

2013

Annual Report

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


**Vermont
Department of Taxes**



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

Agency of Administration

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

From: William E. Johnson, Director 

Date: January 2013

Subject: Annual Report of Property Valuation and Review Division

I am pleased to present Property Valuation and Review's 2013 Annual Report. This document fulfills the requirements of 32 V.S.A., section 3412. A copy will be sent to the selectboard of each town.

cc Governor Peter Shumlin
Mary Peterson, Commissioner

2013 Annual Report

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Property Tax Administration - 2012 Tax Year

Equalization

The Division of Property Valuation and Review (PVR) is required to annually determine the equalized education property value and coefficient of dispersion for each school district in Vermont. An equalization study is done to make those determinations. This year's equalization study was based on the assessed value of property as determined from municipalities' April 1, 2012 grand lists. The determination of equalized property values comes from a comparison of grand list values to actual market sales or appraisals of property. Based on the difference between the listed values and sales or appraisals, ratios are computed and used to derive an estimate of fair market value (or use/stabilized value, where appropriate) for each municipality.

The study's estimates of value are called *equalized education property values (EEPV)*. The EEPVs determined as part of the 2012 equalization study are a measure of the property wealth of a school district and become an important data element in the setting of education tax rates for all Vermont school districts. The ratio of the education property value to the equalized education property value is the common level of appraisal (CLA) used to equalize the education property tax rates.

Property Values

Statewide the total (unequalized) listed value went up less than 1%. Two factors generally affect the listed values—new construction and reappraisals. There was little new construction due to the economic downturn. In 2012 there were reappraisals in 21 towns (21, 33, 38 and 44 in four prior years). In several of those towns the reappraisal resulted in a lower grand list for 2012, the listers having acted to bring values down to fair market value. The market has stabilized and is showing signs of recovery. Fewer reappraisals are anticipated for the next few years.

The state total equalized *education* property value fell slightly again this year.

Tax Year	Educ LV (Billion \$)	% Change	EEPV (Billion \$)	% Change
2012	78.4	0.68%	78.5	-1.45%
2011	77.8	1.98%	79.6	-2.02%
2010 ¹	76.3	2.55%	81.3	-1.57%
2009	74.4	4.13%	82.6	2.17%
2008	71.5	9.60%	80.9	6.73%
2007	65.2	10.21%	75.8	9.68%
2006	59.2	13.82%	69.1	12.36%
2005	52.0	16.75%	61.5	13.66%

The state total equalized *municipal* property value followed suit in dropping slightly over 2011. The 2012 figure is \$79.6 billion. Compare that to \$80.7 in 2011. It was \$82.2 in 2010, \$83.8 in 2009 and \$82.1 in 2008.

¹ Prior to 2010 the education listed and the equalized education property value did not include the "increment" relating to active tax increment financing districts.

The total taxable personal property (machinery/equipment and inventory) value this year is \$843.5 million. This property is taxed for municipal services but not for education costs.

Tax Year	PP on Municipal GL
2012	\$843.5 million
2011	\$845.2
2010	\$827.8
2009	\$852.2
2008	\$852.8

The Vermont real estate market is slowly recovering. The housing price index over the year is ticking up. The median R1 sale price is down slightly. That may be more reflective of the types of properties selling than of the market as a whole. Moderately priced homes are likely selling in greater numbers than high end houses.

Tax Year	R1 Median Price
2012	\$180,000
2011	\$186,900
2010	\$187,500
2009	\$185,000
2008	\$200,000
2007	\$200,000
2006	\$194,000
2005	\$180,000
2004	\$159,900

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

This year only Franklin County showed an increase in equalized education property value. Rutland County saw the greatest percentage decrease over 2011.

Change in EEPV – 2011 to 2012 (FY12 to FY13)

County	Change	Rank
Franklin	+0.10%	1
Chittenden	-0.22%	2
Orleans	-0.47%	3
Windham	-0.55%	4
Addison	-0.62%	5
Washington	-1.17%	6
Orange	-1.26%	7
Lamoille	-1.29%	8
Caledonia	-2.46%	9
Windsor	-2.68%	10
Grand Isle	-3.02%	11
Essex	-3.53%	12
Bennington	-3.55%	13
Rutland	-3.77%	14

Note that the calculations of all the above values and changes are based on the results prior to any appeals. Appeals by municipalities may result in a slight reduction in the 2012 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 base education tax rates for FY13 were up over FY12. The rates since the inception of the two-tier rate have varied little over the past few years.

	Homestead Base Rate	Nonresidential Base Rate	EEPV (Billion \$)	Education Spending*	Property Tax Adjustments (State Payments)
FY06	\$ 1.51	\$ 1.02	\$ 61.5	962,976,995	\$ 92,597,558
FY07	\$ 1.44	\$ 0.95	\$ 69.1	1,015,048,578	\$106,590,553
FY08	\$ 1.36	\$ 0.87	\$ 75.8	1,056,563,162	\$109,995,949
FY09	\$ 1.36	\$ 0.87	\$ 80.9	1,109,754,777	\$113,989,450
FY10	\$ 1.35	\$ 0.86	\$ 82.6	1,132,474,781	\$134,369,701
FY11	\$ 1.35	\$ 0.86	\$ 81.3	1,130,803,523	\$145,309,090
FY12	\$ 1.36	\$ 0.87	\$ 79.6	1,125,189,915	\$142,955,566
FY13	\$ 1.38	\$ 0.89	\$ 78.5	1,158,753,333	\$134,703,320

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

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

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

Tax Year	School Taxes ²	Municipal Taxes ³	Total Taxes	%Change School Taxes	%Change Muni Taxes	Total % Change
2003	741.6	256.0	997.6	7.90%	3.9%	6.8%
2004	734.5	273.6	1,008.1	-1.00%	6.9%	1.1%
2005	814.5	292.5	1,107.0	10.90%	6.9%	9.8%
2006	879.3	316.1	1,195.4	8.00%	8.1%	8.0%
2007	919.5	335.1	1,254.6	4.60%	6.0%	5.0%
2008	1,000.7	353.9	1,354.6	8.80%	5.6%	8.0%
2009	1,051.8	365.7	1,417.5	5.10%	3.3%	4.6%
2010	1,071.5	372.0	1,443.5	1.87%	1.7%	1.8%
2011	1,065.3	379.2	1,444.5	-0.58%	1.94%	0.1%
2012	1,075.4	393.9	1,469.3	0.94%	3.88%	1.71%

² Does not include education taxes levied on "increment" in tax increment financing (TIF) districts.

³ Municipal taxes include only town/city level taxes.

School, Municipal and Total Effective Tax Rates (ETR)

Tax Year	Homestead School ETR	Nonresidential School ETR	Municipal ETR ³	Hmstd Total ETR	NonRes Total ETR
2004	\$ 1.31	\$ 1.41	\$ 0.49	\$1.80	\$1.90
2005	1.30	1.35	0.47	\$1.77	\$1.82
2006	1.23	1.32	0.47	\$1.70	\$1.79
2007	1.17	1.26	0.44	\$1.61	\$1.70
2008	1.18	1.29	0.43	\$1.61	\$1.72
2009	1.21	1.33	0.44	\$1.65	\$1.77
2010	1.26	1.38	0.45	\$1.71	\$1.83
2011	1.29	1.39	0.47	\$1.76	\$1.86
2012	1.34	1.40	0.50	\$1.84	\$1.90

Total taxes for 2012 (FY13), including the approximately \$15.3 M in property taxes reported by sub-municipalities such as villages and special districts, was close to \$1.485 billion. Property tax adjustment credits and homeowner rebates reduce that total.

Assessment practices in Vermont

There are two widely used measures for evaluating assessment practices in Vermont—the common level of appraisal (CLA) and the coefficient of dispersion (COD). The CLA is the ratio of a municipality’s total grand list value to its corresponding “equalized” value derived through PVR’s equalization study. In other words, it is a percentage that compares local assessments to PVR’s estimate of market value. The statewide CLA was very close to 100% this year.

Tax Year	Statewide CLA
2006	85.6%
2007	86.0
2008	88.4
2009	90.1
2010	93.9
2011	97.7
2012	99.8

Another way to use the CLA to evaluate assessment practices is to consider the change in the number of municipalities that have extremely low CLA’s and are thus very far from Vermont’s statutorily set standard of 100 percent fair market value. The further away from true market value the more difficult it is for property owners to analyze whether their valuation is equitable. In 1981, 41 municipalities were appraising property at less than 30 percent of fair market value. In 2007 there were only 26 districts with a CLA less than 60 percent. For 2012 only 3 towns have a CLA under 80%. Towns with a CLA under 80% will receive an Order to Reappraise.

More than half of Vermont towns and cities have a CLA over 100% this year—a total of 161. It should be noted that 88 of those 161 towns have a CLA of less than 105%. The high CLA's are in part a function of the drop in fair market values in many areas.

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

Assessment equity is important in order to meet the equal protection requirements of the Vermont and United States Constitutions. If a town's grand list shows a common level of appraisal of 90 percent and all properties are assessed relatively close to 90 percent of their market value, there is a high degree of equity and the municipality will have a low COD. Assessment standards generally hold that CODs of 15 percent or less are good—in newer or fairly homogenous areas 10% or less is considered good. Few such areas exist in Vermont. If, on the other hand, individual properties range in assessment from 60 to 140 percent of market value, then property owners are not being treated fairly in terms of the resulting tax burdens. Maintaining the equity or uniformity of assessments is more important than maintaining an overall level of assessment that is close to the 100% valuation standard.

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

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

Percentage of Municipalities with CODs

Tax Year	10% and less	>10% and <20%	20% - 30%	30% and higher
2001	13%	69%	17%	1%
2003	14%	62%	24%	0%
2005	6%	51%	40%	3%
2006	5%	51%	36%	8%
2007	10%	56%	26%	8%
2008	27%	51%	21%	5%
2009	32%	54%	12%	2%
2010	29%	58%	10%	2%
2011	27%	58%	15%	2%
2012	24%	68%	8%	0%

32 V.S.A. § 4041a requires that a municipality with a CLA less than 80 percent or a COD greater than 20 percent must reappraise and will be ordered to do so by the director of PVR. If a municipality does not make a reasonable attempt to reappraise its grand list, all state funding to the municipality can be withheld until it complies with its reappraisal requirement.

A total of 10 new reappraisal orders are anticipated as a result of the latest study. Another 13 towns have reappraisals underway to fulfill previous orders.

Assistance to Municipalities

The Vermont Department of Taxes annually issues several payments to Vermont towns and cities. Payments totaled **over \$21.6 million** in calendar year 2012.

The annual payment designed to hold the towns harmless for revenue lost as a result of enrollment in the use value appraisal program is issued in November. The 2012 payment was \$12.6 million.

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

In November of 2012 approximately \$98,800 was distributed to assist towns in the acquisition of training for listers. Payment is based on the number of real estate parcels. The law provides that a municipality shall be paid \$3.65 per grand list parcel for the first 100 parcels \$0.20 for each of the next 100 parcels, and \$0.01 for each parcel in excess of 200. This money can be used only for costs to acquire assessment education.

Two other payments were made in March of 2012. One is a payment of \$8.50 per parcel to assist with the expenses involved in townwide reappraisals. Over \$2.8 million was paid out this year. In addition, about \$331,000 was sent out to compensate towns for assistance provided to Property Valuation and Review in conducting the annual sales ratio study. This is a \$1 per parcel payment provided by 32 V.S.A. §5405(f).

Education and Training

During 2012 Property Valuation and Review (PVR) once again provided a full training program to listers and others in many aspects of tax administration and assessment. A range of offerings was provided so that everyone, from new listers to seasoned assessors could take a class appropriate to their level of experience and understanding. There were nine topics presented at various locations and dates around the state, with over 200 total participants.

Offerings included New Lister Orientation, Lister Training, Advanced Lister Training, Residential Data Collection, Developing a Land Schedule, and new in 2012 were several well-received online computer labs (webinars). Instruction was provided by staff from PVR, the Tax Department IT Help Desk and New England Municipal Resource Center (NEMRC). Property Valuation and Review also sponsored three International Association of Assessing Officers (IAAO) courses – The Appraisal Uses of Excel Software, Understanding Real Property Appraisal and Fundamentals of Mass Appraisal, all taught by IAAO certified instructors. There were also individual training sessions for town-specific issues.

PVR continued its collaboration with the University of Vermont Extension Service to provide seminars at the Town Officer Education Conferences (TOECs). Listers again comprised the largest audience at the three spring 2012 sessions held around the state. Workshops included The New ePTTR Lister Service, Record Retention for Listers and the Listers' Open Forum, a round table discussion with PVR staff.

Education continues to be a high priority for PVR and for the Legislature. The funds appropriated to towns for lister education provide opportunities for those listers who otherwise would not have the resources to attend classes. Listers continue to actively participate in PVR's Lister Education Program, which enables them to understand their responsibilities as Listers, and better perform the duties of the office. Many towns have benefitted from the classes developed by PVR and will benefit going forward as we continue our mission of providing education and training to elected officials.

We are continually looking to introduce new ways of presenting courses which will enable more listers to participate in education. In 2013 PVR will be introducing a new certification program for listers and assessors as part of our continuing efforts to support the valuation process in the state.

Appeals to the State Appraisers

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

As of publication date, 137 appeals have been received for the 2012 tax year. None of the 2012 appeals have been heard.

The majority of appeals heard by the State Appraisers, including those 2011 cases decided to date, result in either no change in value or a reduction in value. The 2011 results so far are:

<u>Value Increased</u>	<u>No Change</u>	<u>Reduced 20% or Less</u>	<u>Reduced More than 20%</u>
5	73	75	41

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

Tax Year	# Appeals	# Withdrawn	# Reduced	# Raised or Unchanged
2000	80	2	45	33
2001	134	18	69	47
2002	152	24	87	41
2003	192	64	76	52
2004	198	34	76	88
2005	159	18	68	73
2006	133	19	72	42
2007	161	19	71	71
2008	192	28	112	52
2009	175	23	115	37
2010 ¹	185	10	113	55
2011 ²	241	11	116	78

¹ 7 Outstanding as of publication

² 36 Outstanding as of publication

Computer Assisted Mass Appraisal System (CAMA)

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

The Department currently supports two windows-based software applications. One application is MicroSolve, a CAMA product that is supplied by New England Municipal Resource Center (NEMRC) which utilizes the Marshall and Swift values for the cost approach. It is also capable of utilizing the market comparison approach and the income approach to value. The other software application is a tax administration application called the Grand List Administration Module, which is also supplied by NEMRC, commonly referred to as NEMRC. The two systems are linked so that values generated in the CAMA program are automatically transferred to the grand list module.

The department's Information Technology Division (IT) includes a computer Help Desk staff. The IT Help Desk staff is currently supporting 194 towns using MicroSolve/NEMRC and all towns in Vermont are using the NEMRC Tax Administration software. During the past year, Property Valuation and IT Help Desk staff participated in numerous training sessions throughout the State providing instruction on both basic and advanced Microsolve/NEMRC components. Advanced sessions included sketching and the commercial database. The division's goal is to continue to provide educational services to offer comprehensive training program for the NEMRC systems.

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

Real Estate Transaction Taxes

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

Property Transfer Tax

This is a tax on the transfer and recording by deed of real property in Vermont, which is paid by the buyer. Many exemptions exist for non-payment of the tax, but if a deed is to be recorded with the town, a Property Transfer Tax return must be filed even if no tax is due. As of January 1, 2011, preparers have had a choice of either filing from the manual booklet form or thru the online electronic Property Transfer Tax Return system (ePTTR).

A booklet form or ePTTR return is received by a town with a deed, the clerk records the deed, either validates the online return (which is then collected electronically each night in batch processing for the department) or manually completes the clerks section in the booklet form and forwards only the booklet form to the Department for processing. The clerk retains a copy of either format. ePTTR returns are averaging around 45% of total returns filed. Returns have vital information about the transfer that is coded and entered into a computer, for access by the department, professionals and the general public. Statistics are generated from this information to track real estate trends in the market which are used by various groups. The number of yearly returns filed with the department exceeded 20,000 (taxable and non taxable) with a decrease in paid returns from 23,093 in FY 2006, to 16,225 in FY 2011.

Revenue from this tax per fiscal year is as follows:

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

Land Gains

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

any tax owed or the seller can avoid withholding by either obtaining a certificate from the department, or by paying the tax at closing. Though this tax does provide some revenue to the state, its main purpose is to discourage “speculation”, the holding of land for a short period and then selling it at a profit. Thus the tax rate is on a sliding scale based on the sellers holding period and the percentage the gain bears to the basis. The longer the holding period and the smaller the percentage, the less tax you pay. The number of paid returns have decreased from 2,103 in FY 2006, to 1,403 in FY 2011.

Revenue from this tax per fiscal year is as follows:

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

Real Estate Withholding

This is a withholding tax on the sale or exchange of Real Estate by non residents of Vermont. The withholding is the responsibility of the buyer, but is a credit for the seller to be used on their income tax return. Gains from the sale of real estate are taxable to non- residents and the withholding is security to the state that an income tax return will be filed. The rate of withholding is 2.5% of the sales price. Certificates of reduced withholding are issued by the department, when the seller can establish no tax is due or that the 2.5% amount exceeds the seller’s maximum tax liability. Approximately 3,000 returns are filed annually.

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

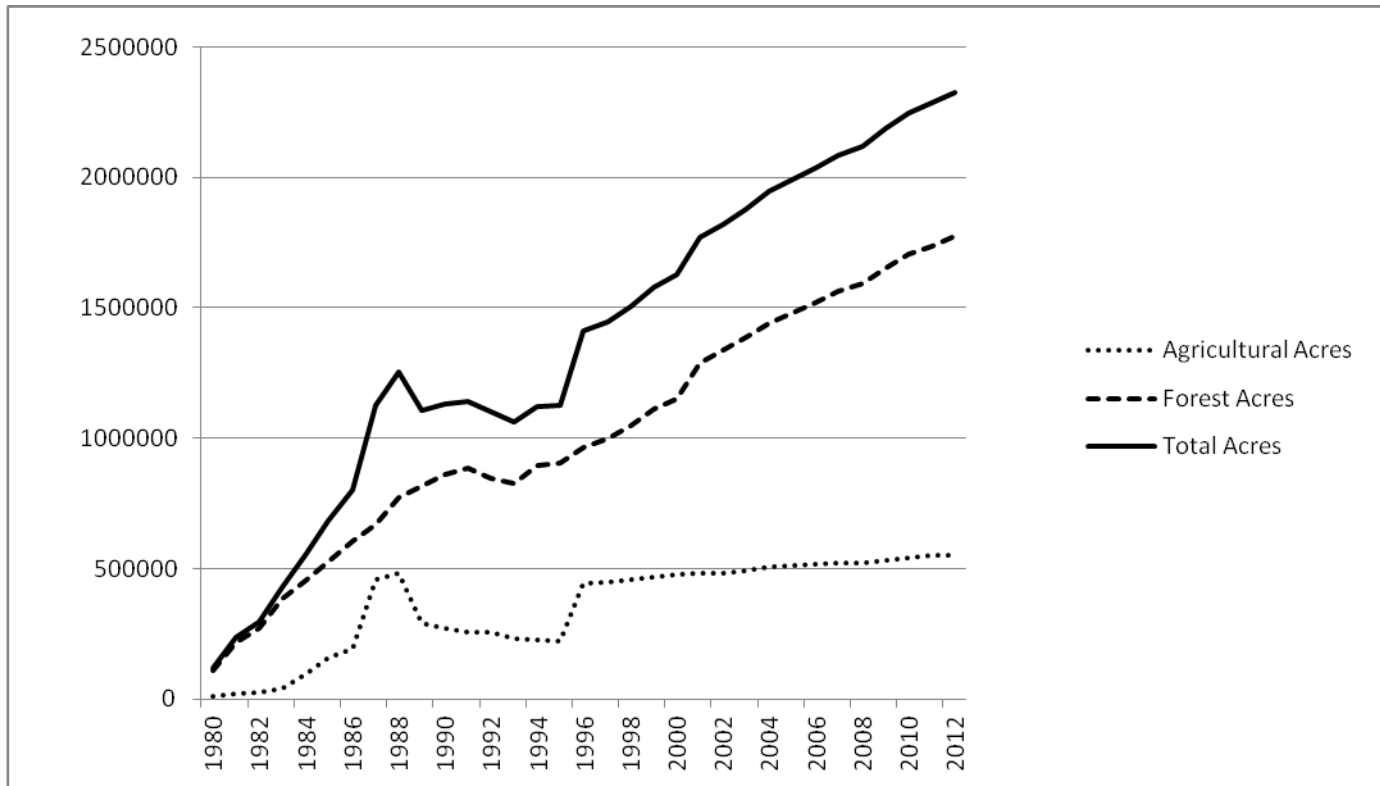
2011	\$ 8,627,926.21
2010	\$ 7,851,932.03
2009	\$ 8,237,044.02
2008	\$11,652,096.73
2007	\$13,333,988.53
2006	\$17,158,528.37

Real Estate Withholding Income Tax

This is a tax on income from capital gains on the sale of real estate by non residents. The withholding that occurred at sale, is a credit against this tax and any balance is refunded to the taxpayer. If the withholding is not enough to cover the liability, the taxpayer pays the difference. Real Estate Withholding and the corresponding income tax return, insure that non- residents pay their fair share of tax on Vermont real estate sales. Approximately 2,000 income returns are filed annually. Revenue figures from this tax are unavailable, as they are part of the overall income tax figures.

2012 Use Value Appraisal Program

Vermont's current use program (32 VSA Chapter 124) began in tax year 1980 with the enrollment of less than 120,000 acres. As of 2012, this number has soared to 2,283,613 acres and includes 13,831 landowners and 17,190 parcels (see graph below and Table 1 for details). In the 2008 tax year, an estimated 58.9% of the potentially eligible agricultural land and 40.4% of the potentially eligible forest land was enrolled. The combined enrolled land for 2012 represents 41% of the total land area of the state.



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

Table 1: Current Use Enrollment

Tax Year	Parcels	Owners	Agricultural Acres	Forest Acres	Total Acres
2005	13,640	10,807	510,645	1,482,437	1,993,082
2006	14,061	11,195	515,422	1,521,506	2,036,928
2007	14,640	11,721	521,381	1,564,321	2,085,702
2008	15,047	12,078	524,835	1,594,324	2,119,159
2009	15,642	12,570	534,275	1,654,295	2,188,810
2010	16,308	13,135	543,354	1,704,668	2,248,022
2011	16,724	13,469	549,601	1,734,012	2,283,613
2012	17,190	13,831	551,055	1,776,153	2,327,208

As with past legislative sessions, the program anticipates an examination of program structure and benefits in

order to address pressures on the state budget and to improve customer service. The program began work on the internal design issues for a web-based application system in 2011. The program began working on the development of the web portal in late 2012. We anticipate a functional system during the 2013 calendar year.

Use Values

The Current Use Advisory Board (CUAB) is charged with adopting rules, providing administrative oversight, and establishing use values. The CUAB meets annually to review data presented by the Agency of Agriculture, Food and Markets and by the Department of Forests, Parks and Recreation. These data are used to establish the use values for taxing enrolled land (see Table 2). The net annual stumpage value per acre is determined for forest land and land rental values are the key component for agricultural land. Enrolled farm building use value is established in statute as 0% of the fair market value, so no taxes are paid by the landowner on these buildings.

Table 2: 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
2013	\$119	\$89	\$265
2012	\$123	\$92	\$254
2011	\$122	\$92	\$238
2010	\$122	\$92	\$215
2009	\$123	\$92	\$199
2008	\$136	\$102	\$187
2007	\$133	\$100	\$146
2006	\$127	\$95	\$146
2005	\$120	\$90	\$122

Program Costs and Tax Savings

The reimbursement to towns for the loss in revenue in 1980 was just over \$400,000. In 2011, the hold harmless payment to towns was \$12.28 million; in 2012, it was \$12.55 million. Cost savings to landowners have steadily climbed to over \$54.6 million in 2012 (see Table 3). The enrollment in the program has also seen a steady increase both in parcels, owners, and acres enrolled except for the “easy out” years in the 1990s (see graph above). The statewide savings and costs along with the land enrollment information are shown in the table below. A comprehensive summary of each town is found at the end of this section.

Table 3: Tax Savings to Landowners

Tax Year	Municipal Tax Savings	Education Tax Savings	Total Savings to Owners
2005	\$8,078,698	\$24,901,872	\$32,980,570
2006	\$8,871,412	\$27,125,217	\$35,996,629
2007	\$9,728,409	\$29,797,654	\$39,526,063
2008	\$10,712,418	\$33,913,934	\$44,626,352
2009	\$11,585,297	\$37,385,819	\$48,971,116
2010	\$12,288,566	\$40,191,533	\$52,480,099
2011	\$12,549,456	\$40,668,894	\$53,218,350
2012	\$13,384,246	\$41,209,109	\$54,593,355

For the 2013 tax year, over 570 new applications are being reviewed. From these applications, the largest parcel is 1,500 acres and the smallest is for 0.8 acres. In total, the new applications proposed to enroll 255 new farm buildings.

For those owners who qualify by making 50% of their gross annual income from the business of farming or who lease to someone who makes 50% of their gross annual income from the business of farming, the farm buildings in active agricultural use can be enrolled in the program. This includes dwellings used for farm employee housing. By statute, the use value on these buildings is established at zero percent of fair market value.

Table 4: Farm Building Enrollment

Year	Parcels with Farm Buildings	Listed Value of Farm Buildings
2009	1,993	\$250,021,848
2010	1,972	\$255,515,511
2011	1,851	\$251,682,401
2012	1,857	\$257,446,331

Land Use Change Tax

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

The tax for land enrolled more than 10 years is ten percent of the fair market value of the developed land. The tax is twenty percent for parcels enrolled 10 years or less. In 2011, 222 parcels fell into the 10% penalty category, 149 parcels were in the 20% category, and 2 parcels had both 10% and 20% penalties. Although not assessed a land use change tax, 23 parcels had farm buildings discontinued.

The land use change tax assessed along with number of acres withdrawn either due to development or to voluntarily remove the lien is shown in the table below. The landowner can voluntarily chose to have the lien removed by paying the tax, even though the land is not considered developed. The table below shows the history of the amount of tax assessed, the acres that have had the lien removed or have been developed, and the acres withdrawn from the program.

Table 5: Development and Discontinuance of Enrolled Land

Calendar Year	Land Use Change Tax (LUCT) Assessed	Acres Developed and/or Lien Voluntarily Removed	Acres Withdrawn	Parcels
2012	\$301,845*	1,814*	7,304*	159*
2011	\$539,781	2,865	10,271	249
2010	\$528,710	1,807	5,484	254
2009	\$406,245	2,742		
2008	\$654,924	3,286		
2007	\$489,540	2,752		
2006	\$643,642	4,497		
2005	\$840,159	5,127		
2004	\$700,839	4,602		
*Preliminary number through October 2012				

Subordinations

Upon request, the Current Use Program will subordinate the state’s lien in favor of a mortgage. As part of the review for the subordination, we review the file for any obvious compliance issues and request that they be resolved before the subordination is executed. In calendar year 2012, the program reviewed and issued 184 subordinations therefore subordinating \$51,689,680 of value.

Current Use Appraisal Program Participant Tax Savings - Tax Year 2012

Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Addison	99	8,660	7,701	4,261,380	11,269,259	0.3389	1.2023	1.2542	52,633	51,235	141,339	245,207
Albany	82	5,076	5,523	3,827,800	5,363,400	0.4633	1.3037	1.3003	42,583	49,903	69,740	162,226
Alburgh	43	3,752	2,548	2,641,100	5,875,500	0.3798	1.2712	1.4225	32,346	33,574	83,579	149,499
Andover	44	1,580	4,059	2,163,490	4,831,962	0.3100	1.2613	1.3665	21,686	27,288	66,029	115,003
Arlington	64	1,804	7,908	1,918,500	6,648,800	0.2750	1.4899	1.4219	23,560	28,584	94,539	146,683
Athens	23	1,005	2,619	608,648	1,461,499	1.1200	1.3629	1.3640	23,186	8,295	19,935	51,416
Averill	12	0	21,354	0	4,633,600	0.1703	0.8100	1.2560	7,891	0	58,198	66,089
Averys Gore	2	0	12,243	0	2,206,500	0.1703	0.8771	1.3600	3,758	0	30,008	33,766
Bakersfield	91	4,391	12,667	3,502,900	10,730,300	0.4130	1.1446	1.3759	58,783	40,094	147,638	246,515
Baltimore	8	834	281	339,100	208,400	0.4400	1.2836	1.1908	2,409	4,353	2,482	9,244
Barnard	161	4,939	12,898	15,154,905	32,323,430	0.2300	1.3786	1.3314	109,200	208,926	430,354	748,480
Barnet	125	6,981	5,584	6,498,122	6,857,890	0.4632	1.3453	1.3112	61,865	87,419	89,921	239,205
Barre City	1	0	26	0	16,600	1.5924	1.1817	1.4318	264	0	238	502
Barre Town	85	3,798	2,303	6,127,700	4,513,800	0.8515	1.3014	1.6076	90,612	79,746	72,564	242,922
Barton	62	2,779	4,604	2,359,300	4,792,800	0.5650	1.0161	1.3531	40,409	23,973	64,851	129,233
Belvidere	29	1,366	12,190	1,209,871	4,729,705	0.4576	1.4439	1.3506	27,179	17,469	63,879	108,527
Bennington	47	1,186	4,655	979,600	4,275,900	0.8330	1.3512	1.5685	43,778	13,236	67,067	124,081
Benson	44	4,470	4,349	1,777,800	3,686,700	0.5957	1.2391	1.3650	32,552	22,029	50,323	104,904
Berkshire	71	7,206	4,014	5,184,143	9,915,392	0.4863	0.9971	1.2941	73,429	51,691	128,315	253,435
Berlin	64	3,156	4,130	4,153,458	5,741,919	0.4116	1.3748	1.3329	40,729	57,102	76,534	174,365
Bethel	163	5,976	9,784	4,948,800	8,983,300	0.7200	1.4967	1.3418	100,311	74,069	120,538	294,918
Bloomfield	20	185	13,588	94,900	3,561,600	0.3210	0.8700	1.3490	11,737	826	48,046	60,609
Bolton	27	964	6,769	665,500	5,926,000	0.4748	1.3906	1.3846	31,296	9,254	82,051	122,601
Bradford	55	1,610	3,851	1,209,100	4,864,418	0.6752	1.3109	1.3283	41,008	15,850	64,614	121,472
Braintree	110	4,842	9,369	4,953,900	9,419,300	0.7193	1.3825	1.4086	103,386	68,488	132,680	304,554
Brandon	58	2,063	5,009	1,474,198	3,441,600	0.6800	1.2814	1.3872	33,427	18,890	47,742	100,059
Brattleboro	94	3,513	3,958	5,104,750	7,922,330	1.1244	1.5293	1.3853	146,476	78,067	109,748	334,291
Bridgewater	90	3,004	13,026	5,803,991	16,844,134	0.3612	1.5091	1.4673	81,805	87,588	247,154	416,547
Bridport	130	11,991	9,007	15,424,150	25,741,600	0.4747	1.5520	1.3826	195,414	239,383	355,903	790,700
Brighton	40	985	17,409	390,700	4,483,100	0.5661	1.1766	1.3253	27,591	4,597	59,415	91,603
Bristol	65	2,631	8,136	2,138,448	9,006,161	0.6138	1.5356	1.5436	68,406	32,838	139,019	240,263
Brookfield	140	4,708	6,461	6,641,724	10,092,101	0.4611	1.3308	1.3424	77,160	88,388	135,476	301,024
Brookline	38	913	2,338	759,876	2,146,400	0.3025	1.3675	1.4872	8,791	10,391	31,921	51,103
Brownington	35	1,814	1,244	1,051,990	1,177,636	0.5647	1.0201	1.3248	12,591	10,731	15,601	38,923
Brunswick	18	385	5,676	205,100	1,820,400	0.0917	0.9083	1.4083	1,857	1,863	25,637	29,357
Buels Gore	5	0	818	0	748,500	0.0000	1.0170	1.5770	0	0	11,804	11,804
Burke	54	1,428	3,708	1,673,700	4,552,300	0.3761	1.4078	1.3748	23,416	23,562	62,585	109,563

Current Use Appraisal Program Participant Tax Savings - Tax Year 2012

Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Burlington	2	0	104	0	276,300	0.7153	1.4302	1.5684	1,976	0	4,333	6,309
Cabot	136	8,160	5,147	10,555,700	8,134,800	0.6914	1.3760	1.3925	129,226	145,246	113,277	387,749
Calais	131	7,310	5,205	7,791,099	5,653,198	0.6300	1.4313	1.3874	84,699	111,514	78,432	274,645
Cambridge	150	6,835	15,526	8,168,400	17,176,500	0.3370	1.3328	1.4327	85,412	108,868	246,088	440,368
Canaan	31	2,272	4,342	505,600	2,970,929	0.6313	0.9731	1.3495	21,936	4,920	40,093	66,949
Castleton	51	3,913	3,660	3,716,779	4,013,600	0.3770	1.4712	1.5959	29,144	54,681	64,053	147,878
Cavendish	78	2,101	6,757	2,821,700	8,290,850	0.3606	1.3951	1.3755	40,072	39,366	114,041	193,479
Charleston	66	2,451	6,154	1,755,400	5,564,500	0.4904	1.2514	1.4647	35,897	21,967	81,503	139,367
Charlotte	169	5,892	6,575	21,999,800	27,427,900	0.1113	1.3691	1.3613	55,013	301,199	373,376	729,588
Chelsea	167	6,001	10,423	6,285,446	12,453,801	0.5200	1.5287	1.5120	97,444	96,086	188,301	381,831
Chester	170	5,381	11,184	7,406,480	14,830,100	0.5781	1.2001	1.3078	128,550	88,885	193,948	411,383
Chittenden	49	1,796	6,417	1,373,200	3,033,000	0.3977	1.3711	1.3935	17,523	18,828	42,265	78,616
Clarendon	65	3,182	3,916	2,941,681	4,417,942	0.4420	1.2930	1.2888	32,530	38,036	56,938	127,504
Colchester	32	1,189	1,243	1,208,674	4,544,713	0.5530	1.2541	1.4085	31,816	15,158	64,012	110,986
Concord	53	1,289	15,523	1,085,400	12,269,200	0.4966	1.4181	1.4209	66,319	15,392	174,333	256,044
Corinth	150	5,180	9,311	5,198,621	9,972,800	0.5561	1.3099	1.3446	84,368	68,097	134,094	286,559
Cornwall	80	2,701	4,727	3,735,100	8,564,122	0.3900	1.5347	1.4076	47,967	57,323	120,549	225,839
Coventry	28	849	3,035	652,900	4,965,992	0.0000	1.1873	1.3608	0	7,752	67,577	75,329
Craftsbury	130	5,736	8,054	5,107,982	11,041,434	0.4659	1.9064	1.5419	75,240	97,379	170,248	342,867
Danby	55	2,162	11,888	2,361,775	10,058,706	0.3800	1.1155	1.1068	47,198	26,346	111,330	184,874
Danville	148	8,355	7,126	9,034,400	10,823,598	0.4304	1.2951	1.4072	85,469	117,005	152,310	354,784
Derby	61	4,259	2,833	3,986,100	6,986,500	0.3427	1.2952	1.4206	37,603	51,628	99,250	188,481
Dorset	65	979	6,754	2,721,590	12,663,445	0.1768	1.3085	1.2752	27,201	35,612	161,484	224,297
Dover	38	1,389	2,129	2,258,280	4,603,360	0.3653	1.4046	1.3930	25,066	31,720	64,125	120,911
Dummerston	108	4,121	4,918	9,986,505	11,626,500	0.2510	1.5260	1.3879	54,249	152,394	161,364	368,007
Duxbury	58	1,066	8,450	1,478,800	7,613,200	0.3911	1.4015	1.4612	35,559	20,725	111,244	167,528
East Haven	12	114	19,526	83,352	8,180,349	0.5895	0.9144	1.3376	48,715	762	109,420	158,897
East Montpelier	95	4,701	4,308	7,755,357	8,246,396	0.5411	1.4516	1.4203	86,585	112,577	117,124	316,286
Eden	49	3,077	17,056	2,568,530	14,623,790	0.4682	1.3574	1.3320	80,494	34,865	194,789	310,148
Elmore	72	2,583	12,045	4,092,000	8,461,800	0.3700	1.0363	1.2345	46,449	42,405	104,461	193,315
Enosburgh	94	4,659	10,558	3,395,700	12,190,900	0.5354	1.0711	1.3079	83,451	36,371	159,445	279,267
Essex Jct.	1	0	439	0	696,200	0.3619	1.3276	1.3665	2,520	0	9,514	12,034
Essex Town	45	1,500	1,337	2,206,600	2,423,400	0.4419	1.3364	1.3650	20,460	29,489	33,079	83,028
Fair Haven	13	788	1,281	223,500	911,900	0.8248	1.1433	1.2907	9,365	2,555	11,770	23,690
Fairfax	102	8,687	3,581	6,742,122	7,781,111	0.4105	1.2276	1.4781	59,618	82,766	115,013	257,397
Fairfield	186	14,495	14,913	9,854,372	24,330,970	0.5800	1.2681	1.3484	198,275	124,963	328,079	651,317
Fairlee	50	1,499	4,762	3,664,300	7,830,400	0.3471	1.6143	1.3860	39,898	59,153	108,529	207,580

Current Use Appraisal Program Participant Tax Savings - Tax Year 2012

Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Fayston	61	1,151	9,822	3,161,400	13,452,900	0.1800	1.3675	1.3666	29,906	43,232	183,847	256,985
Ferdinand	6	0	14,645	0	3,486,400	0.1703	0.8582	1.3308	5,937	0	46,397	52,334
Ferrisburgh	103	7,162	7,012	7,638,100	14,117,230	0.2740	1.3532	1.3931	59,610	103,359	196,667	359,636
Fletcher	120	6,219	10,174	4,607,420	13,467,155	0.5513	1.2952	1.4951	99,645	59,675	201,347	360,667
Franklin	69	8,259	2,500	4,828,570	7,722,970	0.2879	1.1577	1.5247	36,136	55,900	117,752	209,788
Georgia	76	5,911	3,966	6,372,634	7,806,517	0.2564	1.1633	1.3268	36,355	74,133	103,577	214,065
Glover	83	6,298	5,782	4,798,800	6,109,400	0.5109	1.1431	1.3052	55,730	54,855	79,740	190,325
Goshen	18	251	2,172	228,100	1,894,100	0.8653	1.3595	1.3424	18,363	3,101	25,426	46,890
Grafton	85	2,346	10,603	3,132,500	14,175,800	0.5900	1.2137	1.3466	102,119	38,019	190,891	331,029
Granby	28	178	20,221	103,700	4,675,900	0.3291	1.3344	1.4289	15,730	1,384	66,814	83,928
Grand Isle	42	1,430	1,731	7,419,900	6,305,500	0.2261	1.2518	1.3429	31,033	92,882	84,677	208,592
Granville	43	713	12,417	562,900	4,920,914	0.4700	1.0873	1.3268	25,774	6,120	65,291	97,185
Greensboro	136	5,253	9,833	6,938,300	12,642,755	0.4496	1.4000	1.3412	88,036	97,136	169,565	354,737
Groton	44	817	8,213	825,600	6,274,900	0.3716	1.3325	1.3583	26,385	11,001	85,232	122,618
Guildhall	80	2,191	12,118	1,456,687	5,484,262	0.4320	0.8472	1.2760	29,985	12,341	69,979	112,305
Guilford	127	5,090	7,162	5,768,630	8,324,306	0.6754	1.7264	1.6748	95,184	99,590	139,415	334,189
Halifax	96	3,376	8,911	4,098,203	9,923,598	0.6663	1.2905	1.3225	93,427	52,887	131,240	277,554
Hancock	15	0	1,457	0	968,038	0.9758	1.5462	1.3555	9,446	0	13,122	22,568
Hardwick	101	5,902	6,107	3,473,500	5,110,400	1.0610	1.4301	1.4639	91,075	49,675	74,811	215,561
Hartford	62	2,552	2,713	3,125,700	5,367,300	0.7431	1.3158	1.4320	63,111	41,128	76,860	181,099
Hartland	159	5,861	7,936	17,181,276	26,574,646	0.3725	1.5068	1.3990	162,991	258,887	371,779	793,657
Highgate	86	7,692	4,799	6,375,850	12,912,300	0.2114	1.0238	1.2778	40,775	65,276	164,993	271,044
Hinesburg	93	3,686	5,344	6,573,312	6,897,334	0.4700	1.4533	1.4452	63,312	95,530	99,680	258,522
Holland	69	4,554	5,239	3,426,586	8,197,114	0.6987	1.2734	1.4780	81,215	43,634	121,153	246,002
Hubbardton	43	1,667	5,160	1,186,422	3,910,969	0.6400	1.1860	1.3746	32,623	14,071	53,760	100,454
Huntington	88	4,135	5,965	7,210,850	10,631,950	0.5488	1.2411	1.3519	97,921	89,494	143,733	331,148
Hyde Park	102	4,544	5,036	5,874,300	8,842,500	0.6273	1.2627	1.3360	92,318	74,175	118,136	284,629
Ira	39	1,736	5,072	1,639,900	5,847,400	0.3070	1.1038	1.3297	22,986	18,101	77,753	118,840
Irasburg	50	3,297	7,909	1,162,312	7,236,110	0.4178	1.1615	1.4711	35,089	13,500	106,450	155,039
Isle LaMotte	13	288	597	277,906	2,835,537	0.3409	1.5169	1.5467	10,614	4,216	43,857	58,687
Jamaica	53	1,864	6,857	903,600	4,178,100	0.3028	1.2204	1.1905	15,387	11,028	49,740	76,155
Jay	14	304	4,368	409,600	3,588,800	0.2768	1.1962	1.3532	11,068	4,900	48,564	64,532
Jericho	42	1,751	1,645	3,670,200	2,252,600	0.4528	1.3054	1.3865	26,818	47,911	31,232	105,961
Jericho ID	3	54	151	79,800	173,400	0.4528	1.2728	1.3830	1,146	1,016	2,398	4,560
Johnson	112	5,893	7,091	5,102,600	5,861,500	0.5890	1.2618	1.3088	64,579	64,385	76,715	205,679
Killington	18	5	6,092	8,800	6,144,435	0.2850	1.5094	1.4620	17,537	133	89,832	107,502
Kirby	61	3,199	3,683	2,465,200	3,571,000	0.3796	1.2896	1.2766	22,913	31,791	45,587	100,291

Current Use Appraisal Program Participant Tax Savings - Tax Year 2012

Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Landgrove	34	487	1,755	4,807,736	14,121,200	0.2140	1.2398	1.2130	40,508	59,606	171,290	271,404
Leicester	27	2,045	890	2,012,944	889,860	0.2304	1.3156	1.3418	6,688	26,482	11,940	45,110
Lemington	13	113	11,868	62,300	2,506,217	0.2855	0.8989	1.3938	7,333	560	34,932	42,825
Lewis	1	0	6,673	0	990,000	0.1703	0.8825	1.3684	1,686	0	13,547	15,233
Lincoln	109	4,273	5,668	7,939,400	8,946,100	0.6496	1.3889	1.3635	109,688	110,270	121,980	341,938
Londonderry	73	1,073	6,760	5,273,700	16,423,000	0.2166	1.3485	1.3474	46,995	71,116	221,284	339,395
Lowell	64	639	11,951	501,600	5,725,000	0.5395	1.1416	1.4116	33,593	5,726	80,814	120,133
Ludlow	36	1,080	2,442	1,361,600	3,703,600	0.2458	1.6303	1.4880	12,450	22,198	55,110	89,758
Lunenburg	79	2,491	9,307	1,884,350	6,309,900	0.6625	1.0969	1.1821	54,287	20,669	74,589	149,545
Lyndon	77	3,796	2,303	4,386,100	3,144,200	0.5490	1.3240	1.4187	41,341	58,072	44,607	144,020
Maidstone	39	1,431	7,149	921,880	3,531,168	0.2219	1.1926	1.3946	9,881	10,994	49,246	70,121
Manchester	44	921	7,346	7,496,563	21,196,346	0.1868	1.3014	1.2650	53,598	97,560	268,134	419,292
Marlboro	91	3,053	9,183	3,059,300	9,085,800	0.3500	1.3779	1.4733	42,508	42,154	133,861	218,523
Marshfield	95	4,784	8,621	4,489,388	6,765,458	0.6158	1.4488	1.5899	69,307	65,042	107,564	241,913
Mendon	15	51	2,054	88,700	1,783,700	0.4834	1.1124	1.4165	9,051	987	25,266	35,304
Middlebury	96	3,605	6,524	3,264,100	9,147,500	0.8620	1.7235	1.5899	106,988	56,257	145,436	308,681
Middlesex	86	3,439	6,429	4,881,870	7,218,796	0.4215	1.4220	1.4247	51,004	69,420	102,846	223,270
Middletown Springs	54	1,897	4,157	1,879,099	4,212,691	0.6120	1.6361	1.5132	37,282	30,744	63,746	131,772
Milton	62	5,217	2,995	4,923,381	6,079,748	0.4360	1.1661	1.3217	47,974	57,412	80,356	185,742
Monkton	93	6,937	5,583	8,174,155	6,670,986	0.3696	1.7220	1.6821	54,868	140,759	112,213	307,840
Montgomery	68	2,533	14,730	1,530,700	5,961,500	0.4449	1.4407	1.8127	33,333	22,053	108,064	163,450
Montpelier	12	432	653	823,200	2,806,920	1.0481	1.3109	1.3853	38,047	10,791	38,884	87,722
Moretown	111	3,832	11,760	4,925,190	11,129,438	0.2271	1.5384	1.5147	36,460	75,769	168,578	280,807
Morgan	40	2,664	5,169	1,579,600	4,897,690	0.2658	1.1705	1.2302	17,217	18,489	60,251	95,957
Morristown	131	6,742	5,956	16,886,029	17,508,622	0.7345	1.1824	1.4206	252,629	199,660	248,727	701,016
Mount Holly	71	2,213	7,273	3,750,250	9,878,274	0.3264	1.5342	1.3917	44,484	57,536	137,476	239,496
Mount Tabor	3	0	452	0	369,160	0.0865	1.1015	1.3432	319	0	4,959	5,278
New Haven	143	8,465	7,885	7,327,890	12,154,719	0.6190	1.9515	1.8636	120,597	143,004	226,515	490,116
Newark	53	1,933	7,219	2,042,500	7,926,300	0.4352	1.3757	1.3014	43,384	28,099	103,153	174,636
Newbury	155	5,608	10,029	7,417,100	13,398,200	0.5450	1.3564	1.3997	113,443	100,606	187,535	401,584
Newfane	85	2,383	9,407	2,480,200	11,454,600	0.3732	1.2604	1.3276	52,005	31,260	152,071	235,336
Newport City	2	68	66	602,800	125,500	1.2376	1.4357	1.6061	9,013	8,654	2,016	19,683
Newport Town	61	3,971	5,479	3,368,977	5,774,417	0.3918	1.3287	1.3483	35,824	44,764	77,856	158,444
North Hero	26	1,050	1,100	2,704,550	3,402,900	0.2614	1.6157	1.6157	15,965	43,697	54,981	114,643
Northfield	143	4,823	10,464	3,674,116	6,969,801	1.0306	1.5097	1.6195	109,696	55,468	112,876	278,040
Norton	9	279	11,334	101,300	3,729,100	0.3000	0.8680	1.3319	11,491	879	49,668	62,038
Norwich	139	6,396	6,416	10,466,300	13,203,500	0.4636	1.7529	1.4791	109,733	183,464	195,293	488,490

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Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Orange	49	2,636	9,359	2,573,585	9,074,868	0.4815	1.3076	1.2936	56,087	33,652	117,392	207,131
Orleans ID	3	0	215	0	194,900	0.5650	1.2439	1.3858	1,101	0	2,701	3,802
Orwell	96	9,914	6,557	7,385,300	10,872,000	0.4997	1.1261	1.3389	91,232	83,166	145,565	319,963
Panton	41	1,980	4,351	1,966,500	8,525,900	0.5244	1.1850	1.3242	55,022	23,303	112,900	191,225
Pawlet	114	5,634	9,213	7,771,422	16,886,979	0.3582	1.2147	1.3771	88,326	94,399	232,551	415,276
Peacham	137	6,806	7,565	10,572,834	12,601,450	0.3724	1.3443	1.4769	86,301	142,131	186,111	414,543
Peru	33	716	1,520	4,100,948	7,776,534	0.2269	1.4369	1.3152	26,950	58,927	102,277	188,154
Pittsfield	23	601	773	752,630	1,123,000	0.5100	1.6666	1.3181	9,566	12,543	14,802	36,911
Pittsford	73	2,905	7,418	2,118,200	4,293,500	0.4873	1.3553	1.3846	31,244	28,708	59,448	119,400
Plainfield	60	2,684	2,991	5,518,500	4,530,100	0.6579	1.2994	1.4259	66,110	71,707	64,595	202,412
Plymouth	46	742	6,561	837,563	6,513,750	0.3900	1.0608	1.2421	28,670	8,885	80,907	118,462
Pomfret	163	5,108	12,266	20,266,135	52,119,207	0.3663	1.5789	1.4249	265,148	319,982	742,647	1,327,777
Poultney	62	2,706	6,010	1,953,200	4,252,606	0.4800	1.4993	1.4872	29,788	29,284	63,245	122,317
Pownal	74	4,492	4,998	2,915,200	4,463,700	0.4221	1.2228	1.3630	31,146	35,647	60,840	127,633
Proctor	11	0	921	0	672,000	0.8624	1.2143	1.2222	5,795	0	8,213	14,008
Putney	74	3,443	3,243	10,272,365	12,032,935	0.5427	1.6809	1.5249	121,051	172,668	183,490	477,209
Randolph	174	8,816	5,465	12,981,700	10,824,000	0.7209	1.2281	1.3042	171,615	159,428	141,167	472,210
Reading	90	2,283	10,540	8,588,339	26,287,196	0.3543	1.5622	1.2084	123,564	134,167	317,654	575,385
Readsboro	36	921	2,475	1,073,529	2,833,829	0.8875	0.8242	1.2780	34,678	8,848	36,216	79,742
Richford	80	3,664	11,241	2,724,739	7,905,170	0.7905	0.9884	1.3241	84,029	26,931	104,672	215,632
Richmond	81	4,590	5,158	4,571,903	6,507,507	0.6077	1.3197	1.4422	67,330	60,335	93,851	221,516
Ripton	37	1,043	2,357	1,916,200	3,976,500	0.3232	1.5838	1.4381	19,045	30,349	57,186	106,580
Rochester	92	2,408	10,848	2,533,374	8,084,235	0.4774	1.1919	1.3484	50,688	30,195	109,008	189,891
Rockingham	105	4,670	7,341	4,716,900	7,963,500	0.8587	1.3761	1.4064	108,887	64,909	111,999	285,795
Roxbury	92	1,934	8,545	886,504	3,618,000	0.7446	1.3644	1.5217	33,541	12,095	55,055	100,691
Royalton	89	3,312	6,038	2,955,170	6,125,300	0.6061	1.3836	1.3768	55,037	40,888	84,333	180,258
Rupert	80	4,825	10,287	7,956,316	17,515,800	0.3454	1.0324	1.1892	87,981	82,141	208,298	378,420
Rutland City	2	0	133	0	399,900	1.3275	1.4018	1.5817	5,309	0	6,325	11,634
Rutland Town	38	1,759	1,921	2,688,500	4,934,700	0.1660	1.2598	1.3227	12,655	33,870	65,271	111,796
Ryegate	79	5,001	4,441	2,590,612	5,042,122	0.5691	1.4465	1.4745	43,438	37,473	74,346	155,257
Salisbury	45	2,062	4,532	3,289,300	11,775,000	0.2627	1.4758	1.3506	39,574	48,543	159,033	247,150
Sandgate	52	1,924	15,482	1,486,981	10,022,118	0.4456	1.4689	1.4634	51,285	21,842	146,664	219,791
Searsburg	2	0	529	0	361,500	0.5674	1.2251	1.3515	2,051	0	4,886	6,937
Shaftsbury	56	2,629	4,666	3,663,600	5,037,800	0.3266	1.1965	1.3585	28,419	43,835	68,439	140,693
Shaftsbury ID	1	0	60	0	164,600	0.3266	1.3271	1.3665	538	0	2,249	2,787
Sharon	107	3,003	9,417	3,387,500	9,089,200	0.6048	1.4462	1.4070	75,459	48,990	127,885	252,334
Sheffield	37	1,125	5,564	804,600	2,598,200	0.1182	1.2886	1.4033	4,022	10,368	36,461	50,851

Current Use Appraisal Program Participant Tax Savings - Tax Year 2012

Town Name	Total Parcels	Total Program Acres		Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Shelburne	45	1,974	1,797	18,263,842	18,144,438	0.3374	1.3402	1.3982	122,842	244,772	253,696	621,310
Sheldon	73	7,580	5,055	6,379,215	13,531,802	0.3175	1.0838	1.3393	63,217	69,138	181,231	313,586
Shoreham	123	8,652	11,251	6,187,189	14,478,617	0.4641	1.5163	1.3523	95,910	93,816	195,794	385,520
Shrewsbury	95	4,114	8,140	3,968,900	8,330,000	0.4534	1.1637	1.2095	55,763	46,186	100,751	202,700
South Burlington	9	308	468	670,900	3,193,900	0.4036	1.4112	1.4233	15,598	9,468	45,459	70,525
South Hero	40	1,468	1,719	7,855,104	16,269,844	0.2351	1.1803	1.4129	56,718	92,714	229,877	379,309
Springfield	136	6,456	6,225	5,271,100	5,734,195	1.2605	1.5003	1.3089	138,722	79,082	75,055	292,859
St. Albans Town	85	4,334	6,165	7,692,777	18,085,907	0.3477	1.1824	1.3354	89,632	90,959	241,519	422,110
St. George	9	372	568	620,710	1,819,020	0.2312	1.3930	1.3832	5,641	8,646	25,161	39,448
St. Johnsbury	77	3,214	2,918	3,342,526	3,860,570	0.6472	1.1459	1.3561	46,618	38,302	52,353	137,273
Stamford	19	117	3,128	56,000	1,280,500	0.6292	1.1197	1.3498	8,409	627	17,284	26,320
Stannard	20	865	1,430	791,200	1,162,000	1.0200	1.4840	1.3323	19,923	11,741	15,481	47,145
Starksboro	127	5,527	10,550	4,494,800	9,453,900	0.4400	1.4901	1.5150	61,374	66,977	143,227	271,578
Stockbridge	70	1,169	15,280	704,150	7,924,487	0.6032	1.4864	1.3563	52,048	10,466	107,480	169,994
Stowe	114	1,952	10,412	19,296,000	55,118,100	0.3610	1.4280	1.4401	268,635	275,547	793,756	1,337,938
Strafford	154	6,516	9,556	10,379,938	15,408,921	0.5019	1.2430	1.2369	129,434	129,023	190,593	449,050
Stratton	17	182	2,567	337,400	3,517,200	0.1639	1.5189	1.3876	6,318	5,125	48,805	60,248
Sudbury	46	1,754	4,577	1,884,964	4,333,312	0.2361	1.1975	1.2379	14,681	22,572	53,642	90,895
Sunderland	26	115	1,488	847,500	9,383,668	0.2336	1.2006	1.2494	23,900	10,175	117,240	151,315
Sutton	51	3,761	3,341	3,305,372	6,333,436	0.5000	1.0204	1.1031	48,194	33,728	69,864	151,786
Swanton	77	6,332	5,871	5,493,000	11,031,400	0.3026	0.9987	1.2596	50,003	54,859	138,952	243,814
Thetford	154	5,522	7,025	8,432,965	12,115,465	0.4767	1.7085	1.5113	97,954	144,077	183,101	425,132
Tinmouth	70	3,652	5,690	3,234,800	7,145,300	0.5242	1.3571	1.3362	54,412	43,899	95,475	193,786
Topsham	104	2,150	10,701	1,847,859	8,158,358	0.6809	1.3027	1.3372	68,132	24,072	109,094	201,298
Townshend	86	3,487	8,570	2,308,600	5,790,931	0.4621	1.3759	1.4299	37,428	31,764	82,805	151,997
Troy	54	1,363	5,615	1,199,400	6,499,200	0.4478	1.1753	1.3508	34,474	14,097	87,791	136,362
Tunbridge	190	7,746	8,997	12,952,064	16,443,579	0.4522	1.2664	1.3557	132,927	164,025	222,926	519,878
Underhill	82	2,878	4,371	4,668,900	5,425,700	0.4442	1.2496	1.4036	44,840	58,343	76,155	179,338
Underhill ID	4	239	85	361,100	255,200	0.4442	1.2982	1.4106	2,738	4,688	3,600	11,026
Vergennes	2	31	26	159,200	89,053	0.6207	1.2188	1.3612	1,541	1,940	1,212	4,693
Vernon	35	1,415	2,335	3,124,600	5,136,800	0.4455	0.9967	0.9382	36,805	31,143	48,193	116,141
Vershire	119	3,500	11,590	3,040,500	9,289,600	0.6842	1.6248	1.3949	84,363	49,402	129,581	263,346
Victory	10	266	3,238	238,830	1,559,525	0.2183	0.7914	1.2271	3,926	1,890	19,137	24,953
Waitsfield	73	1,933	5,308	7,288,171	15,800,870	0.3170	1.2688	1.3216	73,192	92,472	208,824	374,488
Walden	72	4,674	3,292	4,353,400	3,776,600	0.5830	1.4296	1.6699	47,398	62,236	63,065	172,699
Wallingford	60	2,085	3,266	3,303,900	4,289,235	0.3189	1.3278	1.2897	24,215	43,869	55,318	123,402
Waltham	25	1,778	984	1,118,007	1,929,800	0.4100	1.3033	1.4551	12,496	14,571	28,081	55,148

Current Use Appraisal Program Participant Tax Savings - Tax Year 2012

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		Homestead	Nonres	Homestead	Nonres		Ed. HS Tax Rate	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Wardsboro	38	1,367	3,502	1,471,130	3,621,345	0.4849	1.3139	1.3115	24,693	19,329	47,494	91,516
Warners Grant	1	0	1,607	0	420,700	0.1703	0.8742	1.3555	716	0	5,703	6,419
Warren	75	1,739	4,944	4,746,400	13,527,730	0.2500	1.2601	1.4148	45,685	59,809	191,390	296,884
Warren Gore	3	0	5,211	0	1,941,500	0.1703	0.8083	1.2533	3,306	0	24,333	27,639
Washington	114	5,627	8,082	6,219,050	8,093,400	0.5100	1.3621	1.3972	72,993	84,710	113,081	270,784
Waterbury	66	3,451	3,159	10,845,800	10,098,300	0.3480	1.3199	1.3897	72,885	143,154	140,336	356,375
Waterford	38	1,559	4,116	936,613	3,472,855	0.3469	1.5508	1.5780	15,296	14,525	54,802	84,623
Waterville	50	3,224	2,173	2,521,400	1,678,800	0.4946	1.6006	1.5188	20,774	40,358	25,498	86,630
Weathersfield	103	4,701	4,472	5,428,900	6,543,000	0.5973	1.6722	1.5188	71,508	90,782	99,375	261,665
Wells	19	1,003	1,014	1,031,500	900,500	0.3528	1.2873	1.4866	6,816	13,278	13,387	33,481
Wells River	3	44	207	57,400	341,100	0.5450	1.4123	1.4396	2,172	811	4,910	7,893
West Fairlee	70	2,278	6,673	1,858,065	4,170,452	0.7539	1.7345	1.4892	45,449	32,228	62,106	139,783
West Haven	37	2,241	8,637	1,585,100	6,632,800	0.6000	1.2198	1.4879	49,307	19,335	98,689	167,331
West Rutland	25	618	2,899	237,800	1,089,725	0.6584	1.2863	1.3843	8,740	3,059	15,085	26,884
West Windsor	84	3,212	2,875	25,028,810	22,561,411	0.3000	1.1603	1.2047	142,771	290,409	271,797	704,977
Westfield	35	1,712	9,878	1,640,254	4,629,339	0.5132	1.2007	1.3846	32,176	19,695	64,098	115,969
Westford	105	5,475	6,667	5,205,900	6,485,900	0.5185	1.2330	1.3626	60,622	64,189	88,377	213,188
Westminster	132	4,566	8,030	5,334,800	8,957,632	0.5967	1.4312	1.4750	85,283	76,352	132,125	293,760
Westmore	31	5,180	5,146	3,478,700	4,192,600	0.4209	1.2228	1.4558	32,289	42,538	61,036	135,863
Weston	70	1,155	5,019	4,770,127	11,483,864	0.4992	1.4217	1.4826	81,140	67,817	170,260	319,217
Weybridge	50	1,756	4,997	2,755,497	9,247,001	0.4559	1.7068	1.5454	54,719	47,031	142,903	244,653
Wheelock	69	714	10,426	611,594	7,443,400	0.7700	1.1940	1.3003	62,023	7,302	96,787	166,112
Whiting	50	2,625	3,479	2,294,628	5,149,443	0.5902	1.2066	1.3597	43,935	27,687	70,017	141,639
Whitingham	50	1,314	3,123	1,882,700	4,721,270	0.5700	1.4264	1.3040	37,643	26,855	61,565	126,063
Williamstown	95	4,464	5,000	2,665,940	5,410,400	0.5195	1.4431	1.5474	41,957	38,472	83,721	164,150
Williston	35	1,535	1,544	3,635,751	4,117,720	0.2317	1.3839	1.4675	17,965	50,315	60,428	128,708
Wilmington	37	1,569	2,102	3,030,555	3,983,950	0.4522	1.5227	1.3531	31,720	46,146	53,907	131,773
Windham	40	795	9,326	786,645	3,493,074	0.6142	1.6107	1.6360	26,286	12,670	57,147	96,103
Windsor	36	1,821	1,196	3,180,860	1,682,694	1.1487	1.3255	1.3699	55,868	42,162	23,051	121,081
Winhall	25	417	1,447	728,900	4,055,600	0.3016	1.8281	1.4565	14,430	13,325	59,070	86,825
Wolcott	111	4,536	6,808	7,008,000	8,824,058	0.5624	1.1768	1.2771	89,039	82,470	112,692	284,201
Woodbury	71	2,147	11,259	2,015,200	5,771,100	0.4279	1.5063	1.3903	33,318	30,355	80,236	143,909
Woodford	1	0	133	0	113,700	0.1211	1.0800	1.3653	138	0	1,552	1,690
Woodstock	181	4,315	11,714	16,576,800	54,502,887	0.3277	1.5365	1.4295	232,928	254,703	779,119	1,266,750
Worcester	81	3,386	7,705	3,869,225	5,117,681	0.4982	1.3833	1.3952	44,773	53,523	71,402	169,698

Current Use Appraisal Program Participant Tax Savings - Tax Year 2012

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

**Homestead and
Nonresidential Totals**

Program Acreage		Exempt Reduction		School Taxes Saved	
Homestead	Nonresidential	Homestead	Nonresidential	Homestead	Nonresidential
759,383	1,567,737	\$995,884,991	\$2,001,073,363	\$13,528,436	\$27,680,673

STATE TOTALS

Total No. Parcels	Total Acreage	Total Reduction Amount	Total Mun Tax Saved	Total State Ed Tax Saved	Total Taxes Saved
17,187	2,327,122	\$2,996,956,554	\$13,384,246	\$41,209,109	\$54,593,355

2012 Equalization Study

Property Valuation and Review (PVR) annually conducts a study of all the grand lists of the state. This study is commonly called the “Equalization” study. Its purpose is to derive estimates of the fair market value of the grand lists used to raise school taxes. The reference to equalization stems from the fact that most towns’ grand lists are not at 100 percent fair market value in any given year. If they were there would be no reason for the state to estimate market values and determine common levels of appraisal (CLAs).

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

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

For more details on the study methodology, see the document entitled, “Introduction to Vermont’s Equalization Study” on the tax department’s website at:

<http://www.tax.vermont.gov/pdf.word.excel/pvr/Intro%20to%20Vermont's%20Equalization%20Study%202012.pdf>

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

**Equalized Education Grand List
Effective January 1, 2013**

Addison

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Addison	817	2,001,558	112.40	13.10	1,780,710
Bridport	647	1,368,616	98.66	3.75	1,387,190
Bristol	1,555	2,805,480	92.06	13.80	3,047,500
Cornwall	598	1,942,303	105.52	12.46	1,840,730
Ferrisburgh	1,508	4,689,932	100.36	16.15	4,673,060
Goshen	143	252,428	112.50	5.69	224,380
Granville	320	410,932	98.55	15.47	416,960
Hancock	253	331,791	106.30	20.19	312,120
Leicester	789	1,742,197	103.15	5.47	1,689,000
Lincoln	723	1,695,246	101.11	3.86	1,676,590
Middlebury	2,663	6,962,480	89.23	13.75	7,802,640
Monkton	905	1,777,176	82.45	13.00	2,155,480
New Haven	856	1,875,682	78.87	13.27	2,378,290
Orwell	737	1,435,422	102.79	4.37	1,396,520
Panton	316	1,012,443	96.70	7.98	1,046,970
Ripton	397	621,802	99.17	4.36	626,980
Salisbury	731	1,872,793	94.92	10.23	1,973,000
Shoreham	705	1,371,422	100.57	9.69	1,363,650
Starksboro	923	1,576,217	90.14	25.84	1,748,720
Vergennes	936	2,194,563	104.21	11.93	2,105,820
Waltham	222	429,901	94.82	15.46	453,380
Weybridge	375	1,216,299	91.56	11.01	1,328,370
Whiting	206	330,540	112.39	11.68	294,110
County Totals	17,325	39,917,223			41,722,170

Equalized Education Grand List
Effective January 1, 2013
Bennington

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Arlington	1,397	3,152,114	102.45	12.86	3,076,630
Bennington	5,317	9,312,862	91.70	14.77	10,156,230
Dorset	1,475	7,234,034	109.73	17.77	6,592,640
Glastenbury	9	41,604	95.43	1.98	43,600
Landgrove	205	1,199,912	114.19	19.92	1,050,850
Manchester	2,817	12,616,283	114.10	18.04	11,057,090
North Bennington	418	675,561	91.71	14.77	736,640
Peru	747	2,477,854	112.93	18.68	2,194,150
Pownal	1,701	2,563,759	103.99	9.86	2,465,460
Readsboro	769	940,981	108.72	14.69	865,520
Rupert	561	1,522,388	118.81	16.03	1,281,370
Sandgate	353	645,015	95.00	14.47	678,990
Searsburg	155	341,534	105.67	14.37	323,210
Shaftsbury	1,488	3,418,478	106.07	9.79	3,222,830
Shaftsbury ID	289	595,846	104.46	9.79	570,400
Stamford	721	890,146	100.71	11.97	883,900
Sunderland	674	1,622,775	110.08	23.37	1,474,190
Winhall	1,939	6,943,225	97.02	11.74	7,156,230
Woodford	483	579,988	111.99	11.88	517,900
County Totals	21,518	56,774,359			54,347,830

**Equalized Education Grand List
Effective January 1, 2013**

Caledonia

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Barnet	1,117	2,442,650	102.07	16.50	2,393,160
Burke	1,212	2,228,324	100.85	16.35	2,209,560
Danville	1,525	2,884,960	102.92	14.68	2,803,140
Groton	761	1,177,901	104.48	9.89	1,127,350
Hardwick	1,464	1,642,821	91.66	19.13	1,792,360
Kirby	342	560,654	113.45	16.10	494,190
Lyndon	2,216	3,563,990	98.77	10.74	3,608,370
Newark	702	913,812	107.10	10.47	853,270
Peacham	668	1,366,814	96.60	17.56	1,414,980
Ryegate	747	1,359,681	97.89	9.19	1,389,050
Sheffield	531	569,842	104.73	18.62	544,110
St. Johnsbury	2,896	5,582,110	106.88	15.07	5,222,810
Stannard	174	174,104	95.57	10.68	182,180
Sutton	596	998,984	162.08	17.86	616,350
Walden	726	860,230	84.46	19.06	1,018,530
Waterford	776	1,677,215	91.58	14.35	1,831,520
Wheelock	569	656,656	110.70	21.58	593,160
County Totals	17,022	28,660,748			28,094,090

Equalized Education Grand List
Effective January 1, 2013
Chittenden

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bolton	754	1,309,560	100.24	5.10	1,306,440
Buels Gore	27	28,367	87.57	2.28	32,400
* Burlington	10,324	34,599,903	89.47	10.05	38,670,360
Charlotte	1,699	9,425,333	102.49	12.12	9,196,120
Colchester	6,576	19,474,813	98.70	6.65	19,732,210
Essex Jct.	3,355	10,460,242	99.65	5.57	10,497,250
Essex Town	4,247	13,395,198	101.23	5.57	13,232,550
Hinesburg	1,915	5,088,601	97.75	9.41	5,205,830
Huntington	894	2,182,562	102.10	6.35	2,137,670
Jericho	1,558	4,343,749	99.99	8.52	4,344,190
Jericho ID	460	1,316,795	100.03	8.52	1,316,440
* Milton	4,324	10,979,815	106.30	9.05	10,328,880
Richmond	1,661	4,383,666	97.14	7.82	4,512,890
Shelburne	2,827	14,525,578	100.39	7.80	14,468,610
South Burlington	7,359	27,917,726	97.74	7.38	28,563,410
St. George	321	640,909	99.86	13.21	641,790
Underhill	1,049	3,052,928	99.14	11.63	3,079,310
Underhill ID	244	592,490	98.02	11.63	604,470
Westford	922	2,282,675	102.15	9.46	2,234,540
Williston	3,862	16,379,563	95.29	7.12	17,188,300
* Winooski	1,758	5,171,539	98.71	6.53	5,239,000
County Totals	56,136	187,552,012			192,532,660

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

**Equalized Education Grand List
Effective January 1, 2013**

Essex

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Averill	266	393,816	106.07	16.12	371,280
Averys Gore	14	22,227	101.61	16.12	21,880
Bloomfield	268	320,945	102.25	27.17	313,880
Brighton	1,050	1,451,826	113.67	25.23	1,277,280
Brunswick	127	120,818	96.88	6.65	124,710
Canaan	641	858,675	102.26	15.95	839,710
Concord	1,013	1,156,847	101.37	13.24	1,141,200
East Haven	238	243,941	107.99	9.79	225,900
Ferdinand	86	125,750	102.71	16.12	122,430
Granby	138	191,055	101.29	13.17	188,620
Guildhall	282	380,984	119.80	17.28	318,010
Lemington	124	161,606	99.69	13.59	162,110
Lewis	35	72,722	100.60	16.12	72,290
Lunenburg	1,002	1,085,208	116.99	13.73	927,640
Maidstone	361	638,710	104.61	17.17	610,570
Norton	297	400,191	107.78	24.12	371,300
Victory	141	197,912	112.83	13.21	175,410
Warners Grant	2	1,796	102.45	16.12	1,750
Warren Gore	54	75,548	106.30	16.12	71,070
County Totals	6,139	7,900,577			7,337,040

**Equalized Education Grand List
Effective January 1, 2013**

Franklin

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bakersfield	712	1,125,683	104.89	12.61	1,073,210
Berkshire	723	1,243,056	106.15	14.20	1,171,070
Enosburgh	1,253	2,039,584	105.22	12.93	1,938,330
Fairfax	1,749	3,967,935	95.12	8.30	4,171,610
Fairfield	971	1,664,220	101.76	14.28	1,635,470
Fletcher	699	1,120,171	93.64	12.65	1,196,220
Franklin	951	1,494,028	97.71	13.37	1,529,030
Georgia	2,024	5,079,037	105.82	8.22	4,799,630
Highgate	1,673	3,636,883	111.03	12.49	3,275,450
Montgomery	942	1,183,585	77.57	20.29	1,525,880
Richford	1,141	1,606,169	103.18	11.54	1,556,680
Sheldon	886	2,296,646	103.70	12.69	2,214,730
St. Albans City	2,274	4,512,984	99.36	6.48	4,542,260
St. Albans Town	3,057	8,096,354	102.40	9.50	7,906,760
Swanton	3,187	6,161,078	107.48	17.51	5,732,200
County Totals	22,242	45,227,413			44,268,530

**Equalized Education Grand List
Effective January 1, 2013**

Grand Isle

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Alburgh	1,817	2,764,568	102.71	20.08	2,691,700
Grand Isle	1,240	3,835,320	101.33	12.75	3,785,090
Isle LaMotte	863	1,001,441	89.50	23.13	1,118,980
North Hero	1,053	2,702,935	89.11	20.09	3,033,370
South Hero	1,194	4,922,148	102.22	10.80	4,815,280
County Totals	6,167	15,226,412			15,444,420

**Equalized Education Grand List
Effective January 1, 2013**

Lamoille

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Belvidere	267	299,414	105.61	6.69	283,510
Cambridge	1,903	5,154,133	100.65	12.15	5,120,830
Eden	860	1,335,702	106.73	17.63	1,251,430
Elmore	644	1,577,690	100.50	4.73	1,569,780
Hyde Park	1,454	2,743,047	104.64	12.69	2,621,490
Johnson	1,290	2,094,619	105.24	14.41	1,990,290
Morristown	2,319	5,913,758	100.26	13.76	5,898,610
Stowe	3,730	20,158,071	96.13	7.03	20,969,060
Waterville	368	527,780	92.28	11.60	571,950
Wolcott	948	1,603,980	106.24	16.05	1,509,750
County Totals	13,783	41,408,194			41,786,700

**Equalized Education Grand List
Effective January 1, 2013**

Orange

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bradford	1,295	2,335,441	103.07	13.46	2,265,980
Braintree	717	1,000,340	100.46	18.08	995,730
Brookfield	865	1,591,415	107.04	18.41	1,486,770
Chelsea	809	1,123,981	96.87	18.36	1,160,250
Corinth	1,008	1,462,968	103.44	15.09	1,414,270
Fairlee	656	2,034,525	101.12	8.08	2,012,030
Newbury	1,379	2,006,628	100.24	10.52	2,001,760
Orange	600	970,822	103.84	14.43	934,890
Randolph	2,036	4,266,885	107.90	12.54	3,954,310
Strafford	682	1,906,635	113.97	27.54	1,672,870
Thetford	1,372	3,398,183	98.84	4.12	3,437,970
Topsham	849	1,043,918	102.09	10.73	1,022,590
Tunbridge	865	1,642,616	102.75	6.93	1,598,690
Vershire	500	659,858	92.08	19.63	716,620
Washington	678	1,023,172	102.13	18.33	1,001,840
Wells River	183	291,627	99.35	10.52	293,530
West Fairlee	423	627,585	85.64	20.47	732,830
Williamstown	1,562	2,832,822	89.59	14.04	3,162,140
County Totals	16,479	30,219,421			29,865,070

**Equalized Education Grand List
Effective January 1, 2013**

Orleans

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Albany	652	956,824	109.03	11.52	877,550
Barton	1,195	1,525,000	98.13	11.93	1,554,000
Brownington	656	806,445	100.64	17.92	801,330
Charleston	742	961,852	99.20	16.18	969,610
Coventry	581	1,161,374	101.25	10.12	1,146,990
Craftsbury	738	1,137,410	96.31	22.72	1,181,010
Derby	2,556	4,984,139	99.96	12.22	4,986,010
Glover	862	1,341,794	96.18	16.11	1,395,120
Greensboro	915	2,466,375	102.86	12.48	2,397,870
Holland	515	555,035	101.46	17.38	547,020
Irasburg	665	970,322	100.36	13.26	966,810
Jay	905	2,494,087	102.77	10.05	2,426,890
Lowell	681	828,958	98.28	29.86	843,460
Morgan	857	1,881,010	114.42	18.68	1,643,880
* Newport City	1,992	2,558,447	86.49	20.91	2,958,250
Newport Town	965	1,919,515	105.35	12.85	1,822,010
Orleans ID	388	507,861	97.62	11.93	520,260
Troy	984	1,289,030	100.40	8.18	1,283,930
Westfield	448	688,130	102.08	14.84	674,080
Westmore	682	1,352,312	98.59	32.12	1,371,640
County Totals	17,979	30,385,920			30,367,720

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

**Equalized Education Grand List
Effective January 1, 2013**

Rutland

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Benson	623	1,012,364	97.83	7.89	1,034,830
Brandon	1,942	3,330,595	102.37	14.11	3,253,410
Castleton	2,368	4,391,979	88.03	18.05	4,989,170
Chittenden	733	1,614,358	98.89	11.56	1,632,420
Clarendon	1,248	2,647,147	110.55	13.63	2,394,470
Danby	804	1,796,492	119.94	11.10	1,497,800
Fair Haven	1,163	1,833,599	108.54	7.82	1,689,320
Hubbardton	695	1,179,161	104.02	26.63	1,133,600
Ira	285	520,448	105.78	10.94	492,020
Killington	3,041	7,775,532	98.29	10.48	7,910,970
Mendon	809	1,775,681	106.05	16.46	1,674,450
Middletown Springs	474	879,827	95.85	8.88	917,880
Mount Holly	1,203	2,648,067	108.17	11.33	2,447,950
Mount Tabor	145	232,143	103.52	0.98	224,240
Pawlet	807	2,012,310	104.86	18.83	1,919,040
Pittsfield	511	1,008,109	111.05	12.34	907,810
Pittsford	1,427	3,338,680	106.14	15.87	3,145,620
Poultney	1,701	3,198,697	95.38	9.38	3,353,570
Proctor	729	1,233,014	110.38	11.57	1,117,080
Rutland City	5,928	9,681,015	91.04	18.41	10,633,540
Rutland Town	1,890	6,665,044	111.54	10.51	5,975,240
Shrewsbury	701	1,471,268	110.65	14.96	1,329,710
Sudbury	483	927,086	111.86	14.79	828,810
Tinmouth	441	874,129	110.62	17.22	790,220
Wallingford	1,147	2,382,978	105.24	13.68	2,264,260
Wells	963	1,844,602	100.37	24.65	1,837,870
West Haven	163	297,115	94.00	12.35	316,090
West Rutland	1,010	1,837,646	103.34	14.14	1,778,320
County Totals	33,434	68,409,086			67,489,710

Equalized Education Grand List
Effective January 1, 2013
Washington

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Barre City	3,117	4,800,719	99.95	10.09	4,803,320
Barre Town	3,484	5,985,660	86.43	13.78	6,925,270
Berlin	1,393	4,239,556	101.96	15.44	4,158,240
Cabot	866	1,533,977	94.92	13.30	1,615,990
Calais	951	1,817,749	97.69	14.82	1,860,720
Duxbury	694	1,513,287	96.15	12.90	1,573,920
East Montpelier	1,159	2,912,490	98.22	12.45	2,965,180
Fayston	1,147	3,681,229	101.57	6.13	3,624,480
Marshfield	802	1,165,528	85.98	14.45	1,355,560
Middlesex	895	1,940,666	96.06	7.66	2,020,230
Montpelier	2,914	8,092,417	99.51	7.50	8,131,970
Moretown	867	2,184,126	101.45	5.53	2,152,830
Northfield	1,925	2,712,622	87.01	21.45	3,117,660
Plainfield	583	1,128,131	92.20	11.58	1,223,540
Roxbury	595	728,581	96.23	16.55	757,150
Waitsfield	1,081	3,666,665	105.74	12.43	3,467,520
Warren	3,222	7,090,450	100.39	10.42	7,063,070
Waterbury	2,164	7,019,278	102.03	8.00	6,879,350
Woodbury	844	1,283,509	100.87	13.29	1,272,400
Worcester	470	892,474	100.86	13.11	884,900
County Totals	29,173	64,389,114			65,853,300

**Equalized Education Grand List
Effective January 1, 2013**

Windham

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Athens	256	369,738	110.95	7.15	333,260
Brattleboro	4,304	10,832,821	100.72	9.54	10,755,620
Brookline	334	686,469	101.12	11.27	678,870
Dover	3,428	9,430,800	99.73	7.60	9,456,630
Dummerston	1,001	2,605,588	99.07	11.70	2,630,060
Grafton	617	1,618,289	110.78	18.64	1,460,780
Guilford	1,103	2,047,684	85.00	18.21	2,409,110
Halifax	639	1,299,583	104.12	19.28	1,248,110
Jamaica	1,295	2,775,188	109.42	18.03	2,536,270
Londonderry	1,570	4,189,118	105.05	16.23	3,987,710
Marlboro	644	1,482,736	93.00	15.72	1,594,400
Newfane	1,332	2,813,203	100.92	15.75	2,787,630
Putney	1,005	2,244,550	98.93	18.80	2,268,740
Rockingham	2,121	4,641,469	101.07	11.34	4,592,470
Somerset	34	77,435	51.54	19.13	150,230
Stratton	1,582	8,199,303	98.88	7.81	8,291,790
Townshend	1,016	1,980,675	101.76	26.06	1,946,360
Vernon	889	3,215,005	111.18	10.29	2,891,580
Wardsboro	1,027	1,722,153	106.03	15.50	1,624,270
Westminster	1,551	2,559,368	92.56	18.94	2,765,080
Whitingham	1,167	2,629,176	100.20	13.62	2,624,000
Wilmington	3,027	6,525,009	105.51	13.25	6,184,450
Windham	523	939,662	83.32	17.39	1,127,750
County Totals	30,465	74,885,022			74,345,170

**Equalized Education Grand List
Effective January 1, 2013**

Windsor

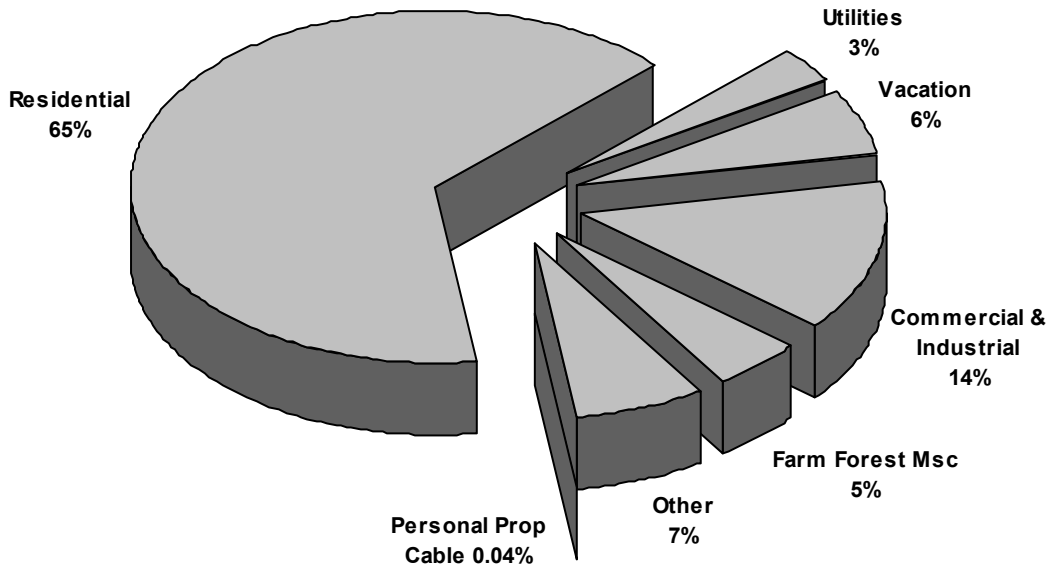
Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Andover	552	1,627,429	112.19	12.17	1,450,560
Baltimore	111	193,960	102.91	3.98	188,480
Barnard	822	3,250,778	105.36	19.53	3,085,450
Bethel	1,127	1,955,151	106.42	16.20	1,837,250
Bridgewater	737	1,909,299	98.68	19.72	1,934,830
Cavendish	1,157	2,600,467	104.81	11.35	2,481,190
Chester	1,826	4,177,428	106.43	16.78	3,925,070
Hartford	5,447	13,733,923	102.38	11.89	13,415,090
Hartland	1,559	4,247,106	102.07	17.65	4,161,010
Ludlow	3,468	13,211,801	95.62	10.63	13,816,280
Norwich	1,550	7,135,316	99.73	14.32	7,154,760
Plymouth	1,177	2,817,508	102.50	11.07	2,748,860
Pomfret	597	2,414,875	102.86	17.24	2,347,730
Reading	521	1,497,432	113.52	12.36	1,319,090
Rochester	936	1,606,866	104.65	8.23	1,535,500
Royalton	1,277	2,531,269	98.47	9.86	2,570,560
Sharon	759	1,530,349	99.63	6.01	1,536,030
Springfield	3,777	6,451,877	107.14	14.80	6,021,740
Stockbridge	770	1,071,849	98.07	15.75	1,092,950
Weathersfield	1,617	2,690,768	96.01	17.82	2,802,540
West Windsor	883	2,968,892	115.88	15.18	2,561,990
Weston	633	1,964,172	91.22	8.87	2,153,330
Windsor	1,347	2,445,849	102.93	10.97	2,376,210
Woodstock	1,888	8,586,816	95.66	14.84	8,976,710
County Totals	34,538	92,621,180			91,493,210

STATE TOTALS: 322,400 783,576,681 784,947,620

**2012 Summary of Listed Values and
Equalized Education Values by Category**

Category	Property Count	Listed Value	Equalized Values
R1	148,663	33,140,581,754	33,278,599,263
R2	50,260	16,637,052,713	16,353,461,480
MHU	10,652	274,171,840	265,995,300
MHL	10,512	1,067,820,966	1,052,017,702
S1	14,563	3,127,537,012	3,140,703,748
S2	7,461	1,653,587,883	1,620,685,219
COMM	14,702	8,374,617,322	8,563,334,809
CMA	2,007	1,124,941,586	1,221,373,563
IND	885	1,156,753,507	1,184,867,740
UE	767	2,474,678,372	2,558,167,013
UO	154	132,613,355	126,461,325
FRM	2,722	877,427,432	870,555,921
OTH	21,311	5,368,725,796	5,323,509,042
WOOD	8,251	646,135,027	634,853,588
MISC	29,490	2,214,515,437	2,213,666,914
CABLE		86,507,479	86,507,479
INVENTORY		Exempt	Exempt
MACH and EQUIP		Exempt	Exempt
STATE TOTALS:	322,400	78,357,667,481	78,494,760,107

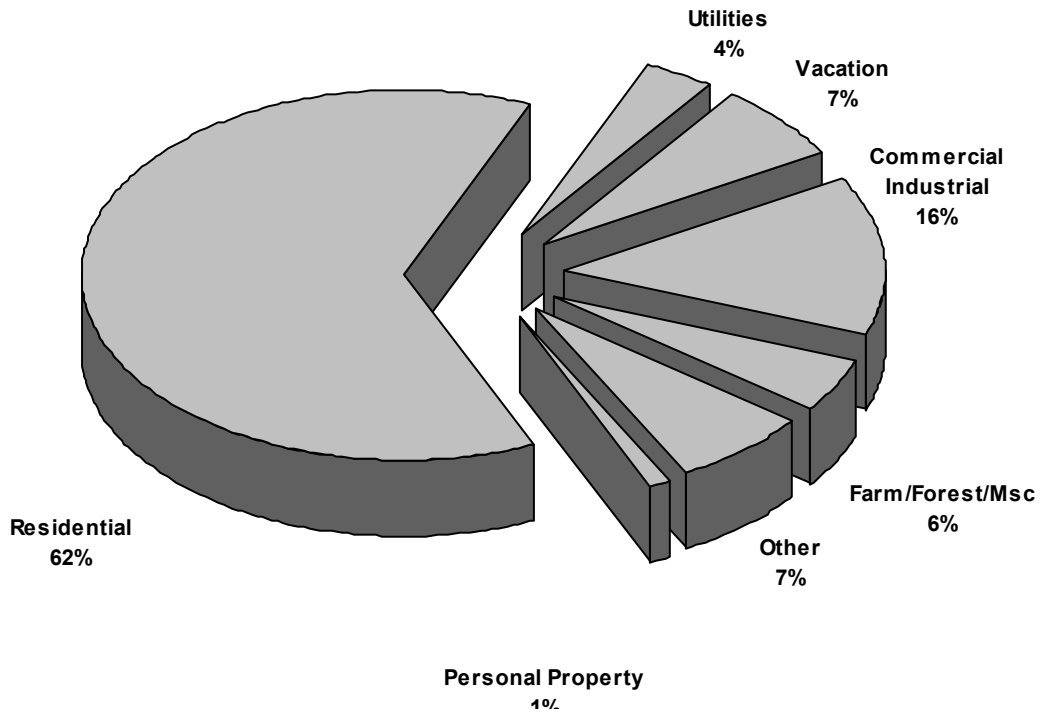
2012 Summary of Education Equalized Values



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

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

2011 Summary of Municipal Equalized Values



Statutory Exemptions

The following report contain the number and values of properties exempt from property taxation by law 32 V.S.A. §3802. By statute, several types of properties are exempt including property owned by the United States, state and municipal government owned properties; organizations chartered by act of Congress including veterans' organizations, the Red Cross, Boy and Girl Scout organizations. Also covered under this statute are real and personal estate used for public, pious, and charitable uses; property held by and for the benefit of college fraternities and societies; property owned and occupied by a Young Men's or a Women's Christian Association; land and buildings used for cemetery purposes; grounds and property owned by agricultural societies so long as the same are used annually for agricultural fairs.

Towns are to list the statutorily exempt properties in the grand list using a fair market value assessment. Determining the market value of exempt property is often difficult. Most exempt properties have a specific public use (independent of the land) which may result in relatively little marketable value if offered publicly for sale. Due to this difficulty, some towns have failed to provide any value for their exempt properties.

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
Addison

Town Name	Parcel Count	Total Value
Addison	21	7,599,900
Bridport	14	4,560,400
Bristol	93	32,014,100
Cornwall	16	5,200,300
Ferrisburgh	28	128,200
Goshen	5	916,700
Granville	9	366,300
Hancock	9	923,400
Leicester	12	763,900
Lincoln	18	5,031,800
Middlebury	173	404,782,600
Monkton	26	673,800
New Haven	22	700
Orwell	23	4,374,910
Panton	10	3,805,900
Ripton	27	687,800
Salisbury	14	5,384,200
Shoreham	32	4,404,300
Starksboro	35	4,345,200
Vergennes	4	164,300
Waltham	3	0
Weybridge	13	1,685,600
Whiting	10	10,700
County Totals	617	\$487,825,010

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
Bennington

Town Name	Parcel Count	Total Value
Arlington	32	19,236,100
Bennington	145	48,860,800
Dorset	44	18,921,600
Glastenbury	0	0
Landgrove	20	2,633,400
Manchester	65	57,981,320
North Bennington	24	2,325,500
Peru	16	4,827,500
Pownal	49	11,339,100
Readsboro	35	12,438,800
Rupert	19	10,447,100
Sandgate	7	0
Searsburg	1	0
Shaftsbury	13	2,313,400
Shaftsbury ID	2	0
Stamford	19	4,162,500
Sunderland	16	1,456,800
Winhall	92	31,836,000
Woodford	24	126,000
County Totals	623	\$228,905,920

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
 Caledonia

Town Name	Parcel Count	Total Value
Barnet	39	9,876,400
Burke	22	9,551,200
Danville	42	11,748,136
Groton	25	1,820,200
Hardwick	67	21,270,400
Kirby	5	179,700
Lyndon	120	140,164,753
Newark	4	806,400
Peacham	22	3,283,300
Ryegate	16	1,442,900
Sheffield	11	60,000
St. Johnsbury	151	104,459,040
Stannard	1	0
Sutton	10	3,555,500
Walden	10	2,222,600
Waterford	6	0
Wheelock	7	823,900
County Totals	558	\$311,264,429

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
Chittenden

Town Name	Parcel Count	Total Value
Bolton	4	909,100
Buels Gore	0	0
Burlington	442	1,684,579,600
Charlotte	26	10,412,800
Colchester	158	165,978,000
Essex Jct.	52	94,464,900
Essex Town	78	65,727,600
Hinesburg	41	13,030,100
Huntington	14	3,286,100
Jericho	32	10,858,000
Jericho ID	13	4,651,500
Milton	59	23,020,400
Richmond	29	7,103,000
Shelburne	78	117,083,300
South Burlington	49	33,182,000
St. George	6	837,200
Underhill	30	14,157,500
Underhill ID	8	1,733,100
Westford	24	5,832,700
Williston	97	35,046,730
Winooski	39	24,744,200
County Totals	1,279	\$2,316,637,830

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
 Essex

Town Name	Parcel Count	Total Value
Averill	0	0
Averys Gore	0	0
Bloomfield	17	2,350,000
Brighton	36	1,436,500
Brunswick	14	1,690,700
Canaan	32	4,637,600
Concord	31	4,653,700
East Haven	10	1,326,700
Ferdinand	3	1,311,200
Granby	9	840,500
Guildhall	15	1,314,200
Lemington	0	0
Lewis	3	4,538,400
Lunenburg	29	7,502,600
Maidstone	4	307,200
Norton	9	1,072,700
Victory	10	406,800
Warners Grant	0	0
Warren Gore	0	0
County Totals	222	\$33,388,800

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
 Franklin

Town Name	Parcel Count	Total Value
Bakersfield	19	895,200
Berkshire	14	530,900
Enosburgh	59	399,000
Fairfax	33	12,183,400
Fairfield	29	327,750
Fletcher	20	2,843,900
Franklin	17	0
Georgia	33	10,769,000
Highgate	39	35,860,800
Montgomery	24	448,200
Richford	59	40,267,500
Sheldon	33	0
St. Albans City	61	4,601,600
St. Albans Town	12	10,332,200
Swanton	71	6,481,300
County Totals	523	\$125,940,750

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
Grand Isle

Town Name	Parcel Count	Total Value
Alburgh	38	642,000
Grand Isle	25	9,499,900
Isle LaMotte	18	4,491,400
North Hero	20	12,111,500
South Hero	23	1,115,800
County Totals	124	\$27,860,600

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
Lamoille

Town Name	Parcel Count	Total Value
Belvidere	10	0
Cambridge	42	26,048,300
Eden	21	5,514,470
Elmore	7	1,691,700
Hyde Park	32	3,513,100
Johnson	45	2,494,000
Morristown	70	39,017,400
Stowe	57	33,855,600
Waterville	7	0
Wolcott	26	5,157,700
County Totals	317	\$117,292,270

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
 Orange

Town Name	Parcel Count	Total Value
Bradford	45	15,788,300
Braintree	14	282,300
Brookfield	20	778,300
Chelsea	24	1,337,300
Corinth	23	1,622,800
Fairlee	22	12,508,800
Newbury	44	5,516,400
Orange	18	5,254,200
Randolph	82	9,687,600
Strafford	18	1,710,000
Thetford	49	13,207,760
Topsham	7	461,600
Tunbridge	16	7,761,600
Vershire	9	4,609,900
Washington	22	4,039,900
Wells River	18	1,883,500
West Fairlee	21	501,500
Williamstown	31	8,338,500
County Totals	483	\$95,290,260

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
 Orleans

Town Name	Parcel Count	Total Value
Albany	16	3,462,900
Barton	37	16,777,900
Brownington	15	3,728,300
Charleston	19	3,047,300
Coventry	16	58,600
Craftsbury	42	6,682,600
Derby	59	29,857,000
Glover	21	3,922,100
Greensboro	16	1,158,300
Holland	6	866,100
Irasburg	19	122,200
Jay	19	4,192,600
Lowell	20	3,596,600
Morgan	17	1,044,300
Newport City	68	41,025,700
Newport Town	18	3,056,300
Orleans ID	16	6,163,400
Troy	46	4,735,700
Westfield	12	1,140,500
Westmore	10	3,122,300
County Totals	492	\$137,760,700

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
Rutland

Town Name	Parcel Count	Total Value
Benson	14	5,248,000
Brandon	50	25,541,300
Castleton	90	98,862,200
Chittenden	30	11,407,600
Clarendon	22	8,960,300
Danby	27	467,800
Fair Haven	54	31,747,100
Hubbardton	13	867,200
Ira	5	536,300
Killington	23	374,950
Mendon	29	3,894,300
Middletown Springs	11	2,261,900
Mount Holly	17	475,512
Mount Tabor	6	242,000
Pawlet	19	5,711,980
Pittsfield	9	1,369,900
Pittsford	40	11,409,800
Poultney	30	79,069,800
Proctor	39	19,131,500
Rutland City	202	285,844,100
Rutland Town	32	9,411,800
Shrewsbury	17	5,353,200
Sudbury	10	1,076,000
Tinmouth	7	1,479,700
Wallingford	32	12,162,900
Wells	13	2,081,600
West Haven	10	520,800
West Rutland	45	13,974,000
County Totals	896	\$639,483,542

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
Washington

Town Name	Parcel Count	Total Value
Barre City	169	141,899,580
Barre Town	119	86,617,600
Berlin	51	102,545,900
Cabot	26	363,100
Calais	20	2,348,400
Duxbury	16	22,780,300
East Montpelier	38	2,782,500
Fayston	19	5,514,700
Marshfield	33	10,343,500
Middlesex	17	5,532,100
Montpelier	59	66,264,200
Moretown	23	2,286,400
Northfield	107	169,246,319
Plainfield	29	12,170,400
Roxbury	9	253,600
Waitsfield	36	10,661,900
Warren	42	6,220,600
Waterbury	43	18,825,000
Woodbury	15	0
Worcester	13	3,413,500
County Totals	884	\$670,069,599

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
 Windham

Town Name	Parcel Count	Total Value
Athens	10	1,306,900
Brattleboro	211	184,543,090
Brookline	9	394,840
Dover	30	13,706,530
Dummerston	21	6,934,200
Grafton	14	4,948,900
Guilford	12	654,710
Halifax	18	2,256,500
Jamaica	23	3,614,400
Londonderry	31	5,073,600
Marlboro	17	3,689,400
Newfane	38	8,270,000
Putney	41	30,621,450
Rockingham	89	47,752,400
Somerset	0	0
Stratton	15	24,973,700
Townshend	39	18,382,400
Vernon	23	0
Wardsboro	27	4,386,600
Westminster	27	40,025,900
Whitingham	21	6,193,600
Wilmington	81	3,980,800
Windham	12	1,731,100
County Totals	809	\$413,441,020

2012 Statutory Exemptions
Statewide Grand List Count and Total Value
Windsor

Town Name	Parcel Count	Total Value
Andover	20	2,380,300
Baltimore	2	127,900
Barnard	36	4,827,000
Bethel	50	9,801,700
Bridgewater	17	3,669,500
Cavendish	28	6,975,635
Chester	45	28,102,200
Hartford	179	106,169,900
Hartland	35	5,007,500
Ludlow	51	20,967,900
Norwich	52	36,918,200
Plymouth	10	2,790,890
Pomfret	14	4,266,600
Reading	22	5,718,700
Rochester	27	115,800
Royalton	45	11,404,100
Sharon	22	1,616,786
Springfield	117	114,501,700
Stockbridge	33	1,131,200
Weathersfield	32	6,613,400
West Windsor	21	7,619,800
Weston	18	6,536,880
Windsor	43	3,272,143
Woodstock	68	54,465,200
County Totals	987	\$445,000,934

STATE TOTALS: 8,814 \$6,050,161,664

Property Tax Adjustment Credits

Many Vermont residents receive assistance with the tax on their primary residence in the form of a property tax adjustment credit. Vermont towns and cities levied property taxes totaling more than \$1.4 B in FY12 and close to \$1.5 B in FY13. About 11% of that was paid in those two years not by the individual property owners but by a payment made directly from the Tax Department to the municipality. The total credit has fallen chiefly due to a change in the definition of household income to include certain income from interest and dividends.

	School Prop Tax Adj	Circuit Breaker	Renter Rebate	Total	% Change
FY08	\$114,675,634	\$15,971,405	\$6,924,340	\$137,537,380	
FY09	\$115,395,480	\$16,973,707	7,238,621	\$139,607,808	1.51%
FY10	\$135,850,961	18,968,027	\$8,113,487	\$162,932,475	16.71%
FY11	\$145,309,090	\$20,321,655	\$8,815,405	\$174,446,149	7.07%
FY12	\$142,955,566	\$19,937,335	\$8,609,210	\$171,502,111	-1.69%
FY13	\$134,703,320	\$19,327,021	\$8,748,066	\$162,778,407	-5.09%

Tax Year 2011 Property Tax Reduction Payment Summary¹

Addison County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Addison	440	318	543,782	1,710.01	71	37,662	530.46
Bridport	362	250	391,847	1,567.39	103	49,985	485.29
Bristol	1,050	743	903,607	1,216.16	260	149,258	574.07
Cornwall	373	202	460,362	2,279.02	69	27,135	393.26
Ferrisburgh	846	552	1,053,737	1,908.94	92	26,048	283.13
Goshen	68	35	31,390	896.85	19	9,415	495.51
Granville	110	66	40,602	615.18	15	3,721	248.05
Hancock	117	69	44,758	648.67	21	6,989	332.82
Leicester	362	256	331,897	1,296.47	48	11,766	245.12
Lincoln	436	289	467,375	1,617.22	116	65,306	562.98
Middlebury	1,595	1,002	1,517,231	1,514.20	433	353,896	817.31
Monkton	647	401	555,626	1,385.60	88	30,601	347.74
New Haven	545	373	543,018	1,455.81	97	39,230	404.43
Orwell	407	279	296,969	1,064.40	76	28,907	380.36
Panton	208	139	234,620	1,687.91	47	34,571	735.55
Ripton	198	117	146,640	1,253.33	27	8,119	300.71
Salisbury	354	242	436,470	1,803.59	33	8,490	257.28
Shoreham	402	281	441,933	1,572.71	94	43,113	458.65
Starksboro	575	377	471,633	1,251.02	100	33,000	330.00
Vergennes	658	471	492,236	1,045.09	173	80,736	466.68
Waltham	161	99	113,138	1,142.81	20	7,488	374.39
Weybridge	281	158	359,624	2,276.10	58	26,027	448.74
Whiting	124	90	100,888	1,120.97	42	22,439	534.26
Total	10,319	6,809	9,979,380	1,465.62	2,102	1,103,904	525.17

Bennington County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Arlington	742	521	875,164	1,679.78	122	29,848	244.65
Bennington	3,365	2,123	1,657,984	780.96	951	498,350	524.03
Dorset	659	365	905,127	2,479.80	63	17,025	270.23
Glastenbury	*	*					
Landgrove	63	27	91,746	3,397.99	11	3,938	358.01
Manchester	1,202	702	1,762,509	2,510.70	146	44,863	307.28
N. Bennington ID	256	139	126,985	913.56	63	36,774	583.71
Peru	128	83	186,006	2,241.04	20	5,004	250.18
Pownal	1,031	656	557,977	850.57	167	52,159	312.33
Readsboro	253	141	89,488	634.67	65	42,717	657.18
Rupert	237	163	262,202	1,608.60	44	17,203	390.98
Sandgate	126	86	105,983	1,232.36	34	12,730	374.40
Searsburg	42	26	11,931	458.89	9	2,551	283.48
Shaftsbury ID	230	140	170,740	1,219.57	27	6,188	229.18
Shaftsbury	999	635	706,393	1,112.43	117	31,346	267.92
Stamford	296	176	175,809	998.91	52	23,807	457.82
Sunderland	353	215	312,230	1,452.23	30	4,541	151.37
Winhall	260	137	334,052	2,438.34	45	17,787	395.27
Woodford	124	89	70,250	789.32	*		
Total	10,366	6,424	8,402,575	1,308.00	1,966	846,830	430.74

Caledonia County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Barnet	555	343	374,231	1,091.05	131	53,742	410.24
Burke	528	383	416,424	1,087.27	72	16,272	226.00
Danville	791	526	546,575	1,039.12	131	46,197	352.65
Groton	311	207	186,704	901.95	60	17,406	290.09
Hardwick	876	540	393,851	729.35	303	191,296	631.34
Kirby	172	109	109,531	1,004.87	22	4,736	215.29
Lyndon	1,447	916	599,413	654.38	312	126,429	405.22
Newark	222	146	140,042	959.19	55	20,912	380.22
Peacham	263	171	247,257	1,445.95	62	26,877	433.50
Ryegate	404	266	260,555	979.53	81	29,311	361.87
Sheffield	231	146	90,072	616.93	51	14,818	290.55
St. Johnsbury	1,718	1,017	707,915	696.08	496	270,115	544.59
Stannard	76	34	20,898	614.64	19	7,058	371.49
Sutton	334	223	183,025	820.74	86	26,906	312.86
Walden	326	223	170,026	762.45	51	16,832	330.05
Waterford	466	307	392,661	1,279.03	35	6,833	195.23
Wheelock	265	174	137,437	789.87	80	40,804	510.05
Total	8,985	5,731	4,976,619	868.37	2,047	916,545	447.75

Chittenden County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Bolton	396	220	239,470	1,088.50	45	12,210	271.32
Buel's Gore	6	4	3,133				
Burlington	6,231	3,788	5,721,488	1,510.42	1,471	1,087,048	738.99
Charlotte	1,149	486	1,437,856	2,958.55	79	23,466	297.04
Colchester	4,419	2,496	3,098,056	1,241.21	644	349,247	542.31
Essex Junction	2,557	1,643	2,411,745	1,467.89	477	309,261	648.35
Essex Town	3,146	1,690	2,683,791	1,588.04	378	153,805	406.89
Hinesburg	1,418	761	1,002,166	1,316.91	190	78,701	414.21
Huntington	643	406	552,515	1,360.87	124	66,405	535.52
Jericho	1,252	668	1,020,695	1,527.99	144	62,287	432.55
Jericho ID	363	168	255,327	1,519.80	30	10,588	352.95
Milton	3,133	2,151	2,432,267	1,130.76	383	139,828	365.09
Richmond	1,259	643	907,793	1,411.81	188	124,883	664.27
Shelburne	2,068	913	1,858,313	2,035.39	215	87,014	404.71
South Burlington	4,979	2,816	4,778,020	1,696.74	600	224,422	374.04
St. George	209	120	168,180	1,401.50	16	5,184	323.98
Underhill ID	193	133	196,151	1,474.82	32	13,394	418.55
Underhill Town	814	410	653,895	1,594.86	77	34,928	453.61
Westford	661	388	506,608	1,305.69	84	37,464	445.99
Williston	2,750	1,433	2,438,646	1,701.78	101	24,082	238.43
Winooski	1,110	810	898,718	1,109.53	356	355,870	999.64
Total	38,756	22,147	33,264,832	1,502.00	5,634	3,200,084	567.99

Essex County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Averill	12	7	6,277	896.68			
Avery's Gore	0						
Bloomfield	98	63	30,601	485.73	10	1,951	195.11
Brighton	359	258	224,904	871.72	97	32,341	333.41
Brunswick	36	25	12,763	510.53			
Canaan	331	197	115,092	584.22	86	34,342	399.32
Concord	417	277	238,409	860.68	78	21,232	272.20
East Haven	105	68	26,083	383.58	13	4,068	312.91
Ferdinand	11	7	2,659	379.90			
Granby	30	20	12,054	602.69	5	601	120.11
Guildhall	102	65	33,594	516.84	18	4,059	225.47
Lemington	41	28	16,034	572.66	*		
Lewis	0						
Lunenburg	415	285	184,363	646.89	102	30,868	302.63
Maidstone	69	49	67,532	1,378.21	5	487	97.49
Norton	67	47	34,350	730.86	12	1,553	129.43
Victory	39	26	12,683	487.80	6	679	
Warner's Grant	0						
Warren's Gore	*						
Total	2,132	1,422	1,017,400	715.47	432	132,180	305.97

Franklin County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Bakersfield	434	285	231,729	813.09	41	8,441	205.87
Berkshire	467	306	246,194	804.55	77	26,315	341.76
Enosburg	727	455	307,758	676.39	176	78,112	443.82
Fairfax	1,364	848	844,404	995.76	101	31,555	312.43
Fairfield	581	345	316,959	918.72	119	49,232	413.71
Fletcher	449	289	313,807	1,085.84	86	33,618	390.91
Franklin	446	309	285,493	923.93	24	3,831	159.61
Georgia	1,412	934	1,148,226	1,229.36	85	20,472	240.85
Highgate	1,061	727	658,047	905.15	30	5,318	177.25
Montgomery	402	285	231,113	810.92	50	10,394	207.87
Richford	621	405	189,778	468.59	149	63,329	425.03
Sheldon	633	401	361,517	901.54	50	15,019	300.37
St. Albans City	1,371	892	790,277	885.96	423	231,341	546.91
St. Albans Town	1,903	1,199	1,341,008	1,118.44	229	69,275	302.51
Swanton	1,892	1,254	1,194,787	952.78	209	81,016	387.63
Total	13,763	8,934	8,461,097	947.07	1,849	727,267	393.33

Grand Isle County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Alburg	664	414	414,293	1,000.71	94	29,986	319.00
Grand Isle	653	410	685,586	1,672.16	40	10,331	258.27
Isle La Motte	196	134	169,034	1,261.45	27	4,922	182.30
North Hero	342	208	391,462	1,882.03	23	6,269	272.59
South Hero	555	300	660,549	2,201.83	62	23,904	385.55
Total	2,410	1,466	2,320,924	1,583.17	246	75,413	306.56

Lamoille County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Belvidere	112	69	61,260	887.83	21	6,828	325.12
Cambridge	991	676	847,470	1,253.65	114	32,037	281.02
Eden	419	296	306,846	1,036.64	79	24,470	309.74
Elmore	320	187	284,416	1,520.94	55	18,403	334.61
Hyde Park	951	651	609,968	936.97	251	121,358	483.50
Johnson	719	449	373,831	832.59	151	59,860	396.42
Morristown	1,416	932	1,100,414	1,180.70	391	264,439	676.32
Stowe	1,212	595	1,665,423	2,799.03	200	122,496	612.48
Waterville	230	161	183,024	1,136.79	50	14,177	283.55
Wolcott	520	372	383,905	1,032.00	130	54,550	419.61
Total	6,890	4,388	5,816,557	1,325.56	1,442	718,618	498.35

Orange County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Bradford	733	468	453,160	968.29	217	118,370	545.48
Braintree	436	276	250,331	907.00	105	46,771	445.44
Brookfield	419	279	346,694	1,242.63	77	24,292	315.49
Chelsea	400	276	277,221	1,004.42	103	36,577	355.11
Corinth	461	298	277,269	930.43	114	51,791	454.31
Fairlee	303	192	300,821	1,566.77	52	16,248	312.46
Newbury	595	407	381,679	937.79	115	42,569	370.17
Orange	398	263	214,386	815.16	63	17,303	274.66
Randolph	1,241	742	749,356	1,009.91	349	230,514	660.50
Strafford	396	226	393,557	1,741.40	101	59,301	587.14
Thetford	904	531	978,782	1,843.28	200	112,603	563.01
Topsham	404	266	183,372	689.37	108	43,117	399.23
Tunbridge	453	314	378,458	1,205.28	116	58,784	506.76
Vershire	230	151	183,033	1,212.14	83	46,938	565.52
Washington	356	256	253,929	991.91	71	29,434	414.56
Wells River	88	58	55,222	952.10	30	24,202	806.72
West Fairlee	197	130	148,493	1,142.26	61	29,341	481.01
Williamstown	1,056	668	533,220	798.23	173	56,422	326.14
Total	9,070	5,801	6,358,982	1,096.19	2,138	1,044,577	488.58

Orleans County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Albany	315	240	215,809	899.21	76	25,599	336.83
Barton	580	383	274,416	716.49	146	74,047	507.17
Brownington	342	228	133,618	586.04	91	33,280	365.71
Charleston	349	253	183,196	724.09	75	21,537	287.15
Coventry	356	242	187,919	776.53	13	785	60.36
Craftsbury	387	281	418,250	1,488.43	120	41,848	348.74
Derby	1,529	1,016	882,039	868.15	156	44,292	283.92
Glover	363	240	203,201	846.67	70	24,889	355.55
Greensboro	266	167	230,190	1,378.39	79	39,893	504.97
Holland	233	161	95,634	594.00	52	16,749	322.09
Irasburg	390	278	196,976	708.55	59	19,865	336.70
Jay	152	105	103,092	981.83	19	5,913	311.24
Lowell	264	177	107,076	604.95	54	16,353	302.84
Morgan	260	177	266,695	1,506.75	19	4,481	235.85
Newport City	1,027	626	414,280	661.79	332	213,440	642.89
Newport Town	536	367	385,439	1,050.24	91	26,029	286.04
Orleans	246	140	72,657	518.98	83	56,896	685.50
Troy	502	356	252,267	708.62	114	32,941	288.96
Westfield	197	141	114,881	814.76	33	8,193	248.28
Westmore	151	103	153,019	1,485.62	38	13,169	346.54
Total	8,445	5,681	4,890,654	860.88	1,720	720,199	418.72

Rutland County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Benson	312	187	145,749	779.40	73	32,733	448.40
Brandon	1,208	763	732,616	960.18	338	193,491	572.46
Castleton	1,117	697	863,283	1,238.57	138	41,472	300.52
Chittenden	427	234	277,958	1,187.85	52	19,676	378.39
Clarendon	848	568	629,901	1,108.98	145	53,265	367.34
Danby	426	264	359,819	1,362.95	92	43,729	475.31
Fair Haven	746	459	323,286	704.33	238	154,246	648.09
Hubbardton	260	174	200,573	1,152.72	70	39,657	566.53
Ira	146	96	135,450	1,410.93	20	5,521	276.07
Killington	282	171	425,391	2,487.67	45	18,423	409.41
Mendon	361	195	246,958	1,266.45	34	10,916	321.05
Middletown Springs	266	183	254,620	1,391.37	62	32,544	524.90
Mt. Holly	450	299	467,180	1,562.48	67	17,131	255.69
Mt. Tabor	58	43	47,197	1,097.61	*		
Pawlet	429	293	400,838	1,368.05	73	25,029	342.87
Pittsfield	162	108	178,614	1,653.84	48	24,906	518.88
Pittsford	942	603	684,084	1,134.47	166	66,006	397.63
Poultney	833	541	627,158	1,159.26	191	70,980	371.62
Proctor	540	293	249,537	851.66	155	93,200	601.29
Rutland City	3,816	2,269	1,649,674	727.05	1,235	1,044,464	845.72
Rutland Town	1,270	774	1,110,999	1,435.40	44	8,609	195.65
Shrewsbury	388	227	240,259	1,058.41	55	17,126	311.37
Sudbury	205	141	183,167	1,299.05	24	5,819	242.48
Tinmouth	202	139	189,198	1,361.14	65	37,390	575.24
Wallingford	703	438	527,123	1,203.48	97	24,527	252.85
Wells	412	273	281,204	1,030.05	45	12,986	288.57
West Haven	90	67	62,867	938.32	30	20,866	695.53
West Rutland	691	445	346,005	777.54	172	65,301	379.65
Total	17,590	10,944	11,840,708	1,081.94	3,774	2,180,014	577.64

Washington County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Barre City	1,899	1,144	665,285	581.54	678	700,967	1,033.88
Barre Town	2,712	1,578	1,275,668	808.41	504	248,267	492.59
Berlin	846	498	599,247	1,203.31	142	51,188	360.48
Cabot	471	313	411,498	1,314.69	154	57,924	376.13
Calais	565	376	550,096	1,463.02	145	76,371	526.70
Duxbury	446	272	367,701	1,351.84	50	11,307	226.13
East Montpelier	873	494	698,393	1,413.75	142	69,257	487.73
Fayston	433	238	498,261	2,093.53	28	6,227	222.38
Marshfield	514	321	318,924	993.53	116	49,187	424.03
Middlesex	607	343	451,135	1,315.26	97	35,337	364.30
Montpelier	2,012	1,198	1,387,584	1,158.25	528	567,468	1,074.75
Moretown	528	317	519,602	1,639.12	53	15,959	301.12
Northfield	1,218	663	518,952	782.73	296	174,047	588.00
Plainfield	399	233	233,230	1,000.99	92	50,818	552.37
Roxbury	232	154	153,315	995.55	60	26,059	434.32
Waitsfield	543	348	669,986	1,925.25	79	27,747	351.23
Warren	539	305	625,757	2,051.66	97	50,450	520.10
Waterbury	1,441	784	1,205,175	1,537.21	183	66,783	364.93
Woodbury	333	209	209,749	1,003.59	54	11,573	214.31
Worcester	311	197	232,054	1,177.94	75	28,458	379.44
Total	16,922	9,985	11,591,611	1,160.90	3,573	2,325,394	650.82

Windham County							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Athens	129	95	100,454	1,057.41	54	46,429	859.80
Brattleboro	2,702	1,703	2,020,735	1,186.57	793	987,753	1,245.59
Brookline	165	116	159,448	1,374.55	29	8,870	305.87
Dover	414	291	536,538	1,843.77	85	36,791	432.83
Dummerston	667	411	670,639	1,631.72	94	24,263	258.11
Grafton	228	148	274,797	1,856.74	59	39,050	661.87
Guilford	692	423	642,140	1,518.06	184	107,089	582.00
Halifax	277	186	209,018	1,123.75	90	56,204	624.48
Jamaica	315	221	348,872	1,578.61	67	18,944	282.75
Londonderry	539	346	592,452	1,712.29	85	20,396	239.95
Marlboro	288	176	287,161	1,631.60	41	11,757	286.76
Newfane	573	399	605,436	1,517.38	129	53,817	417.18
Putney	587	380	598,175	1,574.14	142	68,060	479.29
Rockingham	1,236	740	615,452	831.69	431	357,014	828.34
Somerset							
Stratton	84	40	84,033	2,100.83	8	1,342	167.78
Townshend	392	276	423,428	1,534.16	144	86,425	600.18
Vernon	659	290	185,094	638.26	94	28,656	304.85
Wardsboro	280	201	253,264	1,260.02	95	28,991	305.17
Westminster	1,008	592	579,710	979.24	236	104,611	443.27
Whitingham	440	315	521,508	1,655.58	161	96,451	599.08
Wilmington	579	386	653,461	1,692.90	190	95,473	502.49
Windham	153	112	165,744	1,479.86	43	23,302	541.91
Total	12,407	7,847	10,527,561	1,341.60	3,254	2,301,688	707.34

Windsor							
Town	House-sites ²	Recipients	School Tax Adjustment	Average School Tax Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment ⁴	Average Circuit Breaker ⁴
Andover	181	131	256,812	1,960.40	28	6,199	221.40
Baltimore	85	55	38,892	707.13	13	4,635	356.52
Barnard	311	201	442,905	2,203.51	40	12,450	311.25
Bethel	600	376	473,817	1,260.15	184	117,561	638.92
Bridgewater	299	198	246,043	1,242.64	47	14,473	307.95
Cavendish	426	275	313,950	1,141.64	82	26,111	318.42
Chester	943	686	892,511	1,301.04	299	157,719	527.49
Hartford	2,840	1,681	2,221,921	1,321.79	684	473,647	692.47
Hartland	1,099	685	1,170,848	1,709.27	213	74,610	350.28
Ludlow	590	404	876,147	2,168.68	104	35,883	345.03
Norwich	1,058	358	1,141,873	3,189.59	124	98,333	793.01
Plymouth	196	124	259,877	2,095.78	38	15,087	397.02
Pomfret	302	161	353,719	2,197.01	56	24,366	435.11
Reading	235	169	347,317	2,055.13	60	25,072	417.86
Rochester	370	227	231,168	1,018.36	71	25,970	365.77
Royalton	711	446	470,113	1,054.07	213	102,155	479.60
Sharon	437	258	329,137	1,275.73	97	47,777	492.55
Springfield	2,647	1,617	1,635,763	1,011.60	945	1,161,615	1,229.22
Stockbridge	247	160	197,408	1,233.80	56	25,559	456.40
Weathersfield	1,050	696	821,898	1,180.89	277	139,330	503.00
West Windsor	399	230	391,103	1,700.45	46	15,684	340.95
Weston	221	128	228,500	1,785.16	38	12,965	341.19
Windsor	896	564	497,982	882.95	295	296,133	1,003.84
Woodstock	939	527	1,410,653	2,676.76	196	119,912	611.80
Total	17,082	10,357	15,250,357	1,472.47	4,206	3,033,246	721.17

State Total	175,144	107,940	134,703,320	1,247.95	34,389	19,327,021	562.01
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Notes:

1. Property Tax Adjustments are applied for at the same time as Personal Income Tax returns for Tax Year 2011 and are applied to Fiscal Year 2013 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. Housesites are parcels with the residence and up to two acres declared as residential for the 2013 Fiscal Year by September 2, 2012.
3. Formerly called "Homeowner Rebate." Cells of 3 or fewer returns suppressed. State totals include suppressed data.
4. Circuit Breaker Adjustment is calculated on school property taxes remaining after adjustment and municipal taxes for claimants with Household Income of \$47,000 or less. Also called "Additional Adjustment."

Taxes and Tax Rates

The 2012 taxes and tax rates shown on the following pages are the rates for fiscal year 2013. These rates were levied against the April 1, 2012 grand lists. State education rates are set by the Commissioner of Taxes in accord with 32 V.S.A. §5402. Town rates are, for the most part, set by the selectboard in accord with 17 V.S.A. §2664.

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

Both the homestead and the nonresidential rates rose again this year. The FY13 base rates were \$0.89 and \$1.38, respectively. The chart below shows the education base rates from tax year 2006 to present.

	Tax Year	Homestead	Nonresidential
FY07	2006	\$ 0.95	\$ 1.44
FY08	2007	\$ 0.87	\$ 1.36
FY09	2008	\$ 0.87	\$ 1.36
FY10	2009	\$ 0.86	\$ 1.35
FY11	2010	\$ 0.86	\$ 1.35
FY12	2011	\$ 0.87	\$ 1.36
FY13	2012	\$0.89	\$1.38

2012 Taxes and Tax Rates

Addison

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Addison	1,487,790	958,340	678,023	1.2023	1.2542	0.3389
Bridport	1,364,336	676,828	648,009	1.5520	1.3826	0.4785
Bristol	2,926,176	1,389,119	1,718,680	1.5356	1.5436	0.6158
<i>Bristol Police Distr</i>	0	0	303,628	0	0	0.2728
Cornwall	2,100,252	807,671	757,264	1.5347	1.4076	0.3905
Ferrisburgh	3,334,294	3,100,937	1,283,552	1.3532	1.3931	0.2744
Goshen	158,132	182,717	218,166	1.3595	1.3424	0.8653
Granville	182,839	322,111	193,010	1.0873	1.3268	0.4700
Hancock	266,928	215,736	341,083	1.5462	1.3555	0.9758
Leicester	1,054,621	1,262,056	400,208	1.3156	1.3418	0.2317
Lincoln	1,586,638	753,847	1,097,152	1.3889	1.3635	0.6524
Middlebury	5,794,646	5,724,183	6,156,093	1.7235	1.5899	0.8636
Monkton	2,466,135	580,395	656,622	1.7220	1.6821	0.3696
New Haven	2,195,198	1,399,200	1,157,724	1.9515	1.8636	0.6203
Orwell	1,096,344	618,366	716,681	1.1261	1.3389	0.4997
Panton	735,385	518,908	530,610	1.1850	1.3242	0.5251
Ripton	672,350	283,716	199,984	1.5838	1.4381	0.3302
Salisbury	1,254,532	1,381,291	491,566	1.4758	1.3506	0.2627
Shoreham	1,368,520	634,070	636,249	1.5163	1.3523	0.4648
Starksboro	1,641,297	719,245	693,337	1.4901	1.5150	0.4404
Vergennes	1,527,832	1,280,901	1,364,624	1.2188	1.3612	0.6233
Waltham	464,331	107,136	176,021	1.3033	1.4551	0.4100
Weybridge	1,477,539	541,850	554,231	1.7068	1.5454	0.4559
Whiting	305,317	105,379	195,085	1.2066	1.3597	0.5902
County Totals	35,461,431	23,564,001	21,167,603			

2012 Taxes and Tax Rates

Bennington

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Arlington	2,552,036	2,046,431	862,700	1.4899	1.4219	0.2800
Bennington	6,800,490	6,713,080	7,744,983	1.3512	1.5685	0.8354
<i>Downtown Improvement</i>	0	0	69,940	0	0	0.1897
<i>Benn FD Inside</i>	0	0	341,446	0	0	0.0824
<i>Benn FD Outside</i>	0	0	345,128	0	0	0.0669
<i>Old Bennington Vill</i>	0	0	76,483	0	0	0.2350
Dorset	3,960,875	5,364,766	1,276,727	1.3085	1.2752	0.1783
<i>E Dorset Fire Dist</i>	0	0	132,158	0	0	0.0800
<i>Dorset Fire Dist</i>	0	0	206,066	0	0	0.0370
Glastenbury	6,265	49,513	0	0.9181	1.4236	0
Landgrove	456,322	1,009,036	256,781	1.2398	1.2130	0.2140
Manchester	6,120,587	10,010,203	2,351,468	1.3014	1.2650	0.1886
<i>Manchester Village</i>	0	0	417,841	0	0	0.1240
North Bennington	591,886	449,687	563,265	1.5226	1.5678	0.8354
<i>North Bennington Vil</i>	0	0	375,217	0	0	0.5549
Peru	736,153	2,585,069	579,433	1.4369	1.3152	0.2269
Pownal	2,138,024	1,111,244	1,076,465	1.2228	1.3630	0.4252
Readsboro	351,599	657,387	832,980	0.8242	1.2780	0.8954
Rupert	843,800	838,469	525,730	1.0324	1.1892	0.3454
Sandgate	386,530	558,833	287,062	1.4689	1.4634	0.4483
Searsburg	63,347	391,700	196,442	1.2251	1.3515	0.5674
Shaftsbury	2,853,220	1,404,470	1,112,314	1.1965	1.3585	0.3284
Shaftsbury ID	635,758	159,591	194,505	1.3271	1.3665	0.3284
Stamford	659,327	406,699	560,080	1.1197	1.3498	0.6292
Sunderland	1,087,337	895,962	385,822	1.2006	1.2494	0.2358
Winhall	1,545,750	8,881,264	2,093,137	1.8281	1.4565	0.3016
Woodford	249,064	476,999	69,928	1.0800	1.3653	0.1211
County Totals	32,038,371	44,010,403	22,934,101			

2012 Taxes and Tax Rates

Caledonia

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Barnet	1,541,248	1,700,621	1,129,308	1.3453	1.3112	0.4653
<i>Barnet FD #1</i>	0	0	4,702	0	0	0.0575
<i>Barnet FD #2</i>	0	0	8,276	0	0	0.0600
<i>Barnet FD #3</i>	0	0	5,878	0	0	0.0400
<i>Barnet FD #5</i>	0	0	5,567	0	0	0.0300
Burke	1,439,074	1,658,158	838,434	1.4078	1.3748	0.3772
Danville	2,132,376	1,742,767	1,236,682	1.2951	1.4072	0.4304
Groton	713,003	873,134	437,229	1.3325	1.3583	0.3738
Hardwick	1,503,559	865,831	1,717,103	1.4301	1.4639	1.0708
Kirby	480,714	239,863	212,636	1.2896	1.2766	0.3803
Lyndon	2,780,772	2,076,565	1,952,618	1.3240	1.4187	0.5523
<i>Lyndonville Village</i>	0	0	399,666	0	0	0.5880
Newark	514,557	702,468	397,169	1.3757	1.3014	0.4352
Peacham	887,943	1,043,119	508,535	1.3443	1.4769	0.3724
<i>Peacham FD</i>	0	0	7,128	0	0	0.0800
Ryegate	989,008	996,698	772,739	1.4465	1.4745	0.5711
<i>So Ryegate Vill</i>	0	0	1,000	0	0	0.0550
<i>Ryegate FD #2</i>	0	0	4,206	0	0	0.5500
Sheffield	385,799	379,520	118,887	1.2886	1.4033	0.1182
St. Johnsbury	3,083,735	3,920,495	3,613,674	1.1459	1.3561	0.6486
<i>St. J Spec Serv Dist</i>	0	0	1,005,822	0	0	0.3994
Stannard	135,823	110,020	177,586	1.4840	1.3323	1.0200
Sutton	641,993	407,955	498,090	1.0204	1.1031	0.5031
Walden	707,258	610,357	500,640	1.4296	1.6699	0.5855
Waterford	1,523,589	1,096,333	589,416	1.5508	1.5780	0.3492
Wheelock	517,979	289,756	504,217	1.1940	1.3003	0.7734
County Totals	19,978,431	18,713,661	16,647,209			

2012 Taxes and Tax Rates

Chittenden

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Bolton	1,075,505	742,352	633,098	1.3906	1.3846	0.4748
Buels Gore	11,082	27,550	0	1.0170	1.5770	0
Burlington	23,263,336	27,438,996	25,591,839	1.4302	1.5684	0.7153
Charlotte	9,457,111	3,427,473	1,047,668	1.3691	1.3613	0.1121
Colchester	14,570,878	11,065,484	10,761,837	1.2541	1.4085	0.5530
Essex Jct.	8,835,082	5,199,962	3,780,948	1.3276	1.3665	0.3633
<i>Essex Jct Village</i>	0	0	3,348,422	0	0	0.3205
Essex Town	12,361,096	5,658,812	5,905,582	1.3364	1.3650	0.4433
Hinesburg	5,614,756	1,770,584	2,389,556	1.4533	1.4452	0.4713
Huntington	2,128,188	632,422	1,196,002	1.2411	1.3519	0.5488
Jericho	4,833,824	888,475	1,944,752	1.3054	1.3865	0.4641
<i>Jericho Village</i>	0	0	117,915	0	0	0.0920
Jericho ID	1,356,694	346,970	594,165	1.2728	1.3830	0.4641
Milton	8,810,686	4,065,089	4,777,778	1.1661	1.3217	0.4386
Richmond	4,628,993	1,263,448	2,654,775	1.3197	1.4422	0.6077
Shelburne	12,032,522	7,756,407	4,895,407	1.3402	1.3982	0.3381
South Burlington	20,858,527	18,697,928	11,266,306	1.4112	1.4233	0.4041
St. George	648,329	242,738	149,470	1.3930	1.3832	0.2312
Underhill	3,239,102	646,803	1,320,566	1.2496	1.4036	0.4718
Underhill ID	650,001	129,487	261,505	1.2982	1.4106	0.4718
Westford	2,301,920	566,500	1,175,746	1.2330	1.3626	0.5223
Williston	11,975,377	11,338,212	3,794,475	1.3839	1.4675	0.2323
Winooski	2,716,770	3,232,355	5,152,015	1.1937	1.3952	0.9864
County Totals	151,369,782	105,138,046	92,759,828			

2012 Taxes and Tax Rates

Essex

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Averill	18,423	466,065	67,016	0.8100	1.2560	0.1703
Averys Gore	0	30,229	3,785	0.8771	1.3600	0.1703
Bloomfield	113,603	256,805	103,023	0.8700	1.3490	0.3210
Brighton	662,875	1,177,455	820,769	1.1766	1.3253	0.5687
Brunswick	50,631	91,645	11,024	0.9083	1.4083	0.0917
Canaan	410,105	590,046	541,772	0.9731	1.3495	0.6313
Concord	699,524	942,859	572,969	1.4181	1.4209	0.5009
East Haven	110,328	164,905	143,450	0.9144	1.3376	0.5895
Ferdinand	13,334	146,671	21,415	0.8582	1.3308	0.1703
Granby	46,077	223,659	62,876	1.3344	1.4289	0.3291
Guildhall	152,066	257,103	164,066	0.8472	1.2760	0.4320
Lemington	63,816	126,297	46,108	0.8989	1.3938	0.2855
Lewis	0	99,513	12,385	0.8825	1.3684	0.1703
Lunenburg	566,700	672,107	723,374	1.0969	1.1821	0.6625
Maidstone	196,726	660,698	141,730	1.1926	1.3946	0.2219
Norton	89,666	395,426	119,697	0.8680	1.3319	0.3000
Victory	45,018	173,056	43,096	0.7914	1.2271	0.2183
Warners Grant	0	2,434	306	0.8742	1.3555	0.1703
Warren Gore	1,602	92,200	12,866	0.8083	1.2533	0.1703
County Totals	3,240,494	6,569,174	3,611,727			

2012 Taxes and Tax Rates

Franklin

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Bakersfield	950,912	405,756	462,557	1.1446	1.3759	0.4130
Berkshire	891,018	452,218	603,712	0.9971	1.2941	0.4893
Enosburgh	1,237,566	1,156,404	1,090,672	1.0711	1.3079	0.5382
<i>Enos Falls Vill</i>	0	0	488,198	0	0	0.5064
Fairfax	3,867,432	1,208,397	1,624,823	1.2276	1.4781	0.4127
Fairfield	1,583,077	560,712	965,161	1.2681	1.3484	0.5823
Fletcher	1,130,890	369,337	616,723	1.2952	1.4951	0.5531
Franklin	1,012,491	944,485	429,758	1.1577	1.5247	0.2898
Georgia	4,285,507	1,851,039	1,340,488	1.1633	1.3268	0.2564
Highgate	2,188,879	1,915,279	765,419	1.0238	1.2778	0.2123
Montgomery	855,372	1,069,248	525,617	1.4407	1.8127	0.4471
Richford	847,282	991,676	1,268,707	0.9884	1.3241	0.7920
Sheldon	1,410,986	1,332,280	805,794	1.0838	1.3393	0.3175
St. Albans City	3,062,455	3,069,370	3,958,613	1.3173	1.4027	0.8400
St. Albans Town	5,231,357	4,903,588	3,090,424	1.1824	1.3354	0.3493
Swanton	3,976,633	2,745,007	1,915,080	0.9987	1.2596	0.3026
<i>Swanton Village</i>	0	0	1,029,221	0	0	0.6524
County Totals	32,531,858	22,974,795	20,980,968			

2012 Taxes and Tax Rates

Grand Isle

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Alburgh	1,698,392	2,032,062	1,049,137	1.2712	1.4225	0.3813
<i>Alburgh Village</i>	0	0	25,000	0	0	0.0400
Grand Isle	2,738,471	2,212,687	864,498	1.2518	1.3429	0.2261
Isle LaMotte	554,773	983,258	341,084	1.5169	1.5467	0.3409
North Hero	1,621,529	2,745,602	704,480	1.6157	1.6157	0.2618
South Hero	3,039,525	3,315,983	1,156,703	1.1803	1.4129	0.2356
County Totals	9,652,690	11,289,591	4,140,903			

2012 Taxes and Tax Rates

Lamoille

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Belvidere	237,759	181,993	136,920	1.4439	1.3506	0.4576
Cambridge	2,953,028	4,209,954	1,738,559	1.3328	1.4327	0.3370
<i>Jeffersonville Vill</i>	0	0	34,582	0	0	0.0670
<i>Cambridge Village</i>	0	0	19,192	0	0	0.1300
Eden	953,210	843,782	623,690	1.3574	1.3320	0.4719
Elmore	926,268	844,235	583,412	1.0363	1.2345	0.3700
Hyde Park	2,392,425	1,133,405	1,714,617	1.2627	1.3360	0.6284
<i>Hyde Park Village</i>	0	0	33,631	0	0	0.0800
Johnson	1,458,443	1,228,670	1,229,666	1.2618	1.3088	0.5890
<i>Johnson Village</i>	0	0	90,924	0	0	0.1535
Morristown	3,894,586	3,721,916	4,397,048	1.1824	1.4206	0.7359
<i>Morrisville Village</i>	0	0	14,468	0	0	0.0101
Stowe	7,982,844	20,979,151	7,311,611	1.4280	1.4401	0.3642
Waterville	625,113	208,426	260,595	1.6006	1.5188	0.4946
Wolcott	1,207,999	737,485	900,825	1.1768	1.2771	0.5639
County Totals	22,631,675	34,089,018	19,089,741			

2012 Taxes and Tax Rates

Orange

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Bradford	1,852,400	1,225,178	1,571,496	1.3109	1.3283	0.6752
<i>Bradford Village</i>	0	0	28,884	0	0	0.0650
Braintree	948,154	443,024	719,545	1.3825	1.4086	0.7193
Brookfield	1,341,399	783,223	732,084	1.3308	1.3424	0.4611
Chelsea	1,018,612	691,974	579,295	1.5287	1.5120	0.5276
<i>Chelsea FD</i>	0	0	78,093	0	0	0.0701
Corinth	1,139,628	797,289	810,452	1.3099	1.3446	0.5612
Fairlee	1,234,639	1,759,819	706,010	1.6143	1.3860	0.3475
Newbury	1,489,900	1,271,216	1,095,614	1.3564	1.3997	0.5450
<i>Village of Newbury</i>	0	0	25,463	0	0	0.0750
Orange	949,568	316,455	466,007	1.3076	1.2936	0.4846
Randolph	3,058,771	2,316,562	3,069,295	1.2281	1.3042	0.7235
<i>Randolph PD</i>	0	0	525,069	0	0	0.3600
<i>Fire District (VTC)</i>	0	0	4,346	0	0	0.0400
Strafford	1,582,856	783,229	956,438	1.2430	1.2369	0.5076
Thetford	3,973,080	1,621,178	1,617,890	1.7085	1.5113	0.4788
Topsham	800,893	573,824	707,786	1.3027	1.3372	0.6865
Tunbridge	1,297,208	838,214	740,096	1.2664	1.3557	0.4566
Vershire	611,321	395,613	450,449	1.6248	1.3949	0.6879
Washington	928,538	477,110	519,735	1.3621	1.3972	0.5164
Wells River	172,806	243,680	163,023	1.4123	1.4396	0.5450
<i>Wells River Village</i>	0	0	158,096	0	0	0.6900
West Fairlee	571,295	444,100	472,910	1.7345	1.4892	0.7539
Williamstown	2,196,214	2,028,563	1,485,999	1.4431	1.5474	0.5245
County Totals	25,167,282	17,010,251	17,684,076			

2012 Taxes and Tax Rates

Orleans

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Albany	735,656	510,421	441,385	1.3037	1.3003	0.4633
<i>Albany Village Corp</i>	0	0	7,464	0	0	0.0750
Barton	801,032	996,776	859,419	1.0161	1.3531	0.5677
<i>Barton Village</i>	0	0	445,447	0	0	1.0725
Brownington	542,147	364,294	452,346	1.0201	1.3248	0.5683
Charleston	599,205	707,485	468,342	1.2514	1.4647	0.4904
Coventry	712,067	764,276	0	1.1873	1.3608	0
Craftsbury	1,277,823	720,268	529,021	1.9064	1.5419	0.4690
Derby	3,497,977	3,243,821	1,701,731	1.2952	1.4206	0.3469
<i>Derby Line Village</i>	0	0	143,902	0	0	0.3520
<i>Derby Ctr Village</i>	0	0	34,137	0	0	0.0652
Glover	733,709	913,555	684,542	1.1431	1.3052	0.5123
Greensboro	807,758	2,534,071	1,108,770	1.4000	1.3412	0.4496
Holland	395,352	361,467	386,545	1.2734	1.4780	0.7028
Irasburg	695,515	546,534	404,301	1.1615	1.4711	0.4178
Jay	385,544	2,938,852	707,606	1.1962	1.3532	0.2768
Lowell	491,841	561,990	447,004	1.1416	1.4116	0.5413
Morgan	764,267	1,510,770	498,876	1.1705	1.2302	0.2658
Newport City	1,633,358	2,235,236	3,147,054	1.4357	1.6061	1.2469
Newport Town	1,507,226	1,058,623	749,848	1.3287	1.3483	0.3918
Orleans ID	319,657	347,672	285,831	1.2439	1.3858	0.5677
Troy	861,853	750,674	573,321	1.1753	1.3508	0.4522
<i>North Troy Village</i>	0	0	182,636	0	0	0.6600
Westfield	437,058	448,787	357,848	1.2007	1.3846	0.5132
Westmore	416,220	1,473,167	568,809	1.2228	1.4558	0.4218
County Totals	17,615,263	22,988,739	15,186,184			

2012 Taxes and Tax Rates

Rutland

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Benson	663,707	650,733	603,150	1.2391	1.3650	0.5964
Brandon	2,634,766	1,767,894	2,249,089	1.2814	1.3872	0.6878
<i>Brandon FD #1</i>	0	0	167,945	0	0	0.0508
Castleton	2,883,260	3,881,512	1,648,369	1.4712	1.5959	0.3820
<i>Castleton FD #1</i>	0	0	93,171	0	0	0.2783
<i>Castleton FD #2</i>	0	0	15,305	0	0	0.0500
Chittenden	1,388,621	838,301	639,938	1.3711	1.3935	0.3982
Clarendon	2,200,883	1,217,909	1,187,996	1.2930	1.2888	0.4432
Danby	1,049,530	947,013	696,157	1.1155	1.1068	0.3800
<i>Danby-Mt Tabor FD 1</i>	0	0	48,361	0	0	0.2700
Fair Haven	1,270,132	932,743	1,504,448	1.1433	1.2907	0.8248
Hubbardton	589,887	937,183	753,721	1.1860	1.3746	0.6400
Ira	397,585	213,085	159,817	1.1038	1.3297	0.3070
Killington	1,262,519	10,144,956	2,308,330	1.5094	1.4620	0.2850
Mendon	1,081,456	1,138,155	856,819	1.1124	1.4165	0.4845
Middletown Springs	928,021	473,043	535,156	1.6361	1.5132	0.6120
Mount Holly	1,609,037	2,225,729	861,361	1.5342	1.3917	0.3283
Mount Tabor	132,460	150,289	20,310	1.1015	1.3432	0.0865
<i>Danby-Mt Tabor FD 1</i>	0	0	26,254	0	0	0.2700
Pawlet	1,401,327	1,182,473	716,841	1.2147	1.3771	0.3637
Pittsfield	660,065	806,748	514,135	1.6666	1.3181	0.5100
Pittsford	2,543,982	2,023,755	1,831,946	1.3553	1.3846	0.4889
<i>Pittsford Vill Dist</i>	0	0	19,000	0	0	0.0396
Poultney	2,080,040	2,693,849	1,543,046	1.4993	1.4872	0.4800
<i>Poultney Village</i>	0	0	262,536	0	0	0.4191
Proctor	1,054,211	445,920	1,082,866	1.2143	1.2222	0.8624
Rutland City	7,092,271	7,310,003	13,395,729	1.4018	1.5817	1.3275
<i>Rutland Redev Author</i>	0	0	265,025	0	0	0.4453
Rutland Town	4,418,197	4,177,063	1,454,396	1.2598	1.3227	0.1675
Shrewsbury	1,082,876	654,003	664,141	1.1637	1.2095	0.4541
Sudbury	634,543	491,689	218,602	1.1975	1.2379	0.2386
Tinmouth	659,313	518,852	456,518	1.3571	1.3362	0.5242
Wallingford	2,043,899	1,088,076	755,681	1.3278	1.2897	0.3242

2012 Taxes and Tax Rates						
<i>Wallingford FD 1</i>	0	0	67,494	0	0	0.1084
<i>E Wallingford FD 2</i>	0	0	24,935	0	0	0.0540
Wells	971,211	1,620,612	651,141	1.2873	1.4866	0.3530
West Haven	214,115	180,902	178,307	1.2198	1.4879	0.6000
West Rutland	1,416,210	1,019,746	1,203,845	1.2863	1.3843	0.6617
County Totals	44,364,125	49,732,236	39,681,881			

2012 Taxes and Tax Rates

Washington

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Barre City	2,954,369	3,294,024	7,626,355	1.1817	1.4318	1.5961
Barre Town	5,855,214	2,389,688	5,117,653	1.3014	1.6076	0.8569
Berlin	2,394,664	3,329,223	1,942,197	1.3748	1.3329	0.4116
Cabot	1,229,236	892,087	1,124,258	1.3760	1.3925	0.6927
Calais	1,905,429	674,959	1,138,923	1.4313	1.3874	0.6358
Duxbury	1,399,665	751,928	590,347	1.4015	1.4612	0.3911
East Montpelier	3,288,853	918,673	1,567,913	1.4516	1.4203	0.5468
Fayston	2,196,792	2,835,422	668,925	1.3675	1.3666	0.1803
Marshfield	1,250,170	481,147	715,388	1.4488	1.5899	0.6199
<i>Marshfield Village</i>	0	0	19,519	0	0	0.1591
Middlesex	2,071,957	688,976	816,234	1.4220	1.4247	0.4231
Montpelier	5,862,636	5,015,055	8,705,907	1.3109	1.3853	1.0486
Moretown	2,042,314	1,297,444	494,034	1.5384	1.5147	0.2271
Northfield	2,555,851	1,651,354	2,763,156	1.5097	1.6195	1.0449
Plainfield	1,077,612	426,082	741,568	1.2994	1.4259	0.6587
Roxbury	530,674	516,827	542,095	1.3644	1.5217	0.7446
Waitsfield	2,306,573	2,443,304	1,156,957	1.2688	1.3216	0.3190
Warren	2,262,918	7,490,837	1,795,976	1.2601	1.4148	0.2500
Waterbury	5,598,785	3,859,827	2,435,874	1.3199	1.3897	0.3500
<i>Waterbury Village</i>	0	0	292,029	0	0	0.1500
Woodbury	971,681	887,611	547,191	1.5063	1.3903	0.4279
Worcester	904,378	333,022	444,144	1.3833	1.3952	0.4986
County Totals	48,659,771	40,177,490	41,246,643			

2012 Taxes and Tax Rates

Windham

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Athens	285,144	218,948	413,325	1.3629	1.3640	1.1200
Brattleboro	7,800,514	7,940,696	12,691,464	1.5293	1.3853	1.1259
<i>Bratt Downtown Dist</i>	0	0	77,981	0	0	0.1347
Brookline	536,375	437,591	207,566	1.3675	1.4872	0.3031
Dover	1,587,228	11,562,984	3,509,617	1.4046	1.3930	0.3654
Dummerston	2,565,130	1,283,305	654,205	1.5260	1.3879	0.2563
Grafton	745,528	1,352,025	946,266	1.2137	1.3466	0.6028
Guilford	2,390,473	1,110,437	1,376,482	1.7264	1.6748	0.6787
Halifax	848,975	848,672	862,655	1.2905	1.3225	0.6719
Jamaica	927,575	2,399,012	838,577	1.2204	1.1905	0.3043
Londonderry	1,945,190	3,700,815	906,226	1.3485	1.3474	0.2172
Marlboro	1,065,602	1,045,135	518,687	1.3779	1.4733	0.3503
Newfane	1,784,487	1,855,178	1,046,505	1.2604	1.3276	0.3732
<i>Village of Newfane</i>	0	0	8,132	0	0	0.0400
Putney	2,344,619	1,295,693	1,208,497	1.6809	1.5249	0.5521
Rockingham	2,704,014	3,764,209	4,045,735	1.3761	1.4064	0.8625
<i>Bellows Falls Vill</i>	0	0	1,698,059	0	0	0.6417
<i>Saxton River Village</i>	0	0	41,285	0	0	0.1200
Somerset	2,404	118,527	41,819	1.0182	1.5788	0.5400
Stratton	472,943	10,945,293	1,381,229	1.5189	1.3876	0.1641
Townshend	1,316,807	1,463,680	913,873	1.3759	1.4299	0.4631
Vernon	1,445,467	1,655,690	2,779,827	0.9967	0.9382	0.4460
Wardsboro	704,811	1,555,080	834,781	1.3139	1.3115	0.4849
Westminster	2,352,456	1,350,617	1,519,848	1.4312	1.4750	0.5988
<i>Westminster FD #3</i>	0	0	237,134	0	0	0.0931
Whitingham	1,439,861	2,112,140	1,495,910	1.4264	1.3040	0.5725
Wilmington	2,166,557	6,903,746	2,949,426	1.5227	1.3531	0.4529
Windham	537,332	991,515	576,772	1.6107	1.6360	0.6142
County Totals	37,969,492	65,910,986	43,781,884			

2012 Taxes and Tax Rates

Windsor

Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential Tax Rate	Municipal / Local Agr Tax Rate
Andover	758,915	1,401,668	504,377	1.2613	1.3665	0.3100
Baltimore	204,402	41,343	84,814	1.2836	1.1908	0.4400
Barnard	1,823,362	2,567,151	747,679	1.3786	1.3314	0.2300
Bethel	1,717,570	1,083,611	1,404,788	1.4967	1.3418	0.7200
Bridgewater	1,116,591	1,715,853	700,001	1.5091	1.4673	0.3627
Cavendish	1,181,959	2,411,588	938,108	1.3951	1.3755	0.3670
<i>Cavendish FD #1</i>	0	0	94,723	0	0	0.0665
<i>Cavendish FD #2</i>	0	0	52,159	0	0	0.0442
Chester	2,614,465	2,614,147	2,403,924	1.2001	1.3078	0.5828
Hartford	8,147,466	10,799,998	10,190,073	1.3158	1.4320	0.7448
Hartland	4,362,969	1,890,869	1,574,154	1.5068	1.3990	0.3750
Ludlow	2,413,403	17,456,411	3,247,841	1.6303	1.4880	0.2496
<i>Ludlow Village</i>	0	0	295,676	0	0	0.2100
Norwich	8,792,385	3,134,816	3,290,445	1.7529	1.4791	0.4689
<i>Norwich Fire Dist</i>	0	0	95,071	0	0	0.0571
Plymouth	607,994	2,787,722	1,099,554	1.0608	1.2421	0.3900
Pomfret	1,815,925	1,802,148	886,622	1.5789	1.4249	0.3672
Reading	1,114,688	947,257	533,383	1.5622	1.2084	0.3543
Rochester	873,141	1,178,911	761,462	1.1919	1.3484	0.4774
Royalton	1,828,854	1,665,186	1,531,806	1.3836	1.3768	0.6083
Sharon	1,410,349	781,081	924,829	1.4462	1.4070	0.6060
Springfield	6,252,830	2,989,733	8,310,903	1.5003	1.3089	1.2647
Stockbridge	716,220	800,218	645,997	1.4864	1.3563	0.6043
Weathersfield	2,996,109	1,365,479	1,605,931	1.6722	1.5188	0.6045
<i>Perkinsville Village</i>	0	0	3,500	0	0	0.0381
<i>Ascutney Fire Dist 2</i>	0	0	6,045	0	0	0.0181
West Windsor	1,643,930	1,869,788	896,351	1.1603	1.2047	0.3000
Weston	1,039,837	1,827,701	977,602	1.4217	1.4826	0.4999
Windsor	1,988,023	1,295,953	2,797,810	1.3255	1.3699	1.1539
Woodstock	5,411,823	7,239,903	2,789,381	1.5365	1.4295	0.3389
<i>Woodstock Village</i>	0	0	561,908	0	0	0.2050
<i>Woodstock Police Dis</i>	0	0	258,027	0	0	0.0447
County Totals	60,833,211	71,668,535	50,214,945			

2012 Taxes and Tax Rates

STATE TOTALS	541,513,874	533,836,926	409,127,692
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Effective Tax Rates

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

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

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

2012 Effective Tax Rates

Addison

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Addison	1.3515	1.4096	0	0.3809
Bridport	1.5313	1.3640	0.0037	0.4684
Bristol	1.4137	1.4209	0.0018	0.5650
Cornwall	1.6193	1.4854	0.0005	0.4115
Ferrisburgh	1.3580	1.3982	0.0004	0.2750
Goshen	1.5294	1.5102	0	0.9735
Granville	1.0716	1.3076	0	0.4632
Hancock	1.6437	1.4409	0	1.0374
Leicester	1.3571	1.3840	0.0013	0.2377
Lincoln	1.4043	1.3788	0.0028	0.6568
Middlebury	1.5379	1.4187	0.0014	0.7712
Monkton	1.4199	1.3865	0	0.3047
New Haven	1.5391	1.4697	0.0010	0.4879
Orwell	1.1574	1.3764	0	0.5136
Panton	1.1458	1.2807	0.0007	0.5071
Ripton	1.5708	1.4261	0.0069	0.3205
Salisbury	1.4009	1.2820	0	0.2494
Shoreham	1.5250	1.3600	0.0007	0.4667
Starksboro	1.3431	1.3655	0.0004	0.3966
Vergennes	1.2702	1.4185	0.0027	0.6467
Waltham	1.2358	1.3795	0	0.3888
Weybridge	1.5629	1.4149	0	0.4174
Whiting	1.3561	1.5279	0	0.6633

2012 Effective Tax Rates

Bennington

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Arlington	1.5265	1.4568	0.0051	0.2818
Bennington	1.2391	1.4382	0.0022	0.7638
Dorset	1.4360	1.3992	0.0016	0.1940
Glastenbury	0.8763	1.3585	0	0.0000
Landgrove	1.4159	1.3850	0	0.2444
Manchester	1.4848	1.4434	0.0021	0.2131
North Bennington	1.3964	1.4377	0.0022	0.7639
Peru	1.6224	1.4853	0	0.2554
Pownal	1.2715	1.4174	0.0032	0.4390
Readsboro	0.8960	1.3895	0.0086	0.9646
Rupert	1.2265	1.4130	0	0.4104
Sandgate	1.3953	1.3903	0.0026	0.4233
Searsburg	1.2946	1.4281	0	0.5991
Shaftsbury	1.2691	1.4411	0.0019	0.3465
Shaftsbury ID	1.3863	1.4275	0.0019	0.3412
Stamford	1.1276	1.3593	0	0.6336
Sunderland	1.3216	1.3753	0.0024	0.2566
Winhall	1.7734	1.4132	0	0.2926
Woodford	1.2095	1.5289	0	0.1357

2012 Effective Tax Rates**Caledonia**

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Barnet	1.3732	1.3383	0.0021	0.4728
Burke	1.4199	1.3864	0.0011	0.3793
Danville	1.3329	1.4482	0	0.4430
Groton	1.3922	1.4193	0.0023	0.3882
Hardwick	1.3107	1.3419	0.0090	0.9715
Kirby	1.4630	1.4484	0.0008	0.4307
Lyndon	1.3077	1.4012	0.0033	0.5422
Newark	1.4734	1.3937	0	0.4661
Peacham	1.2984	1.4267	0	0.3597
Ryegate	1.4158	1.4435	0.0020	0.5571
Sheffield	1.3495	1.4697	0	0.1240
St. Johnsbury	1.2247	1.4494	0.0015	0.6917
Stannard	1.4182	1.2733	0	0.9748
Sutton	1.6539	1.7879	0.0050	0.8109
Walden	1.2074	1.4103	0.0021	0.4924
Waterford	1.4201	1.4452	0.0021	0.3181
Wheelock	1.3219	1.4393	0.0038	0.8524

2012 Effective Tax Rates

Chittenden

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Bolton	1.3939	1.3879	0	0.4759
Buels Gore	0.8906	1.3808	0	0.0000
Burlington	1.2486	1.3693	0	0.6423
Charlotte	1.4032	1.3954	0.0008	0.1141
Colchester	1.2377	1.3901	0	0.5458
Essex Jct.	1.3229	1.3616	0.0014	0.3606
Essex Town	1.3529	1.3817	0.0014	0.4473
Hinesburg	1.4206	1.4124	0.0013	0.4594
Huntington	1.2671	1.3805	0	0.5603
Jericho	1.3052	1.3866	0.0113	0.4529
Jericho ID	1.2731	1.3836	0.0113	0.4529
Milton	1.2002	1.3604	0.0028	0.4635
Richmond	1.2818	1.4012	0	0.5903
Shelburne	1.3455	1.4037	0.0007	0.3387
South Burlington	1.3794	1.3910	0.0005	0.3944
St. George	1.3911	1.3814	0	0.2309
Underhill	1.2388	1.3920	0.0274	0.4402
Underhill ID	1.2724	1.3829	0.0270	0.4353
Westford	1.2595	1.3922	0.0039	0.5297
Williston	1.3188	1.3984	0.0006	0.2208
Winooski	1.0463	1.2232	0.0014	0.9724

2012 Effective Tax Rates

Essex

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Averill	0.8585	1.3323	0	0.1806
Averys Gore	N/A	1.3818	0	0.1730
Bloomfield	0.8895	1.3795	0	0.3282
Brighton	1.3372	1.5065	0.0030	0.6435
Brunswick	0.8799	1.3644	0	0.0888
Canaan	0.9951	1.3800	0	0.6455
Concord	1.4376	1.4404	0.0044	0.5034
East Haven	0.9874	1.4444	0	0.6366
Ferdinand	0.8812	1.3670	0	0.1749
Granby	1.3519	1.4473	0	0.3334
Guildhall	1.0150	1.5286	0	0.5176
Lemington	0.8961	1.3895	0	0.2846
Lewis	N/A	1.3766	0	0.1713
Lunenburg	1.2831	1.3830	0	0.7737
Maidstone	1.2474	1.4589	0	0.2321
Norton	0.9357	1.4355	0	0.3233
Victory	0.8930	1.3844	0	0.2463
Warners Grant	N/A	1.3886	0	0.1745
Warren Gore	0.8604	1.3322	0	0.1810

2012 Effective Tax Rates

Franklin

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Bakersfield	1.2006	1.4430	0	0.4332
Berkshire	1.0584	1.3737	0.0032	0.5162
Enosburgh	1.1270	1.3762	0.0029	0.5634
Fairfax	1.1676	1.4062	0.0021	0.3904
Fairfield	1.2904	1.3719	0.0023	0.5902
Fletcher	1.2128	1.4002	0.0017	0.5163
Franklin	1.1312	1.4899	0.0019	0.2813
Georgia	1.2311	1.4039	0	0.2709
Highgate	1.1367	1.4189	0.0010	0.2348
Montgomery	1.1176	1.4060	0.0017	0.3451
Richford	1.0198	1.3662	0.0015	0.8156
Sheldon	1.1238	1.3889	0	0.3281
St. Albans City	1.3089	1.3936	0.0017	0.8331
St. Albans Town	1.2107	1.3675	0.0016	0.3552
Swanton	1.0734	1.3539	0	0.3245

2012 Effective Tax Rates

Grand Isle

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Alburgh	1.3056	1.4611	0.0015	0.3901
Grand Isle	1.2684	1.3608	0	0.2291
Isle LaMotte	1.3576	1.3842	0	0.3051
North Hero	1.4397	1.4397	0.0004	0.2329
South Hero	1.2065	1.4443	0.0005	0.2403

2012 Effective Tax Rates**Lamoille**

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Belvidere	1.5248	1.4265	0	0.4833
Cambridge	1.3414	1.4421	0	0.3392
Eden	1.4489	1.4216	0.0039	0.4997
Elmore	1.0416	1.2406	0	0.3719
Hyde Park	1.3213	1.3978	0.0012	0.6565
Johnson	1.3280	1.3774	0	0.6201
Morristown	1.1854	1.4243	0.0014	0.7364
Stowe	1.3729	1.3844	0.0031	0.3470
Waterville	1.4770	1.4016	0	0.4564
Wolcott	1.2502	1.3569	0.0016	0.5975

2012 Effective Tax Rates

Orange

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Bradford	1.3510	1.3692	0	0.6959
Braintree	1.3889	1.4152	0	0.7226
Brookfield	1.4244	1.4370	0	0.4936
Chelsea	1.4810	1.4646	0.0074	0.5037
Corinth	1.3550	1.3909	0.0053	0.5753
Fairlee	1.6324	1.4015	0.0004	0.3510
Newbury	1.3597	1.4031	0	0.5463
Orange	1.3579	1.3432	0.0032	0.5000
Randolph	1.3252	1.4072	0.0028	0.7780
Strafford	1.4167	1.4098	0.0065	0.5720
Thetford	1.6888	1.4937	0.0021	0.4712
Topsham	1.3299	1.3650	0.0057	0.6951
Tunbridge	1.3012	1.3930	0.0045	0.4646
Vershire	1.4961	1.2844	0.0034	0.6299
Washington	1.3910	1.4271	0.0065	0.5209
Wells River	1.4030	1.4303	0	0.5416
West Fairlee	1.4855	1.2753	0	0.6456
Williamstown	1.2929	1.3862	0.0045	0.4660

2012 Effective Tax Rates

Orleans

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Albany	1.4216	1.4176	0	0.5051
Barton	0.9972	1.3277	0.0026	0.5544
Brownington	1.0266	1.3332	0.0036	0.5683
Charleston	1.2414	1.4529	0	0.4864
Coventry	1.2022	1.3779	0	0.0000
Craftsbury	1.8360	1.4850	0.0030	0.4487
Derby	1.2946	1.4202	0.0042	0.3426
Glover	1.0993	1.2554	0.0013	0.4914
Greensboro	1.4402	1.3795	0	0.4624
Holland	1.2920	1.4997	0.0042	0.7090
Irasburg	1.1658	1.4764	0	0.4193
Jay	1.2296	1.3906	0	0.2845
Lowell	1.1220	1.3872	0.0018	0.5303
Morgan	1.3394	1.4076	0	0.3042
Newport City	1.2275	1.3733	0.0080	1.0701
Newport Town	1.3997	1.4206	0	0.4128
Orleans ID	1.2143	1.3528	0.0026	0.5515
Troy	1.1799	1.3562	0.0044	0.4496
Westfield	1.2257	1.4135	0	0.5238
Westmore	1.2056	1.4353	0.0009	0.4150

2012 Effective Tax Rates

Rutland

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Benson	1.2122	1.3354	0.0007	0.5828
Brandon	1.3117	1.4203	0.0080	0.6962
Castleton	1.2952	1.4048	0.0044	0.3318
Chittenden	1.3558	1.3782	0.0005	0.3933
Clarendon	1.4295	1.4247	0.0013	0.4878
Danby	1.3380	1.3275	0	0.4539
Fair Haven	1.2409	1.4010	0	0.8955
Hubbardton	1.2337	1.4298	0	0.6657
Ira	1.1676	1.4066	0	0.3247
Killington	1.4832	1.4370	0	0.2803
Mendon	1.1796	1.5021	0.0012	0.5127
Middletown Springs	1.5682	1.4505	0	0.5865
Mount Holly	1.6594	1.5056	0.0021	0.3532
Mount Tabor	1.1404	1.3905	0	0.0895
Pawlet	1.2737	1.4441	0.0058	0.3756
Pittsfield	1.8506	1.4638	0	0.5663
Pittsford	1.4385	1.4695	0.0017	0.5137
Poultney	1.4301	1.4185	0	0.4580
Proctor	1.3403	1.3490	0	0.9499
Rutland City	1.2763	1.4400	0	1.2131
Rutland Town	1.4052	1.4754	0.0016	0.1802
Shrewsbury	1.2875	1.3383	0.0008	0.5019
Sudbury	1.3394	1.3848	0.0028	0.2641
Tinmouth	1.5011	1.4781	0	0.5801
Wallingford	1.3973	1.3575	0.0056	0.3357
Wells	1.2920	1.4920	0.0002	0.3541
West Haven	1.1465	1.3986	0	0.5640
West Rutland	1.3293	1.4304	0.0034	0.6804

2012 Effective Tax Rates

Washington

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Barre City	1.1810	1.4311	0.0037	1.5915
Barre Town	1.1248	1.3897	0.0047	0.7376
Berlin	1.4015	1.3591	0	0.4188
Cabot	1.3061	1.3219	0.0012	0.6582
Calais	1.3982	1.3555	0.0057	0.6155
Duxbury	1.3476	1.4047	0	0.3760
East Montpelier	1.4258	1.3950	0.0056	0.5314
Fayston	1.3889	1.3880	0.0003	0.1828
Marshfield	1.2456	1.3673	0.0035	0.5294
Middlesex	1.3660	1.3685	0.0015	0.4049
Montpelier	1.3046	1.3784	0.0005	1.0432
Moretown	1.5608	1.5366	0	0.2304
Northfield	1.3136	1.4091	0.0124	0.8963
Plainfield	1.1981	1.3146	0.0007	0.6066
Roxbury	1.3130	1.4642	0	0.7165
Waitsfield	1.3417	1.3975	0.0021	0.3353
Warren	1.2649	1.4203	0	0.2510
Waterbury	1.3468	1.4179	0.0020	0.3551
Woodbury	1.5194	1.4025	0	0.4316
Worcester	1.3950	1.4074	0.0004	0.5025

2012 Effective Tax Rates

Windham

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Athens	1.5120	1.5135	0	1.2428
Brattleboro	1.5401	1.3954	0.0015	1.1319
Brookline	1.3827	1.5039	0.0006	0.3059
Dover	1.4010	1.3892	0.0001	0.3643
Dummerston	1.5119	1.3749	0.0053	0.2487
Grafton	1.3445	1.4919	0.0142	0.6525
Guilford	1.4674	1.4235	0.0028	0.5738
Halifax	1.3437	1.3770	0.0058	0.6938
Jamaica	1.3352	1.3027	0.0016	0.3313
Londonderry	1.4168	1.4154	0.0006	0.2276
Marlboro	1.2813	1.3702	0.0003	0.3255
Newfane	1.2719	1.3398	0	0.3766
Putney	1.6631	1.5085	0.0093	0.5370
Rockingham	1.3906	1.4215	0.0038	0.8677
Somerset	0.5246	0.8138	0	0.2783
Stratton	1.5010	1.3722	0.0002	0.1621
Townshend	1.4001	1.4551	0.0010	0.4703
Vernon	1.1082	1.0432	0.0006	0.4960
Wardsboro	1.3930	1.3906	0	0.5141
Westminster	1.3248	1.3652	0.0019	0.5522
Whitingham	1.4294	1.3065	0.0025	0.5710
Wilmington	1.6063	1.4277	0.0007	0.4771
Windham	1.3421	1.3631	0	0.5118

2012 Effective Tax Rates

Windsor

Town Name	School / Estimated Homestead	School / Estimated Non-Residential	Local Agreement	Municipal
Andover	1.4152	1.5331	0	0.3478
Baltimore	1.3209	1.2254	0	0.4528
Barnard	1.4523	1.4028	0	0.2423
Bethel	1.5929	1.4277	0	0.7662
Bridgewater	1.4893	1.4479	0.0015	0.3565
Cavendish	1.4621	1.4416	0.0067	0.3778
Chester	1.2773	1.3919	0.0050	0.6154
Hartford	1.3469	1.4662	0.0017	0.7607
Hartland	1.5379	1.4281	0.0026	0.3802
Ludlow	1.5596	1.4228	0.0036	0.2350
Norwich	1.7481	1.4752	0.0053	0.4623
Plymouth	1.0874	1.2731	0	0.3998
Pomfret	1.6239	1.4657	0.0009	0.3768
Reading	1.7734	1.3718	0	0.4019
Rochester	1.2473	1.4111	0	0.4996
Royalton	1.3624	1.3558	0.0022	0.5968
Sharon	1.4410	1.4016	0.0012	0.6026
Springfield	1.6074	1.4025	0.0045	1.3483
Stockbridge	1.4579	1.3300	0.0011	0.5915
Weathersfield	1.6054	1.4583	0.0069	0.5736
West Windsor	1.3446	1.3960	0	0.3475
Weston	1.2967	1.3524	0.0006	0.4553
Windsor	1.3644	1.4100	0.0054	1.1824
Woodstock	1.4697	1.3674	0.0107	0.3135

**2012 Total Estimated Effective Tax Rates for Homestead Properties
Listed Low to High**

Town Name	Total Est Effective Tax Rate for Homestead Properties	Town Name	Total Est Effective Tax Rate for Homestead Properties
Lewis	0.1713	Berkshire	1.5778
Averys Gore	0.1730	Sunderland	1.5806
Warners Grant	0.1745	Irasburg	1.5851
Somerset	0.8029	Rutland Town	1.5870
Glastenbury	0.8763	Glover	1.5920
Buels Gore	0.8906	Leicester	1.5961
Brunswick	0.9687	Brownington	1.5985
Averill	1.0391	Vernon	1.6048
Warren Gore	1.0414	Sudbury	1.6063
Ferdinand	1.0561	Marlboro	1.6071
Victory	1.1393	Shaftsbury	1.6175
Lemington	1.1807	Westmore	1.6215
Coventry	1.2022	St. George	1.6220
Bloomfield	1.2177	East Haven	1.6240
Mount Tabor	1.2299	Waltham	1.6246
Norton	1.2590	Castleton	1.6314
Woodford	1.3452	Dorset	1.6316
Highgate	1.3725	Ferrisburgh	1.6334
Swanton	1.3979	Bakersfield	1.6338
Elmore	1.4135	Troy	1.6339
Franklin	1.4144	Rupert	1.6369
South Hero	1.4473	Canaan	1.6406
Sheldon	1.4519	Derby	1.6414
Montgomery	1.4644	Morgan	1.6436
Sheffield	1.4735	Londonderry	1.6450
Maidstone	1.4795	Wells	1.6463
Plymouth	1.4872	Newfane	1.6485
Ira	1.4923	Salisbury	1.6503
Grand Isle	1.4975	Panton	1.6536
Georgia	1.5020	Lowell	1.6541
Jay	1.5141	Pawlet	1.6551
Warren	1.5159	Peacham	1.6581
Charlotte	1.5181	Landgrove	1.6603
Guildhall	1.5326	Isle LaMotte	1.6627
Granville	1.5348	Stratton	1.6633
Williston	1.5402	Milton	1.6665
Barton	1.5542	Jamaica	1.6681
Fairfax	1.5601	Orwell	1.6710
St. Albans Town	1.5675	North Hero	1.6730
Fayston	1.5720	Waitsfield	1.6791

**2012 Total Estimated Effective Tax Rates for Homestead Properties
Listed Low to High**

Town Name	Total Est Effective Tax Rate for Homestead Properties	Town Name	Total Est Effective Tax Rate for Homestead Properties
Cambridge	1.6806	Tunbridge	1.7703
Shelburne	1.6849	Middlesex	1.7724
Essex Jct.	1.6849	Baltimore	1.7737
Granby	1.6853	South Burlington	1.7743
Brookline	1.6892	Danville	1.7759
West Windsor	1.6921	Marshfield	1.7785
Enosburgh	1.6933	Groton	1.7827
Mendon	1.6935	Colchester	1.7835
Barnard	1.6946	Shrewsbury	1.7902
Alburgh	1.6972	Moretown	1.7912
Manchester	1.7000	Danby	1.7919
Walden	1.7019	Westford	1.7931
Waterbury	1.7039	Woodstock	1.7939
Underhill	1.7064	Benson	1.7957
West Haven	1.7105	Ludlow	1.7982
Pownal	1.7137	Burke	1.8003
Stowe	1.7230	Essex Town	1.8016
Duxbury	1.7236	Plainfield	1.8054
Monkton	1.7246	Newport Town	1.8125
Charleston	1.7278	Arlington	1.8134
Shaftsbury ID	1.7294	Berlin	1.8203
Fletcher	1.7308	Sandgate	1.8212
Addison	1.7324	Huntington	1.8274
Underhill ID	1.7347	Richford	1.8369
Jericho ID	1.7373	Cavendish	1.8466
Wallingford	1.7386	Bridgewater	1.8473
Starksboro	1.7401	Barnet	1.8481
Waterford	1.7403	Wolcott	1.8493
Rochester	1.7469	Lyndon	1.8532
Westfield	1.7495	Windham	1.8539
Chittenden	1.7496	Orange	1.8611
Weston	1.7526	Barre Town	1.8671
Stamford	1.7612	Readsboro	1.8692
Andover	1.7630	Bolton	1.8698
Williamstown	1.7634	Townshend	1.8714
Killington	1.7635	Richmond	1.8721
Dover	1.7654	Peru	1.8778
Dummerston	1.7659	Westminster	1.8789
Orleans ID	1.7684	Hinesburg	1.8813
Jericho	1.7694	Fairfield	1.8829

**2012 Total Estimated Effective Tax Rates for Homestead Properties
Listed Low to High**

Town Name	Total Est Effective Tax Rate for Homestead Properties	Town Name	Total Est Effective Tax Rate for Homestead Properties
Poultney	1.8881	Pomfret	2.0016
Burlington	1.8909	Whitingham	2.0029
Searsburg	1.8937	Bridport	2.0034
Kirby	1.8945	Bennington	2.0051
Chester	1.8977	Holland	2.0052
Worcester	1.8979	Belvidere	2.0081
Ripton	1.8982	Grafton	2.0112
Hubbardton	1.8994	West Rutland	2.0131
Greensboro	1.9026	Mount Holly	2.0147
Newbury	1.9060	Brandon	2.0159
Wardsboro	1.9071	Whiting	2.0194
St. Johnsbury	1.9179	Calais	2.0194
Brookfield	1.9180	Winooski	2.0201
Washington	1.9184	New Haven	2.0280
Clarendon	1.9186	Roxbury	2.0295
Vergennes	1.9196	Topsham	2.0307
Hartland	1.9207	Cornwall	2.0313
Morristown	1.9232	Halifax	2.0433
Albany	1.9267	Guilford	2.0440
Waterville	1.9334	Sharon	2.0448
Corinth	1.9356	Bradford	2.0469
Newark	1.9395	Stockbridge	2.0505
Wells River	1.9446	Lunenburg	2.0568
Concord	1.9454	Lincoln	2.0639
Johnson	1.9481	Winhall	2.0660
Woodbury	1.9510	Tinmouth	2.0812
Eden	1.9525	Wilmington	2.0841
Pittsford	1.9539	Randolph	2.1060
Royalton	1.9614	Hartford	2.1093
East Montpelier	1.9628	Braintree	2.1115
Cabot	1.9655	Vershire	2.1294
Ryegate	1.9749	West Fairlee	2.1311
Hyde Park	1.9790	Fair Haven	2.1364
Weybridge	1.9803	St. Albans City	2.1437
Bristol	1.9805	Middletown Springs	2.1547
Brighton	1.9837	Thetford	2.1621
Fairlee	1.9838	North Bennington	2.1625
Chelsea	1.9921	Reading	2.1753
Shoreham	1.9924	Wheelock	2.1781
Strafford	1.9952	Weathersfield	2.1859

**2012 Total Estimated Effective Tax Rates for Homestead Properties
Listed Low to High**

Town Name	Total Est Effective Tax Rate for Homestead Properties
Putney	2.2094
Norwich	2.2157
Northfield	2.2223
Rockingham	2.2621
Craftsbury	2.2877
Proctor	2.2902
Hardwick	2.2912
Newport City	2.3056
Middlebury	2.3105
Montpelier	2.3483
Bethel	2.3591
Stannard	2.3930
Pittsfield	2.4169
Sutton	2.4698
Rutland City	2.4894
Goshen	2.5029
Windsor	2.5522
Brattleboro	2.6735
Hancock	2.6811
Athens	2.7548
Barre City	2.7762
Springfield	2.9602

**2012 Total Estimated Effective Tax Rates for Non-Residential Properties
Listed Low to High**

Town Name	Total Est Effective Tax Rate for Non-Residential Properties	Town Name	Total Est Effective Tax Rate for Non-Residential Properties
Somerset	1.0921	Ferrisburgh	1.6736
Glastenbury	1.3585	Lemington	1.6741
Coventry	1.3779	Georgia	1.6748
Buels Gore	1.3808	Jay	1.6751
Brunswick	1.4532	Baltimore	1.6782
Mount Tabor	1.4800	Swanton	1.6784
Charlotte	1.5103	South Hero	1.6851
Averill	1.5129	Isle LaMotte	1.6893
Warren Gore	1.5132	Maidstone	1.6910
Salisbury	1.5314	Monkton	1.6912
Stratton	1.5345	Woodstock	1.6916
Vernon	1.5398	Marlboro	1.6960
Ferdinand	1.5419	Wallingford	1.6988
Lewis	1.5479	Winhall	1.7058
Averys Gore	1.5548	Bloomfield	1.7077
Warners Grant	1.5631	Morgan	1.7118
Fayston	1.5711	Newfane	1.7164
Grand Isle	1.5899	Sheldon	1.7170
Sheffield	1.5937	Killington	1.7173
Dorset	1.5948	Essex Jct.	1.7236
St. George	1.6123	St. Albans Town	1.7243
Elmore	1.6125	Ira	1.7313
Williston	1.6198	Stowe	1.7345
Leicester	1.6230	Waitsfield	1.7349
Dummerston	1.6289	Peru	1.7407
Landgrove	1.6294	Castleton	1.7410
Victory	1.6307	Shelburne	1.7431
Sunderland	1.6343	West Windsor	1.7435
Jamaica	1.6356	Arlington	1.7437
Londonderry	1.6436	Glover	1.7481
Barnard	1.6451	Montgomery	1.7528
Sudbury	1.6517	Fairlee	1.7529
Highgate	1.6547	Ripton	1.7535
Rutland Town	1.6572	Dover	1.7536
Manchester	1.6586	Norton	1.7588
Ludlow	1.6614	Starksboro	1.7625
Woodford	1.6646	Waterford	1.7654
Warren	1.6713	Burke	1.7668
Plymouth	1.6729	Derby	1.7670
North Hero	1.6730	Moretown	1.7670

**2012 Total Estimated Effective Tax Rates for Non-Residential Properties
Listed Low to High**

Town Name	Total Est Effective Tax Rate for Non-Residential Properties	Town Name	Total Est Effective Tax Rate for Non-Residential Properties
Waltham	1.7683	Underhill ID	1.8452
Shaftsbury ID	1.7706	Wells	1.8463
Granville	1.7708	Orange	1.8464
Chittenden	1.7720	Jericho ID	1.8478
Franklin	1.7731	Jericho	1.8508
Reading	1.7737	Westmore	1.8512
Middlesex	1.7749	Alburgh	1.8527
Waterbury	1.7750	Williamstown	1.8567
Berlin	1.7779	Waterville	1.8580
Granby	1.7807	Underhill	1.8596
Duxbury	1.7807	Pownal	1.8596
Cambridge	1.7813	Newark	1.8598
Danby	1.7814	Mount Holly	1.8609
South Burlington	1.7859	Tunbridge	1.8621
Peacham	1.7864	Bolton	1.8638
Panton	1.7885	Hinesburg	1.8731
Shaftsbury	1.7895	Windham	1.8749
Addison	1.7905	Bakersfield	1.8762
Fairfax	1.7987	Poultney	1.8765
Bridgewater	1.8059	Kirby	1.8799
Weston	1.8083	Whitingham	1.8800
Groton	1.8098	Andover	1.8809
Troy	1.8102	Barton	1.8847
Brookline	1.8104	Orwell	1.8900
Hartland	1.8109	Danville	1.8912
Barnet	1.8132	Berkshire	1.8931
Sandgate	1.8162	Irasburg	1.8957
Rupert	1.8234	Cornwall	1.8974
Pawlet	1.8255	Marshfield	1.9002
Cavendish	1.8261	Wardsboro	1.9047
Milton	1.8267	Walden	1.9048
Shoreham	1.8274	Brownington	1.9051
Essex Town	1.8304	Wilmington	1.9055
Weybridge	1.8323	Orleans ID	1.9069
Newport Town	1.8334	Belvidere	1.9098
Woodbury	1.8341	Worcester	1.9103
Bridport	1.8361	Rochester	1.9107
Shrewsbury	1.8410	Clarendon	1.9138
Greensboro	1.8419	Vershire	1.9177
Pomfret	1.8434	Fletcher	1.9182

**2012 Total Estimated Effective Tax Rates for Non-Residential Properties
Listed Low to High**

Town Name	Total Est Effective Tax Rate for Non-Residential Properties	Town Name	Total Est Effective Tax Rate for Non-Residential Properties
Benson	1.9189	Guilford	2.0001
Westminster	1.9193	Ryegate	2.0026
Lowell	1.9193	Sharon	2.0054
West Fairlee	1.9209	Burlington	2.0116
Plainfield	1.9219	Chester	2.0123
Stockbridge	1.9226	Mendon	2.0160
Albany	1.9227	Canaan	2.0255
Eden	1.9252	Searsburg	2.0272
Westford	1.9258	Pittsfield	2.0301
Townshend	1.9264	Middletown Springs	2.0370
Brookfield	1.9306	Lincoln	2.0384
East Montpelier	1.9320	Weathersfield	2.0388
Colchester	1.9359	Guildhall	2.0462
Craftsbury	1.9367	Putney	2.0548
Westfield	1.9373	Hyde Park	2.0555
Charleston	1.9393	Tinmouth	2.0582
Huntington	1.9408	Bradford	2.0651
Enosburgh	1.9425	Topsham	2.0658
Norwich	1.9428	Vergennes	2.0679
Lyndon	1.9467	Halifax	2.0766
Concord	1.9482	East Haven	2.0810
Newbury	1.9494	Hubbardton	2.0955
Washington	1.9545	West Rutland	2.1142
Royalton	1.9548	Brandon	2.1245
Wolcott	1.9560	Barre Town	2.1320
New Haven	1.9586	Braintree	2.1378
West Haven	1.9626	St. Johnsbury	2.1426
Fairfield	1.9644	Brighton	2.1530
Thetford	1.9670	Lunenburg	2.1567
Corinth	1.9715	Grafton	2.1586
Wells River	1.9719	Morristown	2.1621
Chelsea	1.9757	Roxbury	2.1807
Calais	1.9767	Richford	2.1833
Cabot	1.9813	Randolph	2.1880
Pittsford	1.9849	Whiting	2.1912
Bristol	1.9877	Middlebury	2.1913
Strafford	1.9883	Bethel	2.1939
Richmond	1.9915	Winooski	2.1970
Stamford	1.9929	North Bennington	2.2038
Johnson	1.9975	Bennington	2.2042

**2012 Total Estimated Effective Tax Rates for Non-Residential Properties
Listed Low to High**

Town Name	Total Est Effective Tax Rate for Non-Residential Properties
Holland	2.2129
St. Albans City	2.2284
Hartford	2.2286
Stannard	2.2481
Rockingham	2.2930
Wheelock	2.2955
Fair Haven	2.2965
Proctor	2.2989
Northfield	2.3178
Hardwick	2.3224
Readsboro	2.3627
Montpelier	2.4221
Newport City	2.4514
Hancock	2.4783
Goshen	2.4837
Brattleboro	2.5288
Windsor	2.5978
Sutton	2.6038
Rutland City	2.6531
Springfield	2.7553
Athens	2.7563
Barre City	3.0263

