,793	2,234,100	1,665,400	5,188,400	0.7386	1.3167	1.5312	50,622	21,928	79,445	151,995
Whitingham	60	1,899	3,558	4,877	580	981,600	2,149,700	5,241,800	0.6670	1.9867	1.5597	49,301	42,708	81,756	173,765
Williamstown	103	3,764	6,021	7,524	2,261	1,240,400	2,398,400	6,062,600	0.5550	1.2856	1.4664	46,959	30,834	88,902	166,695
Williston	44	1,979	2,240	2,029	2,190	1,070,490	4,255,185	7,053,590	0.2689	1.5262	1.6797	30,409	64,943	118,479	213,831
Wilmington	46	1,589	2,760	3,867	482	10,000	3,179,710	4,883,200	0.5675	2.2532	1.7689	45,757	71,645	86,379	203,781
Windham	52	1,402	9,713	10,819	295	220,000	1,398,200	6,950,800	1.0217	2.1510	1.5229	85,302	30,075	105,854	221,231

Current Use Appraisal Program

Participant Tax Savings - Tax Year 2019

Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate		Total HS Taxes Saved	Total NonHS Taxes Saved	
Windsor	39	1,888	1,495	2,641	742	117,560	2,897,965	2,020,672	1.5532	1.4196	1.5362	76,396	41,140	31,042	148,578
Winhall	25	316	1,878	2,032	161	0	670,500	4,545,400	0.4122	1.7102	1.6458	21,500	11,467	74,808	107,775
Wolcott	121	4,317	8,241	11,104	1,454	76,800	4,581,050	9,342,550	0.7597	1.6060	1.5858	105,778	73,572	148,154	327,504
Woodbury	72	2,161	11,586	13,269	478	0	1,870,300	5,221,100	0.5610	1.6361	1.5443	39,783	30,600	80,629	151,012
Woodford	5	0	571	552	19	0	0	583,400	0.1187	1.3029	1.4947	692	0	8,720	9,412
Woodstock	188	3,310	13,023	13,421	2,911	1,303,600	11,182,300	54,380,900	0.4323	1.6515	1.6302	283,430	184,676	886,517	1,354,623
Worcester	90	2,982	8,537	11,005	514	700	3,411,876	5,935,862	0.6117	1.7909	1.6292	57,180	61,103	96,707	214,990

Homestead and Nonhomestead Totals

Program Acreage		Exempt Reduction		School Taxes Saved	
Homestead	Nonhomestead	Homestead	Nonhomestead	Homestead	Nonhomestead
729,696	1,788,226	$836,455,703	$2,175,285,533	$13,015,777	$34,578,390

STATE TOTALS

Total No. Parcels	Total Acreage	Total Forest	Total Agricultural	Total Enrolled Farm Bldg Value	Total Reduction Amount	Total Mun Tax Saved	Total State Ed Tax Saved	Total Taxes Saved
19,086	2,517,916	1,966,683	551,231	$303,037,074	$3,011,741,236	$16,507,284	$47,594,167	$64,101,451

Equalization Study Based on 2019 Grand Lists

The state education property tax is based on each municipality's grand list of properties. PVR conducts an annual Equalization Study of all the municipal grand lists. The primary purpose of the Equalization Study is to assess how close the grand lists are to fair market value. The reference to "equalization" stems from the fact that most municipalities' grand lists are not at 100% of fair market value in any given year. Results of the latest Equalization Study are at http://tax.vermont.gov/research-and-reports/reports/equalization-study.

The results of the study have long served as a key factor in the distribution of the Education Fund. With the passage of Act 60 (1997) and Act 68 (2003), the results of the study became more critical to the calculations.

In 2018 and 2019, PVR began a full-scale review of the process of the Equalization Study. The review was designed to identify opportunities to modernize the process, best use staff and resources, and ensure accuracy and equity using current technology. Many of these changes have been implemented, including conversion to the myVTax module for sales verification. PVR will continue to collaborate with the Vermont Association of Listers and Assessors to ensure that the study serves the changing needs of Vermont municipalities.

The education Common Level of Appraisal (CLA) is one factor used in the calculation of actual education tax rates.

Figure 1. Change in CLA

CLA CHANGE	<-20%	-20 to -17.5%	-17.5 to -15%	-15 to -12.5%	-12.5% to -10%	-10 to -7.5%	-7.5 to -5%	-5 to -2.5%	-2.5 to 0%	0 to 2.5%	2.5 to 5%	5 to 7.5%	7.5 to 10%	10 to 12.5%	12.5 to 15%	15 to 17.5%	17.5 to 20%	>20%
2019					4	3	17	64	105	40	11	5	3				1	1
2018			1	2		6	8	66	108	48	9	2	1	3				
2017			1			4	4	42	102	63	29	5	2	2	1	1		
2016			1	2	1	4	7	36	103	59	27	9	4	1	1			
2015				1	0	2	6	32	97	78	23	11	3	0	1	0	1	
2014	1	0	1	0	5	2	8	23	76	79	35	14	6	1	3	0	0	1
2013	1	0	0	2	2	5	7	27	48	78	55	17	9	1	4	2	0	2

For towns that have active Tax Increment Finance (TIF) districts, the education grand list figure used in the determination of the CLAs includes the value of the "increment." However, the education grand list figure reported to the Agency of Education for those municipalities to determine the education tax liability does not include the value of the "increment."

The study methodology is covered in the first section of this report, "Property Tax Administration for 2019 Tax Year," and is also described in detail in the document titled "Introduction to Vermont's Equalization Study," available at https://tax.vermont.gov/research-and-reports/reports/equalization-study.

Figure 2. Equalized Education Grand List

Equalized Education Grand List
Effective January 1, 2020
Addison

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Addison	815	2,078,258	103.35	10.80	2,010,960
Bridport	655	1,448,497	95.93	9.95	1,509,950
Bristol	1,559	3,352,427	96.60	7.38	3,470,300
Cornwall	624	2,146,645	97.24	17.33	2,207,630
Ferrisburgh	1,547	5,348,426	99.52	14.20	5,374,260
Goshen	139	261,887	88.85	10.99	294,760
Granville	313	402,970	98.52	9.68	409,010
Hancock	254	338,141	106.93	8.40	316,220
Leicester	772	1,778,680	99.68	13.44	1,784,460
Lincoln	720	1,763,053	105.85	12.44	1,665,540
Middlebury	2,754	9,585,698	103.06	6.61	9,301,330
Monkton	958	2,537,888	96.11	8.76	2,640,710
New Haven	889	2,908,954	93.51	12.75	3,110,980
Orwell	744	1,483,929	102.11	6.43	1,453,280
Panton	320	1,035,922	93.25	12.40	1,110,880
Ripton	399	645,690	89.39	10.81	722,310
Salisbury	760	1,940,245	93.29	12.41	2,079,870
Shoreham	723	1,450,284	97.76	11.16	1,483,560
Starksboro	923	1,682,772	94.74	12.94	1,776,260
Vergennes	960	2,270,171	96.01	12.86	2,364,610
Waltham	223	532,386	102.85	5.42	517,630
Weybridge	386	1,341,076	96.21	19.91	1,393,880
Whiting	214	368,390	103.90	10.16	354,550
County Totals	**17,651**	**46,702,389**			**47,352,940**

Equalized Education Grand List
Effective January 1, 2020

Bennington

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Arlington	1,374	3,140,309	109.71	14.05	2,862,490
Bennington	5,293	9,484,114	93.62	15.32	10,130,290
Dorset	1,481	6,945,956	108.49	17.01	6,402,210
Glastenbury	9	33,805	93.60	3.38	36,120
Landgrove	200	1,039,311	105.39	17.55	986,200
Manchester	2,823	11,826,577	104.30	16.15	11,339,190
North Bennington	417	709,945	93.67	15.32	757,920
Peru	733	2,140,313	103.95	14.32	2,059,040
Pownal	1,709	2,714,855	101.07	12.59	2,686,060
Readsboro	710	1,039,969	108.02	22.35	962,800
Rupert	555	1,329,326	99.78	5.51	1,332,310
Sandgate	347	634,902	110.08	12.89	576,760
Searsburg	160	420,590	100.72	20.33	417,600
Shaftsbury	1,488	3,461,129	107.27	13.43	3,226,700
Shaftsbury ID	293	598,884	105.99	13.43	565,050
Stamford	692	951,379	94.83	21.87	1,003,190
Sunderland	676	1,505,481	98.98	13.43	1,520,930
Winhall	1,886	7,001,649	96.94	13.14	7,222,560
Woodford	460	577,581	101.84	13.31	567,130
County Totals	**21,306**	**55,556,075**			**54,654,550**

Equalized Education Grand List
Effective January 1, 2020

Caledonia

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Barnet	1,119	2,468,166	103.85	17.23	2,376,610
Burke	1,239	2,656,657	98.39	15.63	2,700,250
Danville	1,535	2,983,480	100.62	21.25	2,965,090
Groton	747	1,276,710	101.68	11.85	1,255,630
Hardwick	1,472	1,872,510	95.33	13.82	1,964,290
Kirby	351	564,396	102.58	4.36	550,180
Lyndon	2,239	3,699,546	100.28	15.05	3,689,060
Newark	705	949,230	106.60	22.28	890,440
Peacham	671	1,364,595	99.83	10.06	1,366,890
Ryegate	732	1,316,647	100.25	18.21	1,313,340
Sheffield	506	573,278	94.17	25.79	608,780
St. Johnsbury	2,878	5,482,700	106.04	18.40	5,170,210
Stannard	172	183,578	91.52	14.29	200,600
Sutton	590	1,009,255	107.67	16.50	937,370
Walden	729	939,009	104.91	18.91	895,060
Waterford	810	1,853,783	99.26	15.63	1,867,520
Wheelock	566	619,485	99.49	7.13	622,670
County Totals	**17,061**	**29,813,025**			**29,373,990**

Equalized Education Grand List
Effective January 1, 2020
Chittenden

	Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
	Bolton	757	1,281,998	93.73	9.93	1,367,710
	Buels Gore	27	30,756	80.34	16.61	38,280
*	Burlington	10,437	37,379,829	74.77	11.73	49,995,400
	Charlotte	1,774	9,274,630	95.72	11.16	9,688,890
	Colchester	6,919	21,704,490	89.40	9.70	24,277,880
	Essex Town	7,845	26,499,648	91.86	6.99	28,846,960
	Hinesburg	1,981	6,238,615	97.76	8.71	6,381,530
	Huntington	902	2,158,164	93.54	8.90	2,307,170
	Jericho	2,076	6,699,923	97.00	6.40	6,907,160
*	Milton	4,387	11,709,030	95.22	9.72	12,296,550
	Richmond	1,715	4,698,010	89.53	13.89	5,247,510
	Shelburne	2,908	15,498,865	92.66	11.75	16,727,390
*	South Burlington	7,603	30,227,878	89.92	7.92	33,614,700
	St. George	349	787,915	87.74	17.83	898,030
	Underhill	1,324	3,968,357	96.33	8.39	4,119,600
	Westford	940	2,441,306	91.34	12.48	2,672,810
	Williston	4,144	20,165,517	92.80	7.33	21,729,630
*	Winooski	1,781	5,651,153	83.75	11.48	6,747,970
	County Totals	**57,869**	**206,416,084**			**233,865,170**

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

Equalized Education Grand List
Effective January 1, 2020
Essex

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bloomfield	262	297,758	105.97	8.29	280,990
Brighton	1,050	1,396,476	106.34	15.13	1,313,180
Brunswick	126	121,013	95.10	6.70	127,250
Canaan	657	904,024	112.68	16.92	802,290
Concord	1,000	1,135,419	98.29	8.81	1,155,230
East Haven	228	259,721	95.04	12.93	273,290
* Essex County Unified UTG	439	662,570	95.79	10.94	691,670
Granby	136	190,456	102.28	9.02	186,200
Guildhall	270	358,377	105.62	16.14	339,310
Lemington	128	170,600	105.06	11.96	162,390
Lunenburg	976	1,071,024	103.48	14.56	1,034,970
Maidstone	364	658,539	98.72	3.57	667,100
Norton	271	310,271	93.95	16.66	330,240
Victory	142	188,816	103.79	8.71	181,920
County Totals	**6,049**	**7,725,064**			**7,546,030**

*** Six UTGs of Essex County are reported as a single unified entity as described in the introduction preceding this report.**

Equalized Education Grand List
Effective January 1, 2020
Franklin

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bakersfield	705	1,173,365	94.90	11.66	1,236,460
Berkshire	730	1,281,436	100.56	11.11	1,274,360
Enosburgh	1,307	2,105,759	101.07	13.01	2,083,450
Fairfax	1,911	4,487,511	89.19	8.85	5,031,410
Fairfield	1,014	1,788,248	89.64	20.07	1,994,940
Fletcher	714	1,242,203	86.17	14.25	1,441,560
Franklin	964	1,587,173	96.89	15.23	1,638,120
Georgia	2,103	5,962,833	93.99	9.76	6,344,000
Highgate	1,705	4,045,660	102.89	11.95	3,931,970
Montgomery	941	1,615,796	103.40	13.86	1,562,710
Richford	1,119	1,639,834	113.47	20.19	1,445,120
Sheldon	906	2,346,873	96.54	13.51	2,431,090
* St. Albans City	2,247	5,066,777	88.91	13.39	5,698,850
St. Albans Town	3,226	8,985,776	101.16	10.74	8,882,810
Swanton	3,292	6,570,098	100.76	9.47	6,520,620
County Totals	**22,884**	**49,899,342**			**51,517,470**

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

Equalized Education Grand List
Effective January 1, 2020
Grand Isle

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Alburgh	1,827	2,822,863	102.56	18.06	2,752,360
Grand Isle	1,282	4,337,173	99.36	13.07	4,365,210
Isle La Motte	861	1,259,881	100.73	6.20	1,250,700
North Hero	1,052	2,996,200	94.99	11.48	3,154,270
South Hero	1,226	4,844,080	98.63	7.76	4,911,380
County Totals	**6,248**	**16,260,197**			**16,433,920**

Equalized Education Grand List
Effective January 1, 2020
Lamoille

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Belvidere	278	301,466	96.78	23.51	311,490
Cambridge	1,966	5,389,992	97.98	12.07	5,501,090
Eden	873	1,261,537	95.49	20.26	1,321,120
Elmore	634	1,614,702	100.21	14.38	1,611,270
Hyde Park	1,479	2,746,262	97.43	7.28	2,818,670
Johnson	1,327	2,177,406	93.50	15.83	2,328,800
Morristown	2,391	6,374,555	99.62	15.67	6,398,580
Stowe	3,833	22,346,816	90.87	15.88	24,591,490
Waterville	373	536,133	96.48	15.20	555,710
Wolcott	949	1,522,463	95.51	12.40	1,594,110
County Totals	**14,103**	**44,271,332**			**47,032,330**

Equalized Education Grand List
Effective January 1, 2020

Orange

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bradford	1,277	2,249,354	97.90	6.62	2,297,640
Braintree	697	1,015,813	102.29	9.77	993,070
Brookfield	871	1,627,401	102.33	14.11	1,590,400
Chelsea	784	1,304,560	95.85	14.60	1,361,100
Corinth	996	1,494,561	105.30	13.70	1,419,350
Fairlee	670	2,093,135	93.07	10.20	2,249,050
Newbury	1,380	1,990,898	101.63	12.49	1,959,000
Orange	610	1,013,017	98.86	17.40	1,024,690
Randolph	2,052	4,478,281	103.45	12.41	4,329,100
Strafford	681	1,839,402	101.65	16.25	1,809,630
Thetford	1,395	3,510,316	92.06	12.19	3,813,170
Topsham	840	1,087,828	102.79	14.73	1,058,280
Tunbridge	869	1,630,357	102.23	16.34	1,594,770
Vershire	497	696,547	94.27	9.43	738,910
Washington	684	1,033,467	99.44	3.45	1,039,250
Wells River	179	279,967	103.62	12.49	270,190
West Fairlee	428	703,320	101.06	15.36	695,910
Williamstown	1,597	3,643,203	103.64	9.60	3,515,280
County Totals	**16,507**	**31,691,427**			**31,758,790**

Equalized Education Grand List
Effective January 1, 2020

Orleans

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Albany	646	1,005,538	108.47	16.02	927,040
Barton	1,203	1,570,137	95.39	17.03	1,646,100
Brownington	665	838,831	103.96	13.91	806,850
Charleston	741	1,112,181	100.09	4.41	1,111,180
Coventry	586	1,287,339	109.82	11.56	1,172,190
Craftsbury	757	1,372,973	97.22	10.46	1,412,250
Derby	2,578	5,285,915	97.94	12.12	5,397,120
Glover	864	1,412,532	98.82	14.38	1,429,370
Greensboro	901	2,497,657	99.19	13.20	2,517,940
Holland	509	570,209	92.78	12.24	614,570
Irasburg	668	1,083,903	101.70	15.96	1,065,790
Jay	901	3,217,775	102.46	9.92	3,140,510
Lowell	687	819,412	97.81	19.01	837,780
Morgan	851	1,651,412	99.08	7.16	1,666,670
Newport City	2,010	3,215,272	96.78	11.14	3,322,410
Newport Town	972	1,941,690	108.70	16.12	1,786,200
Orleans ID	385	507,563	94.97	17.03	534,450
Troy	989	1,364,113	100.11	14.19	1,362,680
Westfield	453	718,411	104.23	13.04	689,280
Westmore	691	1,533,066	110.30	10.00	1,389,930
County Totals	**18,057**	**33,005,929**			**32,830,310**

Equalized Education Grand List
Effective January 1, 2020

Rutland

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Benson	629	1,060,914	103.14	14.95	1,028,640
Brandon	1,928	3,305,101	98.77	13.49	3,346,340
Castleton	2,351	4,816,689	94.78	12.55	5,082,030
Chittenden	727	1,719,660	98.99	8.51	1,737,200
Clarendon	1,242	2,509,510	100.98	5.38	2,485,170
Danby	799	1,778,635	111.46	20.10	1,595,800
Fair Haven	1,158	1,834,501	108.59	11.16	1,689,420
Hubbardton	698	1,087,423	93.21	14.11	1,166,640
Ira	277	452,980	97.14	10.45	466,310
Killington	2,926	7,288,607	97.40	17.22	7,482,880
Mendon	806	1,763,313	95.83	13.90	1,840,050
Middletown Springs	477	892,945	99.54	8.21	897,050
Mount Holly	1,201	2,747,155	107.28	17.42	2,560,670
Mount Tabor	142	228,146	102.15	4.31	223,350
Pawlet	797	1,721,729	106.32	13.28	1,619,330
Pittsfield	499	1,021,161	108.16	14.42	944,140
Pittsford	1,421	3,229,223	97.26	10.35	3,320,120
Poultney	1,689	3,292,497	98.15	15.84	3,354,450
Proctor	735	1,135,881	98.48	7.50	1,153,440
Rutland City	5,870	9,552,458	95.89	14.94	9,962,320
Rutland Town	1,896	6,341,718	99.75	9.76	6,357,480
Shrewsbury	684	1,547,272	102.25	8.22	1,513,280
Sudbury	480	952,154	111.60	12.78	853,150
Tinmouth	445	790,939	93.08	12.10	849,770
Wallingford	1,153	2,296,170	102.52	6.47	2,239,690
Wells	972	1,809,312	97.46	18.22	1,856,420
West Haven	167	315,863	97.20	9.57	324,950
West Rutland	1,005	2,091,224	107.33	3.79	1,948,360
County Totals	**33,174**	**67,583,180**			**67,898,450**

Equalized Education Grand List
Effective January 1, 2020
Washington

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
* Barre City	3,137	5,025,329	96.37	11.89	5,214,770
Barre Town	3,540	6,361,291	83.48	15.70	7,620,250
Berlin	1,465	4,632,727	103.09	13.20	4,493,710
Cabot	850	1,606,538	99.26	27.47	1,618,570
Calais	966	2,024,324	95.61	15.49	2,117,210
Duxbury	725	1,656,907	92.67	11.07	1,787,970
East Montpelier	1,190	3,054,099	93.82	10.58	3,255,440
Fayston	1,174	3,731,643	97.15	7.62	3,841,290
Marshfield	797	1,211,873	89.58	13.35	1,352,880
Middlesex	910	2,266,761	98.93	10.08	2,291,280
Montpelier	2,918	8,392,015	86.86	10.05	9,661,700
Moretown	918	2,247,958	94.87	14.66	2,369,500
Northfield	1,876	3,258,823	94.78	16.34	3,438,290
Plainfield	585	1,157,040	93.87	10.88	1,232,650
Roxbury	575	758,824	97.64	19.89	777,200
Waitsfield	1,081	3,764,569	98.92	19.19	3,805,810
Warren	3,168	7,263,227	97.13	15.47	7,477,700
Waterbury	2,234	7,563,900	94.03	10.55	8,043,760
Woodbury	861	1,312,360	101.68	15.70	1,290,660
Worcester	476	934,461	100.35	12.90	931,170
County Totals	**29,446**	**68,224,669**			**72,621,810**

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

Equalized Education Grand List
Effective January 1, 2020

Windham

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Athens	252	367,318	111.88	6.82	328,310
Brattleboro	4,294	11,166,513	101.31	13.38	11,022,200
Brookline	329	717,271	105.83	15.59	677,760
Dover	3,427	9,828,274	102.58	14.00	9,581,370
Dummerston	1,004	2,650,798	104.08	12.25	2,546,820
Grafton	604	1,609,523	107.26	15.54	1,500,550
Guilford	1,078	2,404,862	98.68	9.05	2,437,030
Halifax	644	1,293,990	103.69	26.83	1,247,900
Jamaica	1,242	2,557,351	99.46	8.12	2,571,220
Londonderry	1,538	4,062,755	99.39	6.11	4,087,790
Marlboro	654	1,517,300	101.11	9.28	1,500,660
Newfane	1,285	2,473,568	96.86	12.41	2,553,810
Putney	1,005	2,413,122	98.03	11.63	2,461,500
Rockingham	2,096	4,548,024	97.88	13.53	4,646,320
Somerset	33	133,235	99.13	8.42	134,410
Stratton	1,591	7,773,531	95.96	14.13	8,101,110
Townshend	1,005	1,859,026	99.41	13.16	1,870,120
Vernon	889	3,955,253	104.48	3.46	3,785,530
Wardsboro	1,007	1,516,006	98.40	10.49	1,540,620
Westminster	1,559	2,851,319	98.06	19.81	2,907,690
Whitingham	1,134	2,704,356	105.25	12.20	2,569,410
Wilmington	3,071	7,551,322	89.22	17.77	8,463,360
Windham	523	978,144	102.23	17.68	956,800
County Totals	**30,264**	**76,932,861**			**77,492,290**

Equalized Education Grand List
Effective January 1, 2020
Windsor

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Andover	561	1,506,807	101.71	8.63	1,481,420
Baltimore	113	200,062	97.08	3.75	206,070
Barnard	810	2,731,774	97.97	6.70	2,788,440
Bethel	1,116	1,964,093	104.29	8.63	1,883,340
Bridgewater	727	1,792,952	98.21	5.90	1,825,660
Cavendish	1,131	2,635,701	101.31	5.95	2,601,670
Chester	1,815	4,200,760	115.41	17.50	3,639,790
* Hartford	5,494	13,784,948	95.28	10.81	14,468,270
Hartland	1,545	4,543,594	100.77	11.79	4,508,670
Ludlow	3,497	13,455,919	96.26	16.55	13,978,250
Norwich	1,564	7,504,858	94.16	10.96	7,970,410
Plymouth	1,176	2,337,177	99.18	7.96	2,356,410
Pomfret	587	2,490,715	105.22	12.36	2,367,200
Reading	511	1,262,576	105.42	8.74	1,197,640
Rochester	914	1,656,509	109.89	14.90	1,507,370
Royalton	1,299	2,597,607	99.20	13.81	2,618,560
Sharon	762	1,554,158	102.39	10.40	1,517,890
Springfield	3,744	5,342,544	97.90	7.94	5,457,180
Stockbridge	745	1,099,081	100.70	17.21	1,091,470
Weathersfield	1,614	3,294,746	93.94	17.43	3,507,220
West Windsor	886	2,618,432	97.76	14.19	2,678,330
Weston	632	1,990,833	96.79	13.47	2,056,830
Windsor	1,349	2,457,809	101.52	15.49	2,421,110
Woodstock	1,879	8,945,902	94.56	15.23	9,460,140
County Totals	**34,471**	**91,969,557**			**93,589,340**

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

STATE TOTALS:	**325,090**	**826,051,131**	**863,967,390**

Figure 3. 2019 Summary of Listed Values and Equalized Education Values by Category

2019 Summary of Listed Values and Equalized Education Values by Category

Category	Property Count	Listed Value	Equalized Values
R1	154,563	35,299,544,990	37,786,059,258
R2	53,930	17,999,982,051	18,068,010,771
MHU	10,019	263,406,811	267,453,639
MHL	10,475	1,084,091,843	1,093,125,188
S1	10,705	1,979,764,828	2,015,928,775
S2	5,904	969,486,480	966,722,677
COMM	14,579	9,208,694,811	9,756,942,430
CMA	2,181	1,562,564,200	1,801,499,275
IND	877	1,244,305,730	1,303,081,921
UE	982	3,270,049,030	3,284,201,024
UO	176	330,633,640	331,930,450
FRM	2,664	871,345,280	879,140,009
OTH	23,589	5,902,540,516	6,188,290,491
WOOD	6,957	509,613,897	508,871,298
MISC	27,489	1,999,334,669	2,035,726,884
CABLE		109,754,103	109,754,103
INVENTORY		Exempt	Exempt
MACH and EQUIP		Exempt	Exempt
STATE TOTALS:	**325,090**	**82,605,112,879**	**86,396,738,194**

Figure 4. 2019 Summary of Education Equalized Values

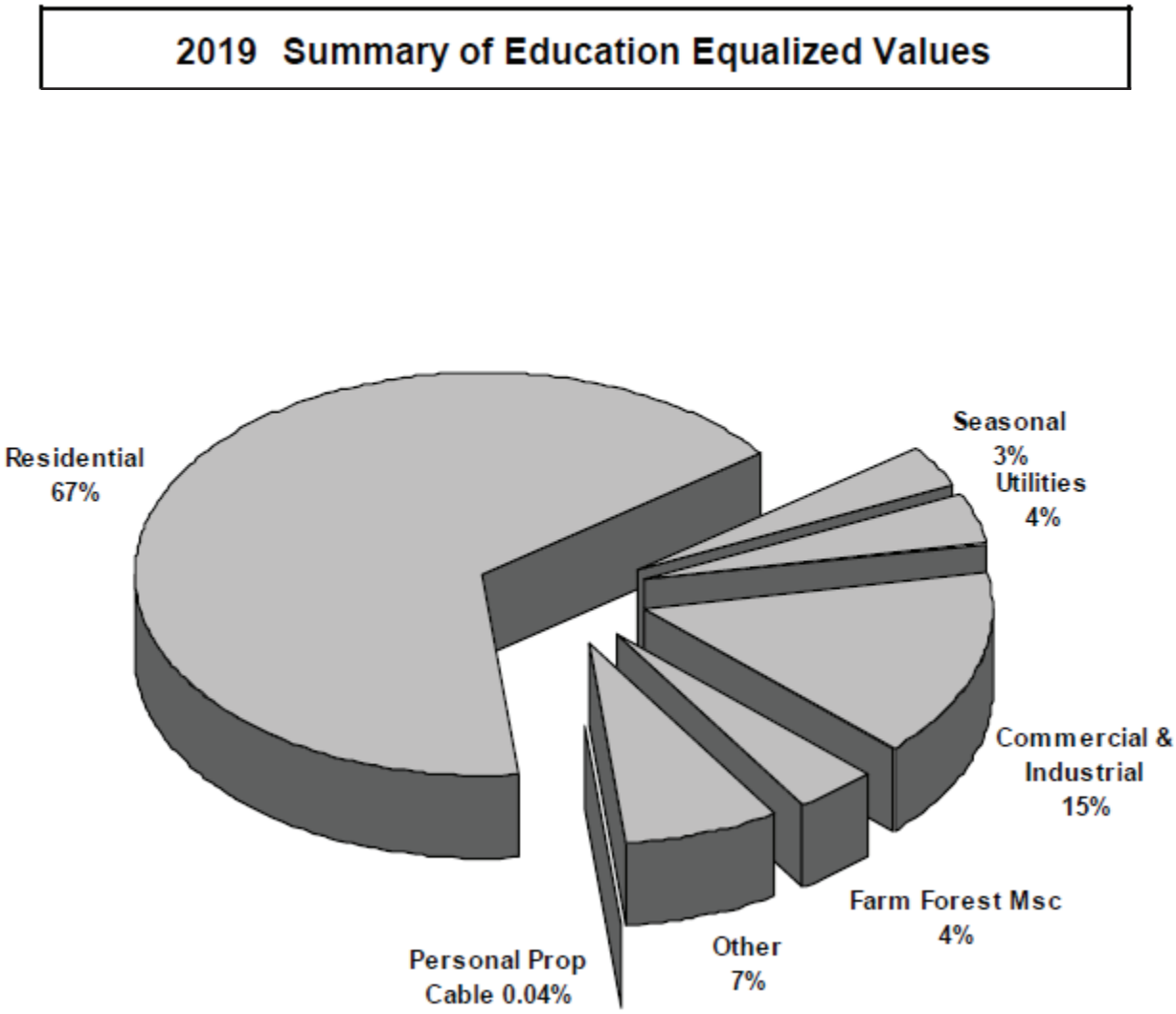
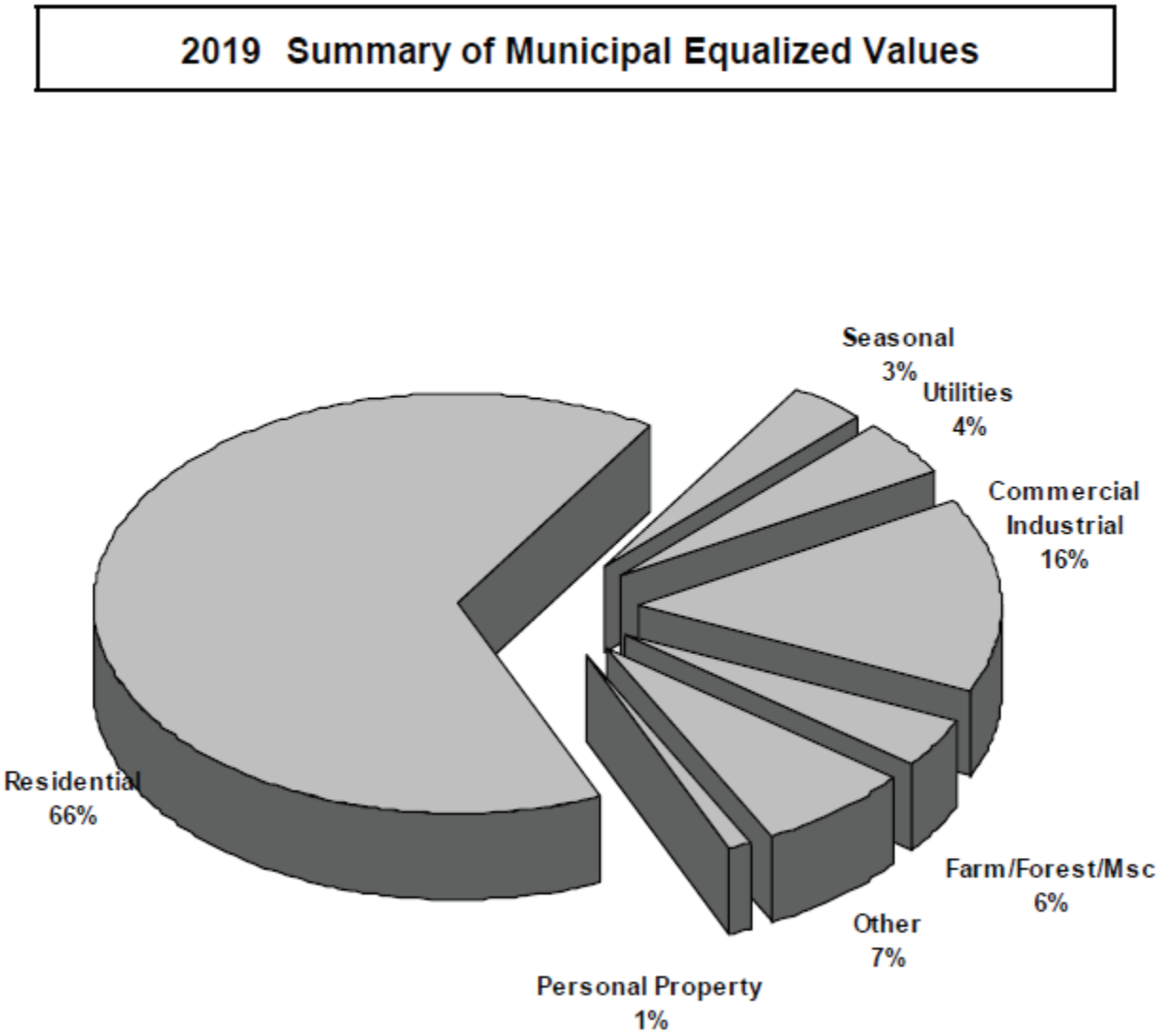


Figure 5. 2019 Summary of Listed Values and Equalized Municipal Values by Category

2019 Summary of Listed Values and Equalized Municipal Values by Category

Category	Property Count	Listed Value	Equalized Values
R1	154,563	35,240,303,579	37,724,166,660
R2	53,930	17,974,674,544	18,042,317,004
MHU	10,019	261,969,301	265,994,998
MHL	10,475	1,079,713,243	1,088,725,013
S1	10,705	1,979,249,878	2,015,409,342
S2	5,904	968,488,980	965,742,073
COMM	14,579	9,349,614,088	9,901,824,343
CMA	2,181	1,587,773,787	1,828,113,769
IND	877	1,242,529,784	1,301,854,390
UE	982	3,474,013,420	3,494,842,976
UO	176	351,731,998	353,263,448
FRM	2,664	862,275,882	869,769,525
OTH	23,589	5,901,277,816	6,186,945,656
WOOD	6,957	508,369,217	507,701,111
MISC	27,489	1,999,521,970	2,035,929,439
CABLE		37,498,155	37,498,155
INVENTORY		119,429,803	119,429,803
MACH and EQUIP		851,193,925	851,193,925
STATE TOTALS:	**325,090**	**83,789,629,370**	**87,590,721,629**

Figure 6. 2019 Summary of Municipal Equalized Values



Statutory Exemptions

Figure 1 shows the number and values of properties exempt from property taxation per 32 V.S.A. Chapter 125. The data is reported for each town, organized by county. By statute, several types of properties are exempt, including the following:

- Property owned by the United States
- State and municipal governments
- Organizations chartered by act of Congress including veterans' organizations
- Red Cross
- Boy and Girl Scout organizations

Also covered under this statute are real and personal estate that is:

- Used for public, pious, and charitable uses
- Property owned and occupied by a Young Men's or a Women's Christian Association
- Land and buildings used for cemetery purposes
- Grounds and property owned by agricultural societies so long as the same are used annually for agricultural fairs

Towns should list the statutorily exempt properties in their grand lists using a fair market value assessment.

State statute 32 V.S.A. § 3802(a)[1] requires the owners of exempt properties to report the insurance replacement cost of certain types of exempt properties.

Figure 1 shows the number of exempt properties reported in last year's Annual Report and the number of exempt properties reported this year. In addition, Figure 1 indicates how many properties are valued at an appraised value and how many are using the insurance replacement value. The last column indicates the aggregate value of the exempt properties.

[1] (Added 2013, No. 73, § 29, eff. June 5, 2013.)

Figure 1. 2019 Statutory Exemptions—Parcel Counts and Total Value

2019 Statutory Exemptions
Parcel Counts and Total Value
Addison

Town Name	Parcel Counts by Tax Year 2018	Parcel Counts by Tax Year 2019	Counts by Valuation Type: Assessed Value	Counts by Valuation Type: Insurance Value	Counts by Valuation Type: Undetermined	Total Value
Addison	33	33	33	0	0	13,209,900
Bridport	23	22	21	0	1	4,665,800
Bristol	120	118	107	11	0	49,449,800
Cornwall	15	15	8	6	1	5,676,520
Ferrisburgh	51	52	42	9	1	23,949,100
Goshen	5	5	5	0	0	916,700
Granville	11	11	10	1	0	1,296,800
Hancock	8	7	7	0	0	692,600
Leicester	15	15	9	6	0	4,547,400
Lincoln	18	18	18	0	0	4,875,600
Middlebury	206	218	168	7	43	467,808,800
Monkton	29	29	28	1	0	3,135,200
New Haven	26	25	21	4	0	6,297,200
Orwell	34	34	34	0	0	7,301,960
Panton	15	15	15	0	0	3,894,700
Ripton	27	28	26	2	0	43,313,100
Salisbury	17	17	17	0	0	7,637,000
Shoreham	33	33	24	9	0	8,535,500
Starksboro	36	37	37	0	0	7,055,500
Vergennes	45	46	4	42	0	66,142,671
Waltham	3	3	2	1	0	2,954,000
Weybridge	22	22	21	1	0	5,915,420
Whiting	11	14	7	6	1	4,777,000
County Totals	**803**	**817**	**664**	**106**	**47**	**$744,048,271**

2019 Statutory Exemptions
Parcel Counts and Total Value
Bennington

Town Name	Parcel Counts by Tax Year 2018	Parcel Counts by Tax Year 2019	Counts by Valuation Type: Assessed Value	Counts by Valuation Type: Insurance Value	Counts by Valuation Type: Undetermined	Total Value
Arlington	46	48	48	0	0	23,853,400
Bennington	238	235	230	2	3	218,981,000
Dorset	55	58	58	0	0	26,662,200
Glastenbury	0	0	0	0	0	0
Landgrove	19	19	17	2	0	5,345,300
Manchester	84	83	82	0	1	75,251,320
North Bennington	29	29	29	0	0	5,431,500
Peru	18	18	17	1	0	7,644,000
Pownal	50	50	31	18	1	13,995,600
Readsboro	74	73	73	0	0	13,492,600
Rupert	21	24	24	0	0	8,130,000
Sandgate	8	7	7	0	0	388,400
Searsburg	5	5	5	0	0	140,000
Shaftsbury	36	36	35	0	1	11,272,600
Shaftsbury ID	2	2	2	0	0	48,800
Stamford	20	17	15	2	0	4,689,500
Sunderland	21	22	20	1	1	2,566,400
Winhall	108	108	108	0	0	37,523,000
Woodford	13	13	12	1	0	31,224,800
County Totals	**847**	**847**	**813**	**27**	**7**	**$486,640,420**

2019 Statutory Exemptions
Parcel Counts and Total Value
Caledonia

Town Name	Parcel Counts by Tax Year 2018	Parcel Counts by Tax Year 2019	Counts by Valuation Type: Assessed Value	Counts by Valuation Type: Insurance Value	Counts by Valuation Type: Undetermined	Total Value
Barnet	44	44	42	0	2	11,625,300
Burke	28	28	28	0	0	16,710,400
Danville	52	51	48	0	3	12,845,036
Groton	47	47	46	0	1	11,322,600
Hardwick	67	66	66	0	0	27,066,800
Kirby	6	6	6	0	0	351,800
Lyndon	120	120	120	0	0	143,580,498
Newark	13	13	10	2	1	5,543,700
Peacham	35	35	35	0	0	10,394,400
Ryegate	28	28	23	5	0	2,594,800
Sheffield	12	13	11	2	0	8,516,900
St. Johnsbury	184	185	161	23	1	216,546,350
Stannard	8	8	8	0	0	3,101,200
Sutton	19	19	19	0	0	7,808,100
Walden	12	12	12	0	0	9,015,500
Waterford	19	19	13	6	0	10,190,900
Wheelock	16	17	17	0	0	3,565,800
County Totals	**710**	**711**	**665**	**38**	**8**	**$500,780,084**

2019 Statutory Exemptions
Parcel Counts and Total Value
Chittenden

Town Name	Parcel Counts by Tax Year 2018	Parcel Counts by Tax Year 2019	Counts by Valuation Type: Assessed Value	Counts by Valuation Type: Insurance Value	Counts by Valuation Type: Undetermined	Total Value
Bolton	20	20	20	0	0	16,640,900
Buels Gore	0	0	0	0	0	0
Burlington	405	392	390	0	2	1,675,329,300
Charlotte	26	32	32	0	0	24,791,500
Colchester	163	166	166	0	0	191,251,200
Essex Town	144	143	143	0	0	177,759,200
Hinesburg	55	55	55	0	0	19,481,300
Huntington	20	20	20	0	0	8,949,100
Jericho	47	48	38	10	0	99,072,900
Milton	59	71	68	3	0	38,338,600
Richmond	35	36	33	3	0	27,852,900
Shelburne	72	72	71	0	1	115,419,900
South Burlington	139	144	113	30	1	216,493,000
St. George	8	8	6	2	0	1,025,300
Underhill	38	38	30	8	0	23,924,600
Westford	21	20	20	0	0	5,581,800
Williston	115	116	112	4	0	99,682,239
Winooski	43	43	21	22	0	44,229,600
County Totals	**1,410**	**1,424**	**1,338**	**82**	**4**	**$2,785,823,339**

2019 Statutory Exemptions
Parcel Counts and Total Value
Essex

Town Name	Parcel Counts by Tax Year 2018	2019	Counts by Valuation Type: Assessed Value	Insurance Value	Undeter-mined	Total Value
Averill	0	0	0	0	0	0
Averys Gore	0	0	0	0	0	0
Bloomfield	22	22	22	0	0	3,255,900
Brighton	45	45	39	4	2	11,581,722
Brunswick	22	22	22	0	0	2,854,600
Canaan	43	43	43	0	0	13,850,100
Concord	32	32	32	0	0	4,206,100
East Haven	10	10	10	0	0	1,292,700
Ferdinand	7	7	7	0	0	13,260,100
Granby	11	10	10	0	0	915,000
Guildhall	16	16	15	1	0	1,454,800
Lemington	13	13	13	0	0	1,365,700
Lewis	10	10	10	0	0	4,748,100
Lunenburg	35	37	37	0	0	8,618,200
Maidstone	12	12	11	1	0	5,244,600
Norton	12	12	10	2	0	4,200,300
Victory	24	24	24	0	0	12,774,200
Warners Grant	0	0	0	0	0	0
Warren Gore	0	0	0	0	0	0
County Totals	**314**	**315**	**305**	**8**	**2**	**$89,622,122**

2019 Statutory Exemptions
Parcel Counts and Total Value
Franklin

Town Name	Parcel Counts by Tax Year 2018	Parcel Counts by Tax Year 2019	Counts by Valuation Type: Assessed Value	Counts by Valuation Type: Insurance Value	Counts by Valuation Type: Undetermined	Total Value
Bakersfield	20	20	9	11	0	7,978,600
Berkshire	17	17	8	9	0	2,658,700
Enosburgh	62	63	34	29	0	39,821,500
Fairfax	47	46	45	1	0	13,917,100
Fairfield	35	38	27	11	0	8,159,421
Fletcher	17	15	10	5	0	2,920,900
Franklin	20	20	11	9	0	8,545,600
Georgia	37	37	37	0	0	12,047,800
Highgate	56	56	43	13	0	43,739,400
Montgomery	28	28	14	14	0	13,276,000
Richford	62	62	59	0	3	43,145,200
Sheldon	26	24	12	12	0	7,544,700
St. Albans City	66	69	36	33	0	220,272,700
St. Albans Town	47	46	21	24	1	62,475,700
Swanton	61	62	51	11	0	67,755,300
County Totals	**601**	**603**	**417**	**182**	**4**	**$554,258,621**

2019 Statutory Exemptions
Parcel Counts and Total Value
Grand Isle

Town Name	Parcel Counts by Tax Year 2018	2019	Counts by Valuation Type: Assessed Value	Insurance Value	Undeter-mined	Total Value
Alburgh	48	49	31	18	0	16,248,800
Grand Isle	33	32	26	6	0	30,493,500
Isle La Motte	22	22	22	0	0	5,570,700
North Hero	30	30	28	2	0	20,396,300
South Hero	31	31	21	10	0	14,139,700
County Totals	**164**	**164**	**128**	**36**	**0**	**$86,849,000**

2019 Statutory Exemptions
Parcel Counts and Total Value
Lamoille

Town Name	Parcel Counts by Tax Year 2018	2019	Counts by Valuation Type: Assessed Value	Insurance Value	Undeter-mined	Total Value
Belvidere	15	15	10	5	0	5,061,700
Cambridge	56	55	43	9	3	39,609,693
Eden	33	31	31	0	0	8,346,590
Elmore	12	12	11	1	0	5,355,600
Hyde Park	42	43	35	8	0	73,345,200
Johnson	61	62	59	2	1	97,467,200
Morristown	97	98	97	1	0	56,836,500
Stowe	67	68	67	0	1	58,926,200
Waterville	12	12	1	11	0	5,823,300
Wolcott	44	44	39	5	0	7,218,400
County Totals	**439**	**440**	**393**	**42**	**5**	**$357,990,383**

2019 Statutory Exemptions
Parcel Counts and Total Value
Orange

Town Name	Parcel Counts by Tax Year 2018	Parcel Counts by Tax Year 2019	Counts by Valuation Type: Assessed Value	Counts by Valuation Type: Insurance Value	Counts by Valuation Type: Undetermined	Total Value
Bradford	53	53	53	0	0	17,692,300
Braintree	18	18	14	4	0	4,279,400
Brookfield	23	23	15	8	0	7,180,500
Chelsea	26	26	15	11	0	15,912,400
Corinth	22	23	23	0	0	1,897,100
Fairlee	22	22	22	0	0	12,454,000
Newbury	60	60	60	0	0	8,118,200
Orange	21	21	18	3	0	7,537,400
Randolph	90	90	59	28	3	208,374,620
Strafford	24	24	22	2	0	8,980,800
Thetford	58	58	36	21	1	52,448,452
Topsham	11	11	10	1	0	10,027,100
Tunbridge	39	39	38	1	0	7,998,700
Vershire	13	13	12	0	1	4,875,800
Washington	27	27	25	2	0	6,257,800
Wells River	27	27	27	0	0	2,779,200
West Fairlee	23	24	20	4	0	2,935,100
Williamstown	36	35	26	7	2	32,132,550
County Totals	**593**	**594**	**495**	**92**	**7**	**$411,881,422**

2019 Statutory Exemptions
Parcel Counts and Total Value
Orleans

Town Name	Parcel Counts by Tax Year 2018	Parcel Counts by Tax Year 2019	Counts by Valuation Type: Assessed Value	Counts by Valuation Type: Insurance Value	Counts by Valuation Type: Undetermined	Total Value
Albany	20	20	20	0	0	4,465,400
Barton	42	43	43	0	0	17,077,800
Brownington	21	20	19	0	1	3,881,400
Charleston	22	22	22	0	0	5,752,900
Coventry	31	32	18	14	0	4,513,900
Craftsbury	27	29	27	2	0	2,830,300
Derby	74	78	78	0	0	42,557,700
Glover	25	29	28	1	0	5,591,700
Greensboro	24	27	24	2	1	10,149,400
Holland	7	7	3	4	0	5,015,900
Irasburg	21	14	11	3	0	5,736,900
Jay	20	20	20	0	0	5,060,700
Lowell	18	18	18	0	0	4,937,400
Morgan	18	18	18	0	0	1,894,700
Newport City	82	82	81	0	1	71,041,040
Newport Town	19	19	19	0	0	3,360,100
Orleans ID	17	19	19	0	0	7,207,100
Troy	48	49	49	0	0	5,509,500
Westfield	17	17	10	6	1	7,979,500
Westmore	23	23	22	0	1	7,940,300
County Totals	**576**	**586**	**549**	**32**	**5**	**$222,503,640**

2019 Statutory Exemptions
Parcel Counts and Total Value
Rutland

Town Name	Parcel Counts by Tax Year 2018	2019	Counts by Valuation Type: Assessed Value	Insurance Value	Undeter-mined	Total Value
Benson	20	20	19	0	1	6,820,800
Brandon	61	59	43	16	0	42,042,600
Castleton	90	90	88	0	2	119,603,500
Chittenden	31	31	24	5	2	31,111,300
Clarendon	36	36	36	0	0	13,501,900
Danby	27	27	26	1	0	2,296,800
Fair Haven	65	65	64	0	1	35,034,000
Hubbardton	26	26	21	5	0	3,487,800
Ira	9	9	9	0	0	2,149,100
Killington	58	59	59	0	0	17,493,670
Mendon	41	41	41	0	0	8,776,600
Middletown Springs	14	14	14	0	0	2,289,100
Mount Holly	25	25	25	0	0	4,749,956
Mount Tabor	9	10	10	0	0	26,082,800
Pawlet	20	21	21	0	0	5,428,310
Pittsfield	15	18	15	3	0	23,723,800
Pittsford	46	46	45	0	1	22,508,100
Poultney	37	38	38	0	0	83,637,700
Proctor	39	39	39	0	0	27,723,780
Rutland City	247	236	226	0	10	314,877,325
Rutland Town	33	34	29	5	0	26,290,500
Shrewsbury	19	19	19	0	0	9,231,700
Sudbury	14	14	8	6	0	2,982,372
Tinmouth	10	10	10	0	0	2,017,900
Wallingford	36	35	33	1	1	11,929,500
Wells	17	17	17	0	0	2,412,200
West Haven	13	13	13	0	0	681,400
West Rutland	55	54	54	0	0	22,147,000
County Totals	**1,113**	**1,106**	**1,046**	**42**	**18**	**$871,031,513**

2019 Statutory Exemptions
Parcel Counts and Total Value
Washington

Town Name	Parcel Counts by Tax Year 2018	Parcel Counts by Tax Year 2019	Counts by Valuation Type: Assessed Value	Counts by Valuation Type: Insurance Value	Counts by Valuation Type: Undetermined	Total Value
Barre City	220	221	216	3	2	208,789,030
Barre Town	130	131	129	1	1	111,944,100
Berlin	85	84	84	0	0	109,542,100
Cabot	39	41	39	2	0	5,448,900
Calais	26	26	26	0	0	2,917,500
Duxbury	20	20	20	0	0	33,291,800
East Montpelier	45	46	34	12	0	48,437,200
Fayston	20	20	20	0	0	11,750,800
Marshfield	37	37	35	0	2	13,156,000
Middlesex	34	34	33	1	0	9,623,000
Montpelier	106	109	109	0	0	200,435,300
Moretown	28	29	27	1	1	6,412,200
Northfield	106	106	35	71	0	404,204,300
Plainfield	32	33	20	12	1	32,603,700
Roxbury	21	21	14	7	0	8,887,200
Waitsfield	43	45	45	0	0	13,634,900
Warren	39	38	32	6	0	10,058,700
Waterbury	48	48	48	0	0	246,920,300
Woodbury	21	21	15	6	0	7,172,700
Worcester	20	20	16	4	0	13,645,200
County Totals	**1,120**	**1,130**	**997**	**126**	**7**	**$1,498,874,930**

2019 Statutory Exemptions
Parcel Counts and Total Value
Windham

Town Name	Parcel Counts by Tax Year 2018	Parcel Counts by Tax Year 2019	Counts by Valuation Type: Assessed Value	Counts by Valuation Type: Insurance Value	Counts by Valuation Type: Undetermined	Total Value
Athens	11	11	11	0	0	2,005,800
Brattleboro	231	230	216	0	14	205,198,066
Brookline	9	9	9	0	0	764,840
Dover	40	40	40	0	0	15,480,220
Dummerston	29	30	30	0	0	9,555,800
Grafton	17	16	16	0	0	6,254,200
Guilford	24	24	23	1	0	7,752,670
Halifax	17	17	17	0	0	1,956,100
Jamaica	62	61	61	0	0	5,761,600
Londonderry	38	39	39	0	0	13,776,700
Marlboro	19	19	17	0	2	4,156,800
Newfane	45	46	46	0	0	8,367,900
Putney	50	51	50	1	0	123,473,700
Rockingham	90	89	87	1	1	97,301,046
Somerset	0	0	0	0	0	0
Stratton	17	19	19	0	0	28,178,400
Townshend	37	36	35	1	0	23,460,300
Vernon	34	34	30	4	0	21,849,200
Wardsboro	29	30	26	4	0	3,873,280
Westminster	36	36	21	14	1	69,288,300
Whitingham	28	27	27	0	0	7,118,800
Wilmington	80	82	57	24	1	25,644,221
Windham	12	12	11	1	0	1,466,600
County Totals	**955**	**958**	**888**	**51**	**19**	**$682,684,543**

2019 Statutory Exemptions
Parcel Counts and Total Value
Windsor

Town Name	Parcel Counts by Tax Year 2018	Parcel Counts by Tax Year 2019	Counts by Valuation Type: Assessed Value	Counts by Valuation Type: Insurance Value	Counts by Valuation Type: Undetermined	Total Value
Andover	26	26	26	0	0	3,178,500
Baltimore	3	3	1	2	0	147,800
Barnard	42	42	42	0	0	8,739,100
Bethel	65	65	65	0	0	13,538,100
Bridgewater	25	25	25	0	0	4,376,900
Cavendish	38	37	31	6	0	7,327,900
Chester	55	55	55	0	0	29,542,600
Hartford	192	192	191	1	0	128,334,300
Hartland	40	39	28	10	1	20,168,800
Ludlow	54	58	58	0	0	22,897,800
Norwich	55	56	56	0	0	38,241,600
Plymouth	45	42	42	0	0	14,577,700
Pomfret	19	20	19	0	1	10,682,541
Reading	33	33	0	0	33	12,230,896
Rochester	40	39	28	11	0	15,945,700
Royalton	62	62	61	0	1	17,215,300
Sharon	31	32	31	1	0	12,248,155
Springfield	144	146	133	12	1	108,589,769
Stockbridge	53	53	50	3	0	7,286,100
Weathersfield	45	46	44	2	0	19,576,700
West Windsor	26	26	26	0	0	8,890,000
Weston	20	22	21	0	1	9,541,320
Windsor	56	57	38	19	0	96,088,044
Woodstock	75	75	75	0	0	60,107,500
County Totals	**1,244**	**1,251**	**1,146**	**67**	**38**	**$669,473,125**
STATE TOTALS:	**10,889**	**10,946**	**9,844**	**931**	**171**	**$9,962,461,413**

Property Tax Reduction Payments

Households with income in 2018 of less than $136,500 were eligible to receive property tax credits applied to their 2019-2020 (FY20) property tax bills. Almost 70% of Vermont resident households received a credit this year.

The education credit amount is equal to the difference between the housesite (house and up to two surrounding acres) education property taxes for the prior year and education taxes based on income, both of which are tied to per-pupil education spending. Households with income under $47,000 may also receive an additional credit to their education property taxes based on income as prescribed in statute, regardless of per-pupil spending amounts. The total amount of foregone revenue to the education fund in FY20 for these credits is in the "Education Property Tax Credit" column in **Figure 1**. Households with income of $47,000 or less are also eligible for a municipal tax credit if the housesite municipal property taxes for the prior year exceeded the applicable percentage of income prescribed in statute. The state general fund reimburses municipalities for the revenue lost due to the municipal tax credit.

Act 11 of 2018 split both the calculation and the appearance on the bill of property tax credit into its education and municipal components to make property tax bills easier to understand. The presentation of the credit totals in the table below was revamped to reflect that change and also to provide totals consistent with other state accounting documents.

Figure 1. Education Property Tax Adjustments by Year

	Education Property Tax Credit	Municipal Property Tax Credit	Total	% Change
2019	166,739,409	16,347,668	183,087,077	1.54%
*please note report form at change from 2018-2019.				
	School Property Tax Adjustemnt	**Circuit Breaker**	**Total**	
2018	158,404,367	21,898,863	180,303,230	-4.59%
2017	165,982,509	22,989,536	188,972,045	2.32%
2016	161,682,400	23,004,392	184,686,791	7.01%
2015	150,629,373	21,961,680	172,591,053	3.28%
2014	145,667,879	21,443,241	167,111,120	5.53%
2013	137,532,417	20,821,834	158,354,251	2.81%
2012	134,703,320	19,327,021	154,030,341	-5.44%
2011	142,955,566	19,937,335	162,892,901	-1.65%
2010	145,309,090	20,321,655	165,630,745	6.98%
2009	135,850,961	18,968,027	154,818,988	16.96%
2008	115,395,480	16,973,707	132,369,187	1.32%
2007	114,675,634	15,971,405	130,647,039	

Figure 2 on this and the following pages organizes property tax payments by county and municipality.

Figure 2. Tax Year 2019 Property Tax Reduction Payment Summary [1]

Tax Year 2019 Property Tax Reduction Payment Summary

Addison County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Addison	429	328	$ 617,998	$ 1,884	54	$ 33,067	$ 612	76.5%
Bridport	344	253	$ 403,572	$ 1,595	56	$ 26,984	$ 482	73.5%
Bristol	1,033	779	$ 1,094,619	$ 1,405	199	$ 146,017	$ 734	75.4%
Cornwall	357	224	$ 464,010	$ 2,071	31	$ 12,379	$ 399	62.7%
Ferrisburgh	878	626	$ 1,209,281	$ 1,932	42	$ 9,713	$ 231	71.3%
Goshen	69	49	$ 70,358	$ 1,436	24	$ 17,956	$ 748	71.0%
Granville	96	65	$ 86,358	$ 1,329	17	$ 7,548	$ 444	67.7%
Hancock	106	70	$ 70,918	$ 1,013	26	$ 12,547	$ 483	66.0%
Leicester	330	246	$ 321,067	$ 1,305	18	$ 4,543	$ 252	74.5%
Lincoln	436	316	$ 518,736	$ 1,642	100	$ 47,261	$ 473	72.5%
Middlebury	1,634	1,111	$ 1,795,826	$ 1,616	279	$ 224,144	$ 803	68.0%
Monkton	681	472	$ 746,883	$ 1,582	43	$ 13,064	$ 304	69.3%
New Haven	560	419	$ 699,172	$ 1,669	28	$ 6,315	$ 226	74.8%
Orwell	396	298	$ 462,307	$ 1,551	64	$ 26,284	$ 411	75.3%
Panton	196	139	$ 281,378	$ 2,024	36	$ 20,135	$ 559	70.9%
Ripton	184	124	$ 186,081	$ 1,501	19	$ 6,227	$ 328	67.4%
Salisbury	350	273	$ 469,400	$ 1,719	14	$ 4,706	$ 336	78.0%
Shoreham	370	272	$ 417,447	$ 1,535	73	$ 42,270	$ 579	73.5%
Starksboro	574	415	$ 548,068	$ 1,321	70	$ 25,156	$ 359	72.3%
Vergennes	651	507	$ 725,612	$ 1,431	140	$ 93,514	$ 668	77.9%
Waltham	158	97	$ 139,076	$ 1,434	16	$ 3,371	$ 211	61.4%
Weybridge	270	171	$ 309,574	$ 1,810	28	$ 7,744	$ 277	63.3%
Whiting	118	88	$ 102,618	$ 1,166	27	$ 13,985	$ 518	74.6%
Total	10,220	7,342	$ 11,740,359	$ 1,599	1,404	$ 804,930	$ 573	71.8%

Notes:

1. Property Tax Adjustments are applied for at the same time as Personal Income Tax returns for Tax Year 2018 and are applied to 2018 - 2019 (fiscal year 2019) property taxes. Both School Property Tax Adjustments (Prebates) and Circuit Breaker Adjustments (Homeowner Rebates) are calculated on prior year household income and housesite property taxes paid.

2. A housesite is the owner-occupied residence and surrounding land, up to two acres. This column reports the number of housesites in a town as reported on Homestead Declarations received before October 16, 2018.

3. Circuit Breaker Adjustment is calculated on education property taxes remaining after education fund adjustment and municipal taxes for claimants with Household Income of $47,000 or less. Also called, "Homeowner Rebate," "Rebate," or "Additional Adjustment."

Bennington County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Arlington	709	517	$ 893,787	$ 1,729	44	$ 10,423	$ 237	72.9%
Bennington	3,038	2,099	$ 2,058,469	$ 981	891	$ 593,300	$ 666	69.1%
Dorset	578	353	$ 835,209	$ 2,366	59	$ 20,303	$ 344	*
Glastenbury	2	*	*	*	*	*	*	*
Landgrove	52	25	$ 73,846	$ 2,954	*	*	*	48.1%
Manchester	1,095	710	$ 1,532,139	$ 2,158	76	$ 28,193	$ 371	64.8%
N. Bennington ID	232	138	$ 155,387	$ 1,126	51	$ 42,337	$ 830	59.5%
Peru	130	90	$ 191,111	$ 2,123	*	*	*	69.2%
Pownal	953	676	$ 741,188	$ 1,096	166	$ 59,398	$ 358	70.9%
Readsboro	224	153	$ 164,852	$ 1,077	67	$ 49,430	$ 738	68.3%
Rupert	229	174	$ 257,206	$ 1,478	37	$ 16,914	$ 457	76.0%
Sandgate	125	89	$ 120,006	$ 1,348	26	$ 11,102	$ 427	71.2%
Searsburg	37	27	$ 31,613	$ 1,171	*	*	*	73.0%
Shaftsbury	1,159	843	$ 1,063,803	$ 1,262	86	$ 27,748	$ 323	72.7%
Stamford	299	187	$ 215,750	$ 1,154	57	$ 28,789	$ 505	62.5%
Sunderland	344	217	$ 210,412	$ 970	33	$ 13,816	$ 419	63.1%
Winhall	258	173	$ 490,849	$ 2,837	22	$ 9,613	$ 437	67.1%
Woodford	110	79	$ 97,624	$ 1,236	*	*	*	71.8%
Total	9,574	6,550	$ 9,133,251	$ 1,394	1,615	$ 911,366	$ 564	68.4%

Caledonia County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Barnet	525	344	$ 463,660	$ 1,348	101	$ 57,921	$ 573	65.5%
Burke	492	345	$ 460,779	$ 1,336	51	$ 17,239	$ 338	70.1%
Danville	774	528	$ 726,185	$ 1,375	86	$ 27,983	$ 325	68.2%
Groton	316	205	$ 212,347	$ 1,036	50	$ 21,271	$ 425	64.9%
Hardwick	808	553	$ 591,126	$ 1,069	262	$ 175,286	$ 669	68.4%
Kirby	168	120	$ 168,022	$ 1,400	23	$ 9,880	$ 430	71.4%
Lyndon	1,312	971	$ 989,952	$ 1,020	225	$ 101,905	$ 453	74.0%
Newark	209	151	$ 173,297	$ 1,148	41	$ 12,611	$ 308	72.2%
Peacham	255	165	$ 276,482	$ 1,676	28	$ 10,815	$ 386	64.7%
Ryegate	372	245	$ 273,731	$ 1,117	58	$ 24,833	$ 428	65.9%
Sheffield	212	133	$ 118,345	$ 890	*	*	*	62.7%
St. Johnsbury	1,557	1,000	$ 781,432	$ 781	422	$ 275,614	$ 653	64.2%
Stannard	72	47	$ 37,658	$ 801	20	$ 6,782	$ 339	65.3%
Sutton	308	220	$ 289,511	$ 1,316	76	$ 29,026	$ 382	71.4%
Walden	322	225	$ 212,677	$ 945	51	$ 22,031	$ 432	69.9%
Waterford	453	313	$ 453,264	$ 1,448	46	$ 12,476	$ 271	69.1%
Wheelock	252	173	$ 196,952	$ 1,138	51	$ 25,127	$ 493	68.7%
Total	8,407	5,738	$ 6,425,420	$ 1,120	1,591	$ 830,800	$ 522	68.3%

* Indicates suppressed data (cells of 10 or fewer returns). State totals include supressed data.

Chittenden County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Bolton	406	236	$ 276,764	$ 1,173	37	$ 16,551	$ 447	58.1%
Buels Gore	7	*	*	*	*	*	*	*
Burlington	5,965	4,083	$ 8,308,673	$ 2,035	1,018	$ 852,015	$ 837	68.4%
Charlotte	1,178	587	$ 1,304,017	$ 2,221	30	$ 7,945	$ 265	49.8%
Colchester	4,532	3,062	$ 4,773,513	$ 1,559	482	$ 231,291	$ 480	67.6%
Essex Junction	2,665	1,933	$ 3,128,823	$ 1,619	373	$ 297,817	$ 798	72.5%
Essex Town	3,355	2,238	$ 3,646,943	$ 1,630	255	$ 116,776	$ 458	66.7%
Hinesburg	1,442	939	$ 1,498,466	$ 1,596	124	$ 58,484	$ 472	65.1%
Huntington	674	468	$ 764,701	$ 1,634	121	$ 75,137	$ 621	69.4%
Jericho	1,634	1,049	$ 1,767,708	$ 1,685	112	$ 46,775	$ 418	64.2%
Milton	3,218	2,474	$ 3,628,849	$ 1,467	336	$ 143,685	$ 428	76.9%
Richmond	1,287	796	$ 1,223,874	$ 1,538	145	$ 109,770	$ 757	61.8%
Shelburne	2,139	1,078	$ 2,089,572	$ 1,938	110	$ 54,098	$ 492	50.4%
South Burlington	5,059	3,258	$ 5,660,854	$ 1,738	435	$ 200,663	$ 461	64.4%
St. George	223	115	$ 173,098	$ 1,505	10	$ 3,125	$ 313	51.6%
Underhill	1,048	695	$ 1,174,258	$ 1,690	96	$ 54,708	$ 570	66.3%
Westford	685	484	$ 707,256	$ 1,461	76	$ 48,772	$ 642	70.7%
Williston	3,038	1,807	$ 3,194,078	$ 1,768	65	$ 17,663	$ 272	59.5%
Winooski	1,069	868	$ 1,302,334	$ 1,500	242	$ 263,867	$ 1,090	81.2%
Total	39,624	26,170	$ 44,623,781	$ 1,705	4,067	$ 2,599,142	$ 639	66.0%

Essex County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Averill	9	*	*	*	*	*	*	*
Avery's Gore	0	0	$ -	$ -	0	$ -	$ -	0.0%
Bloomfield	76	49	$ 46,870	$ 957	*	*	*	64.5%
Brighton	319	208	$ 212,819	$ 1,023	75	$ 34,213	$ 456	65.2%
Brunswick	33	27	$ 23,334	$ 864	*	*	*	81.8%
Canaan	289	170	$ 151,175	$ 889	47	$ 14,835	$ 316	58.8%
Concord	362	236	$ 250,216	$ 1,060	56	$ 21,688	$ 387	65.2%
East Haven	104	72	$ 62,744	$ 871	21	$ 6,856	$ 326	69.2%
Ferdinand	5	*	*	*	*	*	*	*
Granby	33	18	$ 8,836	$ 491	*	*	*	54.5%
Guildhall	98	50	$ 26,970	$ 539	17	$ 6,876	$ 404	51.0%
Lemington	35	22	$ 27,018	$ 1,228	*	*	*	62.9%
Lewis	0	0	$ -	$ -	*	*	*	0.0%
Lunenburg	361	244	$ 194,754	$ 798	33	$ 7,570	$ 229	67.6%
Maidstone	83	62	$ 69,320	$ 1,118	*	*	*	74.7%
Norton	56	40	$ 51,493	$ 1,287	*	*	*	71.4%
Victory	31	25	$ 41,685	$ 1,667	*	*	*	80.6%
Warner's Grant	0	0	$ -	$ -	0	$ -	$ -	0.0%
Warren's Gore	2	*	*	*	*	*	*	*
Total	1,896	1,223	$ 1,167,234	$ 954	249	$ 92,038	$ 370	64.5%

Franklin County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Bakersfield	427	318	$ 341,767	$ 1,075	43	$ 13,098	$ 305	74.5%
Berkshire	458	355	$ 364,486	$ 1,027	64	$ 20,725	$ 324	77.5%
Enosburgh	710	473	$ 444,270	$ 939	162	$ 84,883	$ 524	66.6%
Fairfax	1,528	1,098	$ 1,290,021	$ 1,175	87	$ 28,949	$ 333	71.9%
Fairfield	587	425	$ 586,705	$ 1,380	93	$ 44,645	$ 480	72.4%
Fletcher	466	351	$ 506,653	$ 1,443	90	$ 62,441	$ 694	75.3%
Franklin	447	318	$ 322,212	$ 1,013	22	$ 5,471	$ 249	71.1%
Georgia	1,540	1,175	$ 1,774,173	$ 1,510	46	$ 11,758	$ 256	76.3%
Highgate	1,033	809	$ 922,513	$ 1,140	49	$ 8,963	$ 183	78.3%
Montgomery	398	303	$ 302,734	$ 999	50	$ 14,688	$ 294	76.1%
Richford	551	383	$ 260,913	$ 681	134	$ 56,988	$ 425	69.5%
Sheldon	626	482	$ 530,878	$ 1,101	43	$ 10,299	$ 240	77.0%
St. Albans City	1,283	947	$ 1,075,796	$ 1,136	294	$ 163,834	$ 557	73.8%
St. Albans Town	1,953	1,399	$ 1,924,981	$ 1,376	131	$ 40,900	$ 312	71.6%
Swanton	1,940	1,499	$ 1,733,410	$ 1,156	191	$ 94,032	$ 492	77.3%
Total	13,947	10,335	$ 12,381,511	$ 1,198	1,499	$ 661,674	$ 441	74.1%

Grand Isle County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Alburgh	600	425	$ 675,949	$ 1,590	66	$ 22,196	$ 336	70.8%
Grand Isle	657	461	$ 857,994	$ 1,861	18	$ 4,577	$ 254	70.2%
Isle La Motte	193	146	$ 234,650	$ 1,607	20	$ 5,666	$ 283	75.6%
North Hero	338	235	$ 447,942	$ 1,906	16	$ 8,161	$ 510	69.5%
South Hero	576	360	$ 822,801	$ 2,286	51	$ 26,321	$ 516	62.5%
Total	2,364	1,627	$ 3,039,336	$ 1,868	171	$ 66,921	$ 391	68.8%

Lamoille County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Belvidere	118	87	$ 101,374	$ 1,165	15	$ 6,012	$ 401	73.7%
Cambridge	1,027	747	$ 1,004,496	$ 1,345	75	$ 23,452	$ 313	72.7%
Eden	389	263	$ 284,517	$ 1,082	48	$ 21,193	$ 442	67.6%
Elmore	312	207	$ 332,115	$ 1,604	27	$ 9,007	$ 334	66.3%
Hyde Park	939	698	$ 859,195	$ 1,231	210	$ 104,854	$ 499	74.3%
Johnson	702	514	$ 565,507	$ 1,100	157	$ 80,100	$ 510	73.2%
Morristown	1,429	1,048	$ 1,403,965	$ 1,340	335	$ 239,585	$ 715	73.3%
Stowe	1,184	636	$ 1,460,983	$ 2,297	133	$ 87,183	$ 656	53.7%
Waterville	236	180	$ 240,905	$ 1,338	30	$ 10,166	$ 339	76.3%
Wolcott	498	391	$ 562,494	$ 1,439	115	$ 57,989	$ 504	78.5%
Total	6,834	4,771	$ 6,815,551	$ 1,429	1,145	$ 639,541	$ 559	69.8%

Orange County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Bradford	735	485	$ 497,272	$ 1,025	153	$ 95,126	$ 622	66.0%
Braintree	406	291	$ 295,051	$ 1,014	83	$ 48,322	$ 582	71.7%
Brookfield	431	289	$ 365,475	$ 1,265	46	$ 17,132	$ 372	67.1%
Chelsea	380	261	$ 319,001	$ 1,222	82	$ 43,341	$ 529	68.7%
Corinth	457	308	$ 322,264	$ 1,046	98	$ 42,896	$ 438	67.4%
Fairlee	286	205	$ 365,580	$ 1,783	38	$ 21,617	$ 569	71.7%
Newbury	561	395	$ 427,984	$ 1,084	87	$ 39,306	$ 452	70.4%
Orange	376	291	$ 302,091	$ 1,038	65	$ 24,713	$ 380	77.4%
Randolph	1,177	811	$ 937,603	$ 1,156	251	$ 175,651	$ 700	68.9%
Strafford	387	258	$ 471,175	$ 1,826	79	$ 56,124	$ 710	66.7%
Thetford	920	652	$ 1,301,879	$ 1,997	163	$ 119,005	$ 730	70.9%
Topsham	373	237	$ 209,575	$ 884	80	$ 29,612	$ 370	63.5%
Tunbridge	440	296	$ 392,558	$ 1,326	74	$ 44,763	$ 605	67.3%
Vershire	231	158	$ 229,561	$ 1,453	59	$ 35,888	$ 608	68.4%
Washington	360	257	$ 244,832	$ 953	52	$ 16,760	$ 322	71.4%
Wells River	77	49	$ 45,580	$ 930	24	$ 30,901	$ 1,288	63.6%
West Fairlee	199	136	$ 221,124	$ 1,626	39	$ 23,119	$ 593	68.3%
Williamstown	1,044	721	$ 683,730	$ 948	103	$ 34,165	$ 332	69.1%
Total	8,840	6,100	$ 7,632,335	$ 1,251	1,576	$ 898,441	$ 570	69.0%

Notes:

* Indicates suppressed data (cells of 10 or fewer returns). State totals include supressed data.

1. Property Tax Adjustments are applied for at the same time as Personal Income Tax returns for Tax Year 2019 and are applied to 2019 - 2020 (fiscal year 2020) property taxes. Both School Property Tax Adjustments (Prebates) and Circuit Breaker Adjustments (Homeowner Rebates) are calculated on prior year household income and housesite property taxes paid.

2. A housesite is the owner-occupied residence and surrounding land, up to two acres. This column reports the number of housesites in a town as reported on Homestead Declarations received before October 16, 2019.

3. Circuit Breaker Adjustment is calculated on education property taxes remaining after education fund adjustment and municipal taxes for claimants with Household Income of $47,000 or less. Also called, "Homeowner Rebate," "Rebate," or "Additional Adjustment."

Orleans County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Albany	321	241	$ 268,443	$ 1,114	55	$ 18,707	$ 340	75.1%
Barton	558	436	$ 376,269	$ 863	150	$ 89,803	$ 599	78.1%
Brownington	318	242	$ 222,736	$ 920	78	$ 30,360	$ 389	76.1%
Charleston	352	243	$ 218,506	$ 899	56	$ 21,395	$ 382	69.0%
Coventry	329	241	$ 280,575	$ 1,164	*	*	*	73.3%
Craftsbury	363	261	$ 394,492	$ 1,511	66	$ 24,208	$ 367	71.9%
Derby	1,479	1,064	$ 1,096,182	$ 1,030	103	$ 28,505	$ 277	71.9%
Glover	368	278	$ 338,994	$ 1,219	70	$ 32,991	$ 471	75.5%
Greensboro	252	176	$ 323,393	$ 1,837	65	$ 42,401	$ 652	69.8%
Holland	220	147	$ 150,235	$ 1,022	63	$ 29,880	$ 474	66.8%
Irasburg	374	284	$ 280,858	$ 989	53	$ 14,520	$ 274	75.9%
Jay	161	117	$ 186,655	$ 1,595	13	$ 4,121	$ 317	72.7%
Lowell	260	198	$ 189,077	$ 955	*	*	*	76.2%
Morgan	242	172	$ 207,498	$ 1,206	*	*	*	71.1%
Newport City	967	646	$ 575,356	$ 891	310	$ 225,138	$ 726	66.8%
Newport Town	496	368	$ 496,332	$ 1,349	83	$ 30,921	$ 373	74.2%
Orleans	225	129	$ 79,636	$ 617	66	$ 37,383	$ 566	57.3%
Troy	486	349	$ 370,220	$ 1,061	79	$ 27,439	$ 347	71.8%
Westfield	183	130	$ 143,350	$ 1,103	29	$ 12,947	$ 446	71.0%
Westmore	150	124	$ 190,668	$ 1,538	28	$ 14,285	$ 510	82.7%
Total	8,104	5,846	$ 6,389,476	$ 1,093	1,367	$ 685,003	$ 501	72.1%

Rutland County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Benson	286	189	$ 178,551	$ 945	56	$ 26,215	$ 468	66.1%
Brandon	1,142	792	$ 847,678	$ 1,070	284	$ 191,622	$ 675	69.4%
Castleton	1,070	707	$ 905,007	$ 1,280	93	$ 28,553	$ 307	66.1%
Chittenden	409	283	$ 419,859	$ 1,484	55	$ 31,133	$ 566	69.2%
Clarendon	791	584	$ 744,579	$ 1,275	70	$ 17,781	$ 254	73.8%
Danby	371	245	$ 307,001	$ 1,253	49	$ 22,979	$ 469	66.0%
Fair Haven	685	447	$ 394,322	$ 882	191	$ 111,899	$ 586	65.3%
Hubbardton	239	169	$ 216,709	$ 1,282	54	$ 31,281	$ 579	70.7%
Ira	143	94	$ 122,534	$ 1,304	19	$ 8,788	$ 463	65.7%
Killington	263	184	$ 382,753	$ 2,080	32	$ 14,527	$ 454	70.0%
Mendon	360	218	$ 303,764	$ 1,393	43	$ 25,155	$ 585	60.6%
Middletown Spring	267	196	$ 239,571	$ 1,222	62	$ 32,030	$ 517	73.4%
Mount Holly	431	305	$ 478,146	$ 1,568	42	$ 15,737	$ 375	70.8%
Mount Tabor	57	49	$ 75,182	$ 1,534	*	*	*	86.0%
Pawlet	413	294	$ 411,257	$ 1,399	48	$ 19,654	$ 409	71.2%
Pittsfield	162	115	$ 149,497	$ 1,300	22	$ 7,466	$ 339	71.0%
Pittsford	888	500	$ 556,173	$ 1,112	113	$ 41,873	$ 371	56.3%
Poultney	773	514	$ 566,522	$ 1,102	104	$ 31,569	$ 304	66.5%
Proctor	491	298	$ 282,420	$ 948	110	$ 55,256	$ 502	60.7%
Rutland City	3,405	2,041	$ 1,693,457	$ 830	1,036	$ 1,185,180	$ 1,144	59.9%
Rutland Town	1,243	834	$ 1,090,846	$ 1,308	15	$ 2,959	$ 197	67.1%
Shrewsbury	362	241	$ 332,065	$ 1,378	41	$ 22,668	$ 553	66.6%
Sudbury	193	128	$ 175,275	$ 1,369	10	$ 2,737	$ 274	66.3%
Tinmouth	183	140	$ 194,762	$ 1,391	39	$ 15,379	$ 394	76.5%
Wallingford	667	447	$ 508,024	$ 1,137	55	$ 13,824	$ 251	67.0%
Wells	401	282	$ 277,085	$ 983	34	$ 9,856	$ 290	70.3%
West Haven	84	68	$ 74,966	$ 1,102	20	$ 16,343	$ 817	81.0%
West Rutland	659	428	$ 398,933	$ 932	149	$ 54,478	$ 366	64.9%
Total	16,438	10,792	$ 12,326,938	$ 1,142	2,846	$ 2,036,942	$ 716	65.7%

Washington County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Barre City	1,737	1,102	$ 782,202	$ 710	543	$ 661,583	$ 1,218	63.4%
Barre Town	2,658	1,750	$ 1,598,753	$ 914	353	$ 164,935	$ 467	65.8%
Berlin	810	552	$ 844,198	$ 1,529	108	$ 48,341	$ 448	68.1%
Cabot	451	349	$ 579,109	$ 1,659	105	$ 50,723	$ 483	77.4%
Calais	562	433	$ 793,758	$ 1,833	121	$ 75,772	$ 626	77.0%
Duxbury	453	345	$ 572,711	$ 1,660	60	$ 24,661	$ 411	76.2%
East Montpelier	841	583	$ 1,106,854	$ 1,899	94	$ 49,069	$ 522	69.3%
Fayston	415	285	$ 659,623	$ 2,314	22	$ 8,209	$ 373	68.7%
Marshfield	477	334	$ 468,619	$ 1,403	65	$ 27,743	$ 427	70.0%
Middlesex	602	385	$ 750,980	$ 1,951	50	$ 17,434	$ 349	64.0%
Montpelier	1,959	1,357	$ 1,957,721	$ 1,443	364	$ 398,694	$ 1,095	69.3%
Moretown	568	388	$ 603,343	$ 1,555	47	$ 18,620	$ 396	68.3%
Northfield	1,098	700	$ 658,574	$ 941	204	$ 114,459	$ 561	63.8%
Plainfield	387	281	$ 440,207	$ 1,567	83	$ 41,813	$ 504	72.6%
Roxbury	225	141	$ 216,996	$ 1,539	50	$ 31,543	$ 631	62.7%
Waitsfield	523	353	$ 751,898	$ 2,130	62	$ 38,353	$ 619	67.5%
Warren	531	350	$ 754,746	$ 2,156	64	$ 32,762	$ 512	65.9%
Waterbury	1,444	909	$ 1,547,675	$ 1,703	102	$ 41,429	$ 406	63.0%
Woodbury	328	240	$ 336,994	$ 1,404	40	$ 11,784	$ 295	73.2%
Worcester	304	237	$ 392,269	$ 1,655	55	$ 20,597	$ 374	78.0%
Total	16,373	11,074	$ 15,817,230	$ 1,428	2,592	$ 1,878,524	$ 725	67.6%

Windham County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Athens	123	93	$ 117,033	$ 1,258	51	$ 46,636	$ 914	75.6%
Brattleboro	2,436	1,715	$ 2,296,510	$ 1,339	658	$ 732,144	$ 1,113	70.4%
Brookline	162	125	$ 254,217	$ 2,034	24	$ 8,387	$ 349	77.2%
Dover	393	306	$ 594,081	$ 1,941	66	$ 32,019	$ 485	77.9%
Dummerston	643	433	$ 725,140	$ 1,675	45	$ 11,561	$ 257	67.3%
Grafton	198	146	$ 277,345	$ 1,900	43	$ 39,791	$ 925	73.7%
Guilford	653	467	$ 784,481	$ 1,680	143	$ 100,583	$ 703	71.5%
Halifax	274	209	$ 233,994	$ 1,120	76	$ 57,578	$ 758	76.3%
Jamaica	300	243	$ 448,472	$ 1,846	47	$ 18,544	$ 395	81.0%
Londonderry	522	371	$ 569,816	$ 1,536	38	$ 9,305	$ 245	71.1%
Marlboro	288	217	$ 439,389	$ 2,025	43	$ 12,026	$ 280	75.3%
Newfane	548	393	$ 690,342	$ 1,757	104	$ 51,017	$ 491	71.7%
Putney	560	415	$ 712,022	$ 1,716	137	$ 83,294	$ 608	74.1%
Rockingham	1,104	720	$ 851,272	$ 1,182	362	$ 310,731	$ 858	65.2%
Somerset	2	*	*	*	*	*	*	*
Stratton	80	45	$ 66,717	$ 1,483	*	*	*	56.3%
Townshend	366	285	$ 560,740	$ 1,968	78	$ 31,491	$ 404	77.9%
Vernon	594	421	$ 487,948	$ 1,159	50	$ 11,353	$ 227	70.9%
Wardsboro	265	205	$ 274,705	$ 1,340	60	$ 22,069	$ 368	77.4%
Westminster	913	638	$ 882,684	$ 1,384	181	$ 86,640	$ 479	69.9%
Whitingham	415	313	$ 625,673	$ 1,999	80	$ 42,555	$ 532	75.4%
Wilmington	520	407	$ 997,018	$ 2,450	103	$ 53,522	$ 520	78.3%
Windham	146	115	$ 214,457	$ 1,865	38	$ 20,115	$ 529	78.8%
Total	11,505	8,282	$ 13,104,056	$ 1,582	2,427	$ 1,781,361	$ 734	72.0%

Windsor County

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Andover	171	128	$ 217,490	$ 1,699	28	$ 9,804	$ 350	74.9%
Baltimore	78	57	$ 81,629	$ 1,432	11	$ 3,626	$ 330	73.1%
Barnard	317	214	$ 429,282	$ 2,006	48	$ 23,464	$ 489	67.5%
Bethel	571	386	$ 520,254	$ 1,348	144	$ 118,003	$ 819	67.6%
Bridgewater	270	195	$ 309,940	$ 1,589	22	$ 5,632	$ 256	72.2%
Cavendish	401	286	$ 357,794	$ 1,251	47	$ 19,814	$ 422	71.3%
Chester	865	619	$ 775,698	$ 1,253	218	$ 134,145	$ 615	71.6%
Hartford	2,746	1,842	$ 2,668,244	$ 1,449	531	$ 407,462	$ 767	67.1%
Hartland	1,045	714	$ 1,197,471	$ 1,677	127	$ 48,225	$ 380	68.3%
Ludlow	520	388	$ 748,437	$ 1,929	58	$ 18,597	$ 321	74.6%
Norwich	1,049	446	$ 1,176,352	$ 2,638	89	$ 75,604	$ 849	42.5%
Plymouth	174	125	$ 254,225	$ 2,034	30	$ 18,449	$ 615	71.8%
Pomfret	279	179	$ 384,075	$ 2,146	26	$ 9,221	$ 355	64.2%
Reading	221	155	$ 256,518	$ 1,655	29	$ 10,198	$ 352	70.1%
Rochester	342	228	$ 299,594	$ 1,314	57	$ 25,625	$ 450	66.7%
Royalton	662	490	$ 649,919	$ 1,326	150	$ 70,481	$ 470	74.0%
Sharon	414	281	$ 359,141	$ 1,278	74	$ 38,826	$ 525	67.9%
Springfield	2,299	1,468	$ 1,612,067	$ 1,098	758	$ 879,225	$ 1,160	63.9%
Stockbridge	235	157	$ 189,655	$ 1,208	26	$ 8,131	$ 313	66.8%
Weathersfield	979	700	$ 918,815	$ 1,313	180	$ 73,429	$ 408	71.5%
West Windsor	426	272	$ 622,848	$ 2,290	46	$ 22,115	$ 481	63.8%
Weston	203	131	$ 237,102	$ 1,810	24	$ 9,417	$ 392	64.5%
Windsor	860	587	$ 493,162	$ 840	254	$ 323,536	$ 1,274	68.3%
Woodstock	857	558	$ 1,368,611	$ 2,453	131	$ 96,120	$ 734	65.1%
Total	15,984	10,606	$ 16,128,323	$ 1,521	3,108	$ 2,449,149	$ 788	66.4%

Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients[3]	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
State Total	170,130	116,471	$ 166,739,409	$ 1,432	25,711	$ 16,347,668	$ 636	68.5%

Notes:

State totals include supressed data.

1. Property Tax Adjustments are applied for at the same time as Personal Income Tax returns for Tax Year 2019 and are applied to 2019 - 2020 (fiscal year 2020) property taxes. Both School Property Tax Adjustments (Prebates) and Circuit Breaker Adjustments (Homeowner Rebates) are calculated on prior year household income and housesite property taxes paid.

2. A housesite is the owner-occupied residence and surrounding land, up to two acres. This column reports the number of housesites in a town as reported on Homestead Declarations received before October 16, 2019.

3. Circuit Breaker Adjustment is calculated on education property taxes remaining after education fund adjustment and municipal taxes for claimants with Household Income of $47,000 or less. Also called, "Homeowner Rebate," "Rebate," or "Additional Adjustment."

Actual Taxes and Tax Rates

The tax year 2019 (Fiscal Year 2020) actual taxes and tax rates are shown in **Figure 2**. These rates were levied on the April 1, 2019 grand lists. State education property tax rates are set by the Commissioner of Taxes under 32 V.S.A. § 5402. Municipal rates are, for the most part, set by the municipal legislative body under 17 V.S.A. § 2664.

Some municipalities also set a local agreement rate under 32 V.S.A. § 5404a(d). This rate is levied on the municipal grand list to raise funds to pay the education tax obligation of the municipality resulting from local agreements, e.g., voted exemptions, stabilization agreements, etc. The local agreement rates are broken out separately from the municipal tax rate in Figure 2. The taxes levied by the local agreement rates are included in the education homestead and nonresident taxes.

The homestead base rate remained the same at 1.00. However, starting in tax year 2016 the primary factor for calculating the homestead tax rate became the homestead property yield. For tax year 2019 the homestead property yield was set at $10,648.

The nonhomestead rate increased to $1.594 per $100 of property value.

Figure 1. Education Base Rates for Homesteads and Nonresidential Properties

Fiscal Year	Tax Year	Homestead Base	Homestead Property Yield	Nonhomestead Tax Rate
FY20	2019	1.00	10,648	1.594
FY19	2018	1.00	10,220	1.58
FY18	2017	1.00	10,160	1.535
FY17	2016	1.00	9,701	1.535
FY16	2015	0.99		1.535
FY15	2014	0.98		1.515
FY14	2013	0.94		1.44
FY13	2012	0.89		1.38
FY12	2011	0.87		1.36
FY11	2010	0.86		1.35
FY10	2009	0.86		1.35
FY09	2008	0.87		1.36

Figure 2. 2019 Actual Taxes and Tax Rates

2019 ACTUAL Taxes and Tax Rates

Addison

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Addison	2,026,626	1,411,932	920,252	1.7157	1.5740	0.4415	0.0015
Bridport	1,338,888	981,969	888,575	1.5977	1.6085	0.5968	0.0040
Bristol	3,505,062	1,859,049	711,552	1.6096	1.5824	0.2127	0.0037
Bristol Police Distr	0	0	421,305	0	0	0.3135	0
Recreation	0	0	193,792	0	0	0.0579	0
Special Articles	0	0	768,475	0	0	0.2296	0
Highway	0	0	675,428	0	0	0.2018	0
Cornwall	2,037,402	1,372,952	1,009,168	1.5844	1.5951	0.4702	0.0009
Ferrisburgh	4,474,607	4,232,002	1,689,533	1.6991	1.5588	0.3130	0.0004
Goshen	184,505	250,661	286,935	1.5276	1.7764	1.0969	0
Granville	239,795	411,354	282,478	1.6397	1.6023	0.7021	0
Hancock	213,011	324,613	223,510	1.6123	1.5756	0.6275	0
Leicester	970,922	1,535,325	546,711	1.2881	1.4980	0.3084	0.0011
Lincoln	1,640,065	975,427	1,139,441	1.4930	1.4678	0.6487	0.0014
Middlebury	6,738,295	8,057,673	7,703,940	1.5379	1.5483	0.8014	0.0012
Monkton	2,955,514	1,222,880	1,041,258	1.6547	1.6267	0.4119	0
New Haven	2,486,909	2,410,467	1,256,834	1.6978	1.6691	0.4188	0.0005
Orwell	1,281,522	933,983	794,721	1.4408	1.5711	0.5309	0
Panton	1,082,127	713,074	624,968	1.7949	1.6467	0.5776	0.0010
Ripton	655,510	482,767	379,942	1.7579	1.7697	0.5917	0.0099
Salisbury	1,347,153	1,833,452	685,138	1.6329	1.6440	0.3525	0.0020
Shoreham	1,304,816	1,011,865	922,502	1.5927	1.6035	0.6328	0.0020
Starksboro	1,965,929	782,522	1,006,064	1.6413	1.6135	0.5999	0.0012
Vergennes	2,140,553	1,650,872	2,099,707	1.7356	1.5922	0.9200	0.0037
Waltham	584,453	206,802	172,105	1.5212	1.3956	0.3200	0
Weybridge	1,374,373	794,248	619,347	1.6131	1.6240	0.4621	0.0004
Whiting	321,133	190,631	277,550	1.3167	1.5312	0.7386	0.0023
County Totals	**40,869,170**	**33,646,519**	**27,341,230**				

2019 ACTUAL Taxes and Tax Rates

Bennington

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Arlington	2,434,107	2,218,341	1,140,637	1.5286	1.4331	0.3650	0.0050
Bennington	6,614,831	8,411,474	6,749,516	1.4705	1.6871	0.7109	0.0031
Benn Dwntwn Improve	0	0	79,652	0	0	0.2299	0
Benn FD Inside	0	0	344,537	0	0	0.0842	0
Benn FD Rural	0	0	465,150	0	0	0.0861	0
Old Benn Village	0	0	98,370	0	0	0.3074	0
Benn Highway	0	0	3,719,270	0	0	0.4054	0
Dorset	3,389,713	6,729,292	1,986,661	1.4248	1.4735	0.2866	0
Glastenbury	6,255	46,119	29,410	1.0409	1.6592	0.8700	0
Landgrove	490,089	1,171,115	329,566	1.5611	1.6145	0.3171	0
Manchester	5,423,105	12,455,376	3,364,395	1.4769	1.5274	0.2850	0.0023
North Bennington	559,821	594,762	568,963	1.5689	1.6843	0.8013	0.0026
Peru	664,253	2,700,951	580,712	1.5306	1.5829	0.2604	0
Pownal	2,195,872	1,640,117	1,512,186	1.3358	1.5314	0.5486	0.0032
Readsboro	432,254	988,116	1,054,395	1.1477	1.4896	0.8585	0.0104
Rupert	844,608	1,167,689	585,924	1.4129	1.5962	0.4411	0.0484
Sandgate	274,010	547,330	481,955	1.1236	1.3997	0.7602	0.0032
Searsburg	77,777	578,235	370,653	1.5044	1.5675	0.5196	0.0010
Shaftsbury	2,783,688	1,942,568	1,449,624	1.2941	1.4828	0.4211	0.0045
Shaftsbury ID	628,883	222,400	252,105	1.3960	1.4987	0.4211	0.0045
Stamford	751,828	592,200	711,441	1.3106	1.5678	0.7478	0
Sunderland	928,914	1,108,948	707,917	1.1265	1.6287	0.4436	0.0030
Winhall	1,250,402	10,319,998	2,883,556	1.7102	1.6458	0.4122	0
Woodford	264,676	559,671	68,123	1.3029	1.4947	0.1187	0.0022
County Totals	**30,015,087**	**53,994,702**	**29,534,719**				

2019 ACTUAL Taxes and Tax Rates

Caledonia

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Barnet	1,525,728	2,116,370	1,580,490	1.4462	1.4976	0.6417	0.0026
Barnet FD #1	0	0	4,595	0	0	0.0575	0
Barnet FD #2	0	0	11,119	0	0	0.0791	0
Barnet FD #3	0	0	6,747	0	0	0.0500	0
Barnet FD #5	0	0	3,869	0	0	0.0200	0
Burke	1,344,070	2,732,400	1,603,302	1.4378	1.5869	0.5894	0.0008
Danville	2,524,693	2,113,098	1,532,643	1.5592	1.5489	0.5145	0
Groton	823,633	1,037,134	747,545	1.4336	1.4770	0.5852	0.0030
Hardwick	1,876,645	1,246,937	2,331,762	1.7092	1.6099	1.2545	0.0105
Kirby	505,222	376,431	364,336	1.5939	1.5214	0.6461	0.0009
Lyndon	2,815,590	2,733,945	1,594,928	1.4218	1.5902	0.4309	0.0038
Lyndonville Village	0	0	579,877	0	0	0.8398	0
Lyndon Highway	0	0	981,387	0	0	0.3259	0
Newark	490,065	876,727	615,729	1.3669	1.4842	0.6501	0.0031
Peacham	1,043,700	1,061,270	853,262	1.6036	1.4869	0.6262	0
Ryegate	1,006,493	1,037,476	855,311	1.5292	1.5756	0.6512	0.0031
East Ryegate Lightin	0	0	49	0	0	0.0700	0
South Ryegate Lighti	0	0	43	0	0	0.0300	0
Sheffield	409,210	487,821	280,937	1.5158	1.6083	0.2785	0
St. Johnsbury	3,123,432	4,553,462	4,961,965	1.3053	1.4737	0.9064	0.0019
St. J Spec Serv Dist	0	0	1,161,421	0	0	0.4844	0
Stannard	131,771	148,071	168,616	1.4222	1.6285	0.9200	0
Sutton	841,073	599,365	645,736	1.4242	1.4315	0.6424	0.0014
Walden	703,917	681,780	578,828	1.4141	1.5452	0.6184	0.0047
Waterford	1,417,633	1,544,731	847,567	1.5694	1.6252	0.4422	0.0025
Wheelock	573,845	374,250	443,954	1.4957	1.5870	0.7213	0.0063
County Totals	**21,156,720**	**23,721,268**	**22,756,017**				

2019 ACTUAL Taxes and Tax Rates

Chittenden

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Bolton	1,126,562	918,276	853,806	1.5463	1.6592	0.6571	0
Buels Gore	12,923	39,804	0	1.2321	1.9640	0	0
Burlington	30,265,698	42,320,299	33,773,631	1.9368	2.0528	0.8714	0.0027
Charlotte	8,816,342	5,435,379	1,881,345	1.4831	1.6322	0.2021	0.0005
Colchester	18,445,619	17,065,860	11,776,702	1.5486	1.7426	0.5429	0
Essex Town	25,079,491	17,265,867	13,948,151	1.5385	1.6930	0.5267	0.0019
Essex Highway	0	0	168,829	0	0	0.0110	0
Essex Jct Village	0	0	3,680,980	0	0	0.3306	0
Hinesburg	6,480,059	2,832,814	3,298,621	1.4513	1.5972	0.5288	0.0008
Huntington	2,603,540	739,720	1,672,271	1.5258	1.6372	0.7768	0.0018
Jericho	7,716,249	2,343,716	3,008,258	1.4777	1.5856	0.4508	0.0041
Milton	10,965,929	6,437,888	6,270,923	1.4622	1.6625	0.5360	0.0025
Richmond	5,721,941	1,899,280	3,263,302	1.5947	1.7112	0.6943	0
Shelburne	13,995,907	10,583,640	6,856,167	1.5235	1.6767	0.4416	0.0006
South Burlington	24,084,491	25,859,165	16,449,601	1.6030	1.7088	0.5420	0.0007
St. George	834,705	430,983	233,488	1.5564	1.7129	0.2926	0
Underhill	4,952,831	1,127,653	1,861,192	1.5129	1.6234	0.4764	0.0205
Westford	2,918,263	840,431	1,697,453	1.5082	1.6597	0.7013	0.0061
Williston	15,292,966	17,040,940	5,439,734	1.5262	1.6797	0.2689	0.0006
Winooski	3,189,383	5,221,779	6,456,462	1.6182	1.8009	1.1295	0.0032
County Totals	**182,502,900**	**158,403,493**	**122,590,916**				

2019 ACTUAL Taxes and Tax Rates

Essex

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Averill	18,161	545,415	125,450	0.9758	1.5554	0.3400	0
Averys Gore	0	34,787	7,604	0.9758	1.5554	0.3400	0
Bloomfield	150,864	298,810	118,921	1.5263	1.5022	0.4006	0.0046
Brighton	642,538	1,411,044	739,827	1.4373	1.4862	0.5310	0.2924
Brunswick	66,538	114,927	3,612	1.2745	1.6703	0.0300	0
Canaan	578,754	711,105	726,270	1.5062	1.3681	0.8035	0
Concord	752,157	1,147,154	822,365	1.6222	1.7077	0.7220	0.0054
East Haven	201,750	209,936	208,377	1.6236	1.5498	0.8051	0
Ferdinand	6,957	188,546	43,639	0.9758	1.5554	0.3400	0
Granby	44,996	236,117	69,130	1.0938	1.5813	0.3643	0
Guildhall	166,498	280,215	256,559	1.0054	1.4536	0.7189	0
Lemington	85,370	180,138	69,582	1.5115	1.5785	0.4086	0
Lewis	0	99,440	21,737	0.9758	1.5554	0.3400	0
Lunenburg	600,684	963,403	698,429	1.3651	1.5268	0.6399	0.0062
Maidstone	205,407	706,099	224,028	1.0535	1.5232	0.3405	0
Norton	116,759	413,683	108,175	1.7731	1.6925	0.3500	0
Victory	86,199	219,880	16,111	1.8989	1.5331	0.0856	0.0062
Warners Grant	0	3,182	696	0.9758	1.5554	0.3400	0
Warren Gore	3,560	113,480	26,046	0.9758	1.5554	0.3400	0
County Totals	**3,727,190**	**7,877,361**	**4,286,558**				

2019 ACTUAL Taxes and Tax Rates

Franklin

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Bakersfield	1,111,997	559,861	570,402	1.3451	1.6150	0.4871	0
Berkshire	1,125,078	634,042	655,966	1.2901	1.5489	0.5127	0.0039
Enosburgh	1,463,511	1,415,777	802,843	1.2490	1.5158	0.3810	0.0064
Enosburgh Falls Vill	0	0	522,132	0	0	0.5425	0
Enosburgh Highway	0	0	596,412	0	0	0.5210	0
Fairfax	4,670,135	1,723,872	2,447,093	1.3377	1.7302	0.5469	0.0031
Fairfield	1,999,740	893,123	1,172,349	1.5662	1.7463	0.6533	0.0029
Fletcher	1,666,811	533,875	1,035,233	1.7634	1.7977	0.8352	0.0035
Franklin	1,232,383	1,128,801	618,574	1.4148	1.5763	0.3900	0.0020
Georgia	5,708,723	3,282,894	1,837,218	1.4290	1.6682	0.2970	0.0026
Highgate	2,893,534	2,844,376	1,485,633	1.3462	1.5000	0.3682	0.0029
Montgomery	1,013,483	1,269,511	816,710	1.2816	1.5388	0.5066	0.0025
Richford	917,144	1,261,393	1,380,499	1.1931	1.4480	0.8431	0.0026
Sheldon	1,729,560	1,651,985	1,087,786	1.3232	1.5888	0.4168	0.0020
St. Albans City	3,377,147	4,454,362	5,404,538	1.5698	1.7503	0.9800	0.0034
St. Albans Town	6,452,725	6,865,673	3,630,913	1.4034	1.5647	0.3629	0.0021
Swanton	5,715,635	3,817,958	481,968	1.3915	1.5504	0.0712	0.0034
Swanton Police/Hwy	0	0	982,470	0	0	0.1902	0
Swanton Fire	0	0	237,611	0	0	0.0460	0
Swanton Recreation	0	0	94,764	0	0	0.0140	0
Swanton Rescue+Libr	0	0	375,670	0	0	0.0555	0
County Totals	**41,077,607**	**32,337,503**	**26,236,784**				

2019 ACTUAL Taxes and Tax Rates

Grand Isle

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Alburgh	1,803,727	2,454,533	664,189	1.5254	1.4963	0.2356	0.0030
Alburgh Village	0	0	17,445	0	0	0.0369	0
Alburgh Highway	0	0	617,500	0	0	0.2185	0
Grand Isle	3,074,074	3,474,273	1,284,558	1.5112	1.5086	0.2943	0
Isle La Motte	663,996	1,304,548	437,226	1.5601	1.5637	0.3476	0.0028
North Hero	1,668,599	3,224,656	893,521	1.6350	1.6322	0.2994	0.0010
South Hero	4,109,716	3,821,063	1,784,422	1.6435	1.6305	0.3686	0.0010
County Totals	**11,320,113**	**14,279,073**	**5,698,859**				

2019 ACTUAL Taxes and Tax Rates

Lamoille

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Belvidere	266,799	236,503	185,066	1.6348	1.7105	0.6145	0
Cambridge	3,446,800	4,987,148	2,576,260	1.5102	1.6048	0.4760	0.0028
Jeffersonville Vill	0	0	82,211	0	0	0.1580	0
Cambridge Village	0	0	24,994	0	0	0.1700	0
Eden	900,284	1,146,414	4,782	1.5822	1.6554	0.0038	0.6682
Elmore	1,310,291	1,246,479	693,677	1.5160	1.6611	0.4300	0
Hyde Park	2,752,451	1,545,070	2,111,244	1.5400	1.6112	0.7690	0.0032
Hyde Park Village	0	0	33,413	0	0	0.0820	0
Johnson	1,826,244	1,643,196	1,863,122	1.5600	1.6322	0.8612	0.0049
Johnson Village	0	0	111,832	0	0	0.1882	0
Morristown	4,768,139	4,888,356	5,842,617	1.4479	1.5864	0.9046	0.0017
Morrisville Village	0	0	16,785	0	0	0.0110	0
Stowe	8,275,995	28,646,750	9,542,810	1.5403	1.6877	0.4253	0.0049
Waterville	691,499	249,516	311,787	1.7346	1.8149	0.5822	0
Wolcott	1,480,826	952,121	1,154,300	1.6060	1.5858	0.7597	0.0025
County Totals	**25,719,329**	**45,541,554**	**24,554,901**				

2019 ACTUAL Taxes and Tax Rates

Orange

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Bradford	1,930,367	1,628,976	2,059,758	1.5756	1.5905	0.9128	0.0065
Bradford Street Bond	0	0	5,695	0	0	0.0136	0
Braintree	995,593	585,922	386,502	1.5486	1.5712	0.3811	0
Brookfield	1,434,051	963,741	811,701	1.4649	1.4862	0.5002	0.0038
Chelsea	986,809	1,111,923	917,991	1.5940	1.6221	0.7069	0.0060
Chelsea FD	0	0	97,428	0	0	0.0750	0
Chelsea Appropriatio	0	0	23,512	0	0	0.0181	0
Corinth	1,041,710	1,030,358	1,009,912	1.3140	1.4682	0.6783	0.0054
Fairlee	1,257,196	2,278,735	1,220,231	1.8561	1.6095	0.5813	0.0004
Newbury	1,474,315	1,641,060	559,839	1.5571	1.5718	0.2800	0
Newbury Village	0	0	44,141	0	0	0.1300	0
Newbury Highway	0	0	719,770	0	0	0.3600	0
Newbury (WR town)	0	0	335,235	0	0	1.1700	0
Newbury (1/3 WR	0	0	34,383	0	0	0.3600	0
Newbury (2/3 WR	0	0	68,766	0	0	0.3600	0
Orange	951,406	495,342	595,368	1.3629	1.5728	0.5829	0.0058
Randolph	3,550,981	3,339,207	3,408,642	1.5279	1.5501	0.7734	0.0035
Randolph Police	0	0	311,235	0	0	0.2163	0
Randolph FD (VTC)	0	0	11,453	0	0	0.0400	0
Strafford	1,707,149	1,120,316	1,226,838	1.5311	1.5465	0.6585	0.0015
Thetford	4,611,649	1,934,061	2,735,195	1.9505	1.6877	0.7737	0.0033
Topsham	777,655	733,972	750,911	1.3187	1.4735	0.6933	0.0212
Tunbridge	1,392,602	1,035,287	1,111,443	1.4782	1.5042	0.6843	0.0070
Vershire	747,080	528,490	543,735	1.9476	1.6887	0.7823	0.0042
Washington	935,685	576,995	607,719	1.3892	1.6031	0.5900	0.0029
Wells River	141,816	286,939	518,264	1.5013	1.5468	1.8100	0
West Fairlee	688,058	542,242	595,268	1.8674	1.6193	0.8211	0
Williamstown	2,527,677	2,459,237	2,070,511	1.2856	1.4664	0.5550	0.0045
County Totals	**27,151,799**	**22,292,803**	**22,781,444**				

2019 ACTUAL Taxes and Tax Rates

Orleans

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Albany	681,463	627,711	526,433	1.1938	1.4440	0.5254	0
Albany Village Corp	0	0	5,101	0	0	0.0500	0
Barton	1,045,755	1,350,531	519,971	1.3826	1.6596	0.3248	0.0022
Barton Village	0	0	65,016	0	0	0.1535	0
Barton Highway	0	0	980,564	0	0	0.7674	0
Barton Sewer	0	0	57,159	0	0	0.1128	0
Barton Water	0	0	65,579	0	0	0.1245	0
Brownington	606,967	513,519	585,710	1.2300	1.4869	0.7005	0.0045
Charleston	717,310	804,606	713,093	1.3379	1.3968	0.6467	0.0041
Coventry	775,931	1,121,399	0	1.3708	1.5547	0	0.0041
Craftsbury	1,185,869	1,018,255	709,931	1.6678	1.5383	0.5170	0.0030
Derby	3,391,701	4,281,291	2,316,818	1.3007	1.5985	0.4395	0.0035
Derby Line Village	0	0	127,464	0	0	0.2928	0
Derby Ctr Village	0	0	48,538	0	0	0.0839	0
Glover	883,711	1,203,845	859,548	1.3318	1.6073	0.6101	0.0021
Greensboro	904,174	3,005,302	1,617,571	1.6422	1.5435	0.6479	0.0008
Holland	486,389	482,980	573,824	1.6456	1.7586	1.0074	0.0018
Irasburg	794,609	772,082	591,442	1.3231	1.5974	0.5479	0
Jay	470,808	4,531,099	982,984	1.4751	1.5632	0.2966	0.0003
Lowell	545,062	686,489	0	1.3705	1.6279	0	0
Morgan	669,243	1,870,487	411,745	1.3818	1.6027	0.2490	0.0032
Newport City	1,772,806	3,192,025	3,957,881	1.3992	1.6384	1.2372	0.0668
Newport Town	1,497,724	1,343,856	1,004,070	1.4497	1.4791	0.5184	0
Orleans ID	309,882	465,635	164,375	1.3670	1.6578	0.3248	0.0022
Vil-St/Hl/Fr/Wa/Swr	0	0	513,668	0	0	1.2589	0
Troy	1,100,886	1,017,160	241,526	1.5091	1.6028	0.1788	0.0094
Troy Highway	0	0	401,853	0	0	0.3781	0
Troy Sheriff	0	0	13,073	0	0	0.0123	0
Westfield	477,794	550,133	511,518	1.3900	1.4683	0.7031	0.0034
Westmore	458,096	1,760,012	698,717	1.2372	1.5136	0.4563	0.0015
County Totals	**18,776,180**	**30,598,419**	**19,265,171**				

2019 ACTUAL Taxes and Tax Rates

Rutland

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Benson	652,037	834,837	739,389	1.3294	1.4635	0.6848	0.0004
Brandon	2,588,423	2,118,230	2,652,096	1.3343	1.5516	0.8026	0.0077
Brandon FD #1	0	0	286,550	0	0	0.0867	0
Appropriation	0	0	218,135	0	0	0.0660	0
Castleton	3,034,767	4,552,337	2,031,270	1.4886	1.6387	0.4238	0.0053
Castleton FD #1	0	0	134,165	0	0	0.3576	0
Castleton FD #2	0	0	16,952	0	0	0.0500	0
Chittenden	1,425,659	1,100,433	865,824	1.3915	1.5831	0.5055	0
Clarendon	2,362,512	1,522,431	1,317,287	1.5412	1.5589	0.5027	0.0025
Danby	1,031,170	1,271,276	1,018,065	1.2709	1.3143	0.5521	0.0018
Fair Haven	1,402,260	1,163,485	1,856,962	1.3405	1.4757	1.0136	0.0014
Hubbardton	646,281	1,066,178	889,187	1.4850	1.6347	0.8190	0
Ira	423,204	222,860	214,088	1.3570	1.5793	0.4725	0
Killington	1,180,211	10,519,415	3,663,284	1.6241	1.6031	0.4665	0.0001
Mendon	1,294,394	1,268,760	1,015,447	1.3665	1.5547	0.5774	0.0014
Middletown Springs	819,193	518,583	648,181	1.4514	1.5785	0.7310	0
Mount Holly	1,563,763	2,613,682	1,085,800	1.5509	1.5031	0.3969	0.0014
Mount Tabor	157,129	173,400	23,150	1.3895	1.5070	0.1000	0
Pawlet	1,320,459	1,192,517	842,501	1.3800	1.5591	0.4921	0.0060
Pittsfield	443,689	925,730	546,306	1.1708	1.4415	0.5353	0
Pittsford	2,266,187	2,671,224	2,267,559	1.4131	1.6433	0.6256	0.0025
Pittsford Vill Dist	0	0	15,535	0	0	0.3620	0
Poultney	1,892,723	3,098,512	1,185,064	1.4474	1.5611	0.3564	0.0069
Poultney Village	0	0	316,238	0	0	0.4955	0
Poultney Highway	0	0	740,278	0	0	0.2751	0
Proctor	1,010,254	718,077	1,249,286	1.4755	1.5915	1.1016	0
Proctor Street Light	0	0	27,250	0	0	0.0268	0
Rutland City	6,533,073	8,129,836	17,900,526	1.4577	1.6033	1.7716	0.0047
Rutland Special Bene	0	0	279,975	0	0	0.5095	0
Rutland Town	4,350,201	5,305,714	1,564,562	1.4626	1.5756	0.1787	0.0009
Shrewsbury	1,276,210	1,033,251	659,991	1.4850	1.5021	0.4287	0.0003
Sudbury	611,617	655,662	292,783	1.2345	1.4356	0.2993	0.0032
Tinmouth	614,108	650,414	595,780	1.5894	1.6077	0.7570	0.0016
Wallingford	2,056,894	1,468,143	840,439	1.5279	1.5455	0.3673	0.0055

Rutland, continued

2019 ACTUAL Taxes and Tax Rates							
Wallingford FD 1	0	0	43,799	0	0	0.0696	0
E Wallingford FD 2	0	0	30,381	0	0	0.0682	0
Wallingford FD 3	0	0	67,513	0	0	0.0696	0
Wells	1,016,556	1,676,412	803,315	1.3748	1.5669	0.4445	0.0013
West Haven	224,575	225,053	284,643	1.3296	1.5314	0.8958	0
West Rutland	1,234,995	1,492,148	1,378,667	1.2521	1.3505	0.6606	0.0590
County Totals	**43,432,543**	**58,188,603**	**50,608,223**				

2019 ACTUAL Taxes and Tax Rates

Washington

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Barre City	3,024,768	4,316,955	9,174,726	1.3002	1.6274	1.8552	0.0261
Barre Town	6,696,375	3,502,891	6,156,942	1.4926	1.8683	0.9438	0.0036
Berlin	2,932,745	4,561,900	2,870,754	1.7155	1.5606	0.5664	0.0012
Cabot	1,524,720	1,158,256	1,059,887	1.7305	1.5966	0.6036	0.0044
Calais	2,448,847	1,115,033	1,430,610	1.8152	1.6513	0.7107	0.0064
Duxbury	1,818,082	948,991	945,634	1.6817	1.6481	0.5717	0.0018
East Montpelier	3,951,508	1,512,490	1,880,844	1.8382	1.6723	0.6155	0.0027
Fayston	2,275,430	3,732,487	1,006,615	1.6304	1.5978	0.2650	0.0002
Marshfield	1,530,792	748,330	856,501	1.9275	1.7916	0.7089	0.0061
Marshfield Village	0	0	24,923	0	0	0.2121	0
Middlesex	2,973,485	1,008,408	1,062,794	1.8008	1.6382	0.4700	0.0024
Montpelier	7,099,568	7,248,128	9,740,927	1.6455	1.7776	1.1194	0.0096
Montpel Swr Separat	0	0	584,982	0	0	0.0700	0
Montpel Swr Benefit	0	0	167,138	0	0	0.0200	0
Moretown	2,433,935	1,359,397	987,102	1.6998	1.6658	0.4394	0
Northfield	2,728,161	2,288,878	3,082,543	1.4529	1.6573	0.9520	0.0082
Plainfield	1,459,301	608,132	907,181	1.8267	1.6979	0.7859	0.0043
Roxbury	668,799	601,077	804,551	1.7034	1.6414	1.0611	0
Waitsfield	2,771,461	3,388,977	1,617,001	1.6548	1.6217	0.4308	0.0035
Warren	2,677,671	9,322,489	2,938,923	1.6784	1.6448	0.4000	0.0002
Waterbury	6,992,735	5,615,287	3,857,715	1.6820	1.6484	0.5100	0.0018
Woodbury	1,017,869	1,065,921	734,205	1.6361	1.5443	0.5610	0
Worcester	1,142,856	482,756	570,766	1.7909	1.6292	0.6117	0.0005
County Totals	**58,169,109**	**54,586,783**	**52,463,263**				

2019 ACTUAL Taxes and Tax Rates

Windham

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Athens	329,562	230,604	465,227	1.5757	1.4580	1.2700	0
Brattleboro	7,397,303	10,255,409	14,711,413	1.6463	1.5368	1.2585	0.0009
Bratt Downtown Dist	0	0	79,465	0	0	0.1305	0
Brookline	598,352	609,216	313,596	1.7924	1.5888	0.4407	0
Dover	1,521,996	13,681,989	4,051,101	1.5386	1.5479	0.4045	0.0001
Dummerston	2,604,881	1,643,650	878,960	1.6469	1.5374	0.3330	0.0060
Grafton	873,380	1,484,807	1,017,446	1.5351	1.4269	0.6389	0.0111
Guilford	2,469,142	1,496,740	1,895,492	1.6934	1.5809	0.7845	0
Halifax	714,652	1,034,337	1,113,785	1.1682	1.5161	0.8638	0.0056
Jamaica	1,095,093	3,073,360	1,090,079	1.8235	1.5706	0.4265	0.0032
Londonderry	2,009,917	4,329,472	1,537,409	1.5251	1.5773	0.3794	0.0025
Marlboro	1,234,870	1,249,422	636,827	1.6948	1.5842	0.4200	0.0013
Newfane	2,098,680	2,160,741	1,464,331	1.8347	1.6250	0.5943	0
Putney	2,198,100	1,806,060	1,846,651	1.7126	1.5988	0.7680	0.0057
Rockingham	2,678,489	4,699,592	5,003,204	1.6587	1.6022	1.0716	0.0061
Bellows Falls Vill	0	0	1,741,343	0	0	0.6554	0
Saxton River Village	0	0	23,913	0	0	0.0800	0
Somerset	975	229,995	71,867	1.0903	1.7379	0.5394	0
Stratton	510,716	12,575,405	965,766	1.9020	1.6756	0.1208	0.0002
Townshend	1,382,784	1,791,043	965,952	1.8694	1.6001	0.5196	0.0010
Vernon	1,814,562	3,957,981	1,769,454	1.4132	1.4817	0.5504	0.0028
Wardsboro	699,844	1,777,230	893,458	1.6270	1.6367	0.5897	0
Westminster	2,715,131	1,949,847	1,999,277	1.6904	1.5660	0.7026	0.0032
Whitingham	1,650,910	2,921,903	1,801,185	1.9867	1.5597	0.6670	0.0030
Wilmington	2,759,636	11,191,051	4,307,928	2.2532	1.7689	0.5675	0.0017
Windham	617,989	1,052,082	998,954	2.1510	1.5229	1.0217	0.0039
County Totals	**39,976,961**	**85,201,938**	**51,644,081**				

2019 ACTUAL Taxes and Tax Rates

Windsor

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Andover	724,967	1,574,968	707,867	1.4210	1.5803	0.4700	0
Baltimore	224,072	79,000	82,780	1.4751	1.6404	0.4169	0.0111
Barnard	1,879,847	2,685,637	1,316,972	1.7398	1.6264	0.4822	0
Bethel	1,647,831	1,371,759	2,001,695	1.5541	1.5178	1.0217	0.0039
Bridgewater	994,043	2,102,792	696,271	1.7425	1.7201	0.3818	0.0022
Cavendish	1,021,254	2,810,994	1,128,399	1.3465	1.4974	0.4268	0.0065
Cavendish FD #1	0	0	1,179	0	0	0.0008	0
Cavendish FD #2	0	0	820	0	0	0.0007	0
Chester	2,312,926	3,115,360	3,124,673	1.2175	1.3539	0.7403	0.0048
Hartford	9,402,262	13,187,469	13,705,661	1.6575	1.6663	0.9895	0.0020
Hartland	4,399,650	2,634,418	2,212,168	1.5857	1.4892	0.4915	0.0173
Ludlow	2,089,578	20,086,986	4,229,808	1.6956	1.6433	0.3138	0.0063
Ludlow Village	0	0	320,401	0	0	0.2276	0
Norwich	8,889,866	4,200,025	3,847,645	1.8068	1.6250	0.5141	0.0024
Norwich Fire Dist	0	0	128,484	0	0	0.0700	0
Plymouth	748,060	3,084,943	1,215,464	1.6572	1.6359	0.5200	0.0078
Pomfret	1,672,168	2,427,205	902,969	1.6586	1.6372	0.3616	0.0004
Reading	832,079	1,134,237	670,870	1.5691	1.5489	0.5272	0
Rochester	1,049,117	1,383,035	920,397	1.4999	1.4451	0.5598	0
Royalton	1,969,417	2,178,512	1,930,524	1.6003	1.5937	0.7415	0.0034
Sharon	1,313,156	1,022,912	1,230,138	1.4842	1.5281	0.7586	0.0022
Springfield	5,290,739	3,711,664	10,658,114	1.7453	1.6060	1.9301	0.0088
Stockbridge	705,360	1,065,703	599,938	1.6481	1.5880	0.5466	0.0040
Weathersfield	2,739,427	2,711,357	2,045,394	1.6396	1.6696	0.6199	0.0054
West Windsor	1,855,813	2,142,250	1,239,089	1.4648	1.5851	0.4730	0
Weston	1,021,968	2,281,341	1,062,417	1.6214	1.6768	0.5358	0.0017
Windsor	1,964,738	1,649,573	3,802,321	1.4196	1.5362	1.5532	0.0082
Woodstock	5,227,339	9,423,688	3,830,136	1.6515	1.6302	0.4323	0.0145
Woodstock Village	0	0	565,527	0	0	0.1976	0
Woodstock Police Dis	0	0	392,206	0	0	0.0654	0
County Totals	**59,975,678**	**88,065,828**	**64,570,327**				
STATE TOTALS	**603,870,385**	**708,735,845**	**524,332,492**				

Acronyms and Terms

Arm's Length Sale
In real estate, an arm's length transaction is when the buyer and seller each act independently in their own self-interest and have no relationship to each other.

Average Circuit Breaker
The Circuit Breaker Adjustment for a specific town divided by the number of Circuit Breaker Recipients

Average Educational Fund Adjustment
The total Education Fund Tax Adjustments divided by the number of recipients

CLA or Common Level of Appraisal
The ratio of a school district's total taxable unequalized education property value to the total taxable EEPV is the common level of appraisal (CLA). The CLA is used to equalize the education property tax rates throughout the state.

CAMA or Computer Assisted Mass Appraisal System
A tool used by listers and appraisers to standardize property assessment. The Department uses and supports MicroSolve, a software application developed by the New England Municipal Resource Center (NEMRC). It is linked to the Grand List Administration Module, a tax administration software application also produced by NEMRC, so that values generated in MicroSolve are automatically transferred to the Grand List Administration Module.

Circuit Breaker Adjustment
The additional adjustment provided to households with income under $47,000 per year that caps the total property tax liability at the specified percentage of income.

Circuit Breaker Recipients
The number of housesite claimants qualifying for the Circuit Breaker Adjustment

COD or Coefficient of Dispersion
Measure of the equity across property assessments in a given category and the municipality's grand list. The COD represents the degree to which individual property valuations vary from the average level of appraisal in that particular municipality. A high COD indicates a need for a reappraisal.

CUAB or Current Use Advisory Board
Charged with adopting rules, providing administrative oversight, and establishing use values for the Current Use

Current Use Program (also known as the Use Value Appraisal Program)
The purpose of the Current Use Program is to allow the valuation and taxation of farm and forest land based on its remaining in agricultural or forest use instead of its value in the market place. The primary objectives of the program 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.

Education Fund Tax Adjustment
The amount of revenue foregone by the Education Fund to pay for the property tax adjustment credits, excluding the Circuit Breaker

EEPV or Equalized Education Property Value
The equalization study's estimate of market value for a municipality

EFT or Effective Tax Rate
Rates that would be in effect if all towns were appraised at 100% of market value with no equalization adjustment

Fair Market Value
The value at which a property would be expected to sell in an arm's length sale

Grand List
Sum total of property value in a municipality divided by 100

Grand List Administration Module
A tax administration application developed by the New England Municipal Resource Center (NEMRC). It is linked to MicroSolve, also a NEMRC software application, so that values generated in MicroSolve are automatically transferred to the Grand List Administration Module.

Housesite
A residence including supporting buildings and the surrounding land, up to two acres

IAAO or International Association of Assessing Officers
IAAO is a nonprofit, educational, and research association. It is a professional membership organization of government assessment officials and others interested in the administration of the property tax. See https://www.iaao.org.

LUCT or Land Use Change Tax
A tax that is assessed to participants in the Current Use Program (also known as Use Value Appraisal Program) when any portion of enrolled land leaves the program

NEMRC or New England Municipal Resource Center
Develops computer products and services for municipal governments. See http://www.nemrc.com/generalInfo.php.

Nonhomestead
All property is considered "nonhomestead" (formerly "nonresidential"), unless it is declard as a homestead.

PILOT or Payment-In-Lieu-Of-Taxes
Annual payments made to municipalities to compensate them for lost municipal tax revenue due to the presence of state-owned buildings in a municipality

PVR or Property Valuation and Review
A division of the Vermont Department of Taxes that oversees assessment and assessment practices, for the purppose of administering the statewide education property tax

R1 or Residential property, under 6 acres
A property category code used in identifying categories of properties on the Grand List

S1 or Seasonal property, under 6 acres
A property category code used in identifying categories of properties on the Grand List

TIF or Tax Increment Financing district
A special program through the Vermont Economic Progress Council that allows towns to hold back a portion of their town's education payment obligation to pay for infrastructure

Use Value Program
See Current Use Program

UTG or Unified Towns and Gores of Essex County
The municipal government that consolidated administration for Averill, Avery's Gore, Ferdinand, Lewis, Warner's Grant, and Warren Gore

VALA or Vermont Assessors and Listers Association
VALA is a trade association for Vermont listers and assessors. Its mission is to advocate for the recognition of Listers and Assessors as qualified property valuation authorities throughout Vermont. See http://www.valavt.org.

VTax
The Vermont Department of Taxes' modern integrated tax system, which streamlines filing and paying taxes. Taxpayers can access the system through the online portal at myVTax.vermont.gov. The conversion to VTax and myVTax was a four-year program from 2014-2017.