

The proposal would be phased in beginning in FY2018, with full implementation in FY2021. These hypothetical homestead property tax rates and income tax rates are based on per-pupil education spending in FY2018 but reflect full implementation of the proposal, which would not occur until FY2021. **The proposed tax rates do not reflect what FY2018 tax rates would be. Final FY2018 tax rates will be determined by the General Assembly.**

Does not include the excess-spending penalty - data unavailable.

	Property			Income		
	Current Law	Proposal	Difference	Current Law	Proposal	Difference
Andover	1.47	1.45	(0.02)	2.52	2.46	(0.05)
Athens	1.40	1.32	(0.08)	2.38	2.25	(0.13)
Bakersfield	1.42	1.35	(0.07)	2.41	2.30	(0.11)
Barre City	1.27	1.12	(0.15)	2.16	1.90	(0.26)
Barre Town	1.24	1.07	(0.17)	2.10	1.82	(0.29)
Barton ID	1.41	1.33	(0.08)	2.39	2.26	(0.13)
Bennington ID	1.41	1.34	(0.08)	2.39	2.27	(0.12)
Benson	1.46	1.40	(0.05)	2.47	2.38	(0.08)
Berkshire	1.37	1.27	(0.10)	2.32	2.16	(0.16)
Bloomfield	1.48	1.45	(0.04)	2.51	2.46	(0.06)
Bolton	1.49	1.48	(0.01)	2.70	2.70	-
Braintree	1.42	1.40	(0.02)	2.50	2.50	-
Brandon	1.40	1.35	(0.05)	2.39	2.39	-
Brighton	1.55	1.55	(0.00)	2.62	2.63	0.01
Brookfield	1.42	1.39	(0.03)	2.47	2.47	-
Brownington	1.27	1.13	(0.13)	2.16	1.93	(0.23)
Brunswick	1.11	1.00	(0.11)	2.00	1.70	(0.30)
Burlington	1.49	1.46	(0.03)	2.53	2.49	(0.04)
Cambridge	1.47	1.45	(0.02)	2.54	2.50	(0.04)
Cavendish	1.54	1.53	(0.01)	2.60	2.60	(0.00)
Charleston	1.44	1.38	(0.06)	2.44	2.34	(0.10)
Charlotte	1.43	1.42	(0.01)	2.42	2.41	(0.01)
Chester	1.49	1.45	(0.03)	2.52	2.47	(0.05)
Chittenden	1.39	1.34	(0.05)	2.36	2.28	(0.08)
Colchester	1.40	1.31	(0.09)	2.37	2.23	(0.14)
Coventry	1.40	1.32	(0.08)	2.38	2.24	(0.13)
Danby	1.51	1.48	(0.02)	2.55	2.52	(0.03)
Derby	1.34	1.22	(0.12)	2.27	2.07	(0.20)
Elmore	1.43	1.36	(0.07)	2.42	2.32	(0.11)
Enosburgh	1.33	1.21	(0.12)	2.26	2.06	(0.20)
Fair Haven	1.46	1.42	(0.05)	2.48	2.41	(0.07)
Fairfax	1.32	1.19	(0.13)	2.23	2.02	(0.22)
Fairfield	1.39	1.36	(0.03)	2.36	2.31	(0.05)
Fletcher	1.40	1.31	(0.08)	2.37	2.24	(0.14)
Franklin	1.33	1.20	(0.13)	2.25	2.04	(0.21)
Georgia	1.37	1.26	(0.10)	2.32	2.15	(0.17)
Glover	1.48	1.44	(0.04)	2.51	2.45	(0.06)
Goshen	1.40	1.35	(0.05)	2.37	2.33	(0.05)
Grafton	1.41	1.34	(0.08)	2.40	2.27	(0.12)
Granby	1.00	1.00	(0.00)	2.00	1.70	(0.30)
Guildhall	1.00	1.00	(0.00)	2.00	1.70	(0.30)

	Property			Income		
	Current Law	Proposal	Difference	Current Law	Proposal	Difference
Halifax	1.42	1.35	(0.07)	2.41	2.30	(0.11)
Highgate	1.38	1.29	(0.10)	2.34	2.18	(0.15)
Hinesburg	1.43	1.42	(0.01)	2.42	2.41	(0.01)
Holland	1.54	1.53	(0.01)	2.61	2.60	(0.00)
Huntington	1.50	1.48	(0.01)	2.54	2.52	(0.02)
Hyde Park	1.45	1.44	(0.01)	2.56	2.56	-
Ira	1.11	1.00	(0.11)	2.00	1.70	(0.30)
Irasburg	1.36	1.25	(0.11)	2.30	2.12	(0.18)
Jericho	1.49	1.48	(0.01)	2.53	2.52	(0.01)
Johnson	1.45	1.44	(0.01)	2.53	2.53	-
Landgrove	1.42	1.35	(0.07)	2.41	2.29	(0.12)
Leicester	1.40	1.38	(0.02)	2.51	2.51	-
Londonderry	1.42	1.35	(0.07)	2.41	2.29	(0.12)
Lowell	1.32	1.19	(0.13)	2.23	2.02	(0.21)
Lunenburg	1.40	1.32	(0.08)	2.38	2.25	(0.13)
Lyndon	1.51	1.50	(0.02)	2.57	2.54	(0.02)
Maidstone	1.00	1.00	(0.00)	2.00	1.70	(0.30)
Mendon	1.39	1.34	(0.05)	2.36	2.27	(0.09)
Milton	1.49	1.46	(0.03)	2.53	2.49	(0.04)
Montgomery	1.28	1.13	(0.15)	2.17	1.92	(0.25)
Morgan	1.34	1.22	(0.11)	2.27	2.08	(0.19)
Morristown	1.43	1.36	(0.07)	2.42	2.32	(0.11)
Newport City	1.43	1.37	(0.07)	2.43	2.32	(0.10)
Newport Town	1.54	1.53	(0.01)	2.61	2.61	(0.00)
North Hero	1.39	1.31	(0.09)	2.36	2.22	(0.14)
Northfield	1.54	1.53	(0.01)	2.61	2.61	(0.00)
Orange	1.39	1.29	(0.09)	2.35	2.20	(0.15)
Orleans ID	1.34	1.23	(0.12)	2.28	2.09	(0.19)
Orwell	1.41	1.33	(0.08)	2.38	2.26	(0.13)
Peru	1.42	1.35	(0.07)	2.41	2.29	(0.12)
Pittsfield	1.30	1.16	(0.14)	2.20	1.97	(0.23)
Poultney	1.51	1.49	(0.02)	2.56	2.54	(0.03)
Pownal	1.50	1.48	(0.02)	2.55	2.52	(0.03)
Randolph	1.42	1.39	(0.03)	2.45	2.45	-
Readsboro	1.42	1.35	(0.07)	2.40	2.29	(0.12)
Richford	1.27	1.12	(0.15)	2.16	1.90	(0.26)
Richmond	1.49	1.48	(0.01)	2.53	2.52	(0.01)
Royalton	1.47	1.42	(0.05)	2.48	2.41	(0.07)
Rupert	1.37	1.35	(0.02)	2.40	2.30	(0.10)
Rutland City	1.48	1.44	(0.04)	2.51	2.45	(0.06)
Rutland Town	1.45	1.39	(0.06)	2.46	2.37	(0.09)
Searsburg	1.35	1.24	(0.11)	2.29	2.10	(0.18)
Shaftsbury	1.32	1.19	(0.13)	2.23	2.02	(0.21)
Sharon	1.54	1.53	(0.00)	2.61	2.61	0.00
Shelburne	1.43	1.42	(0.01)	2.42	2.41	(0.01)
Sheldon	1.30	1.17	(0.14)	2.21	1.98	(0.23)
South Hero	1.54	1.53	(0.01)	2.60	2.60	(0.00)
St. Albans City	1.39	1.36	(0.03)	2.36	2.31	(0.05)
St. Albans Town	1.39	1.36	(0.03)	2.36	2.31	(0.05)
St. George	1.43	1.42	(0.01)	2.42	2.41	(0.01)
Stamford	1.29	1.15	(0.15)	2.19	1.95	(0.24)
Stowe	1.49	1.46	(0.03)	2.53	2.48	(0.05)

	Property			Income		
	Current Law	Proposal	Difference	Current Law	Proposal	Difference
Swanton	1.40	1.32	(0.08)	2.38	2.25	(0.13)
Troy	1.44	1.38	(0.06)	2.45	2.35	(0.09)
Underhill Town	1.49	1.48	(0.01)	2.53	2.52	(0.01)
Walden	1.34	1.22	(0.12)	2.27	2.08	(0.19)
Wardsboro	1.55	1.55	(0.00)	2.62	2.63	0.01
Washington	1.46	1.42	(0.05)	2.48	2.41	(0.07)
Wells	1.28	1.13	(0.15)	2.17	1.92	(0.25)
West Haven	1.27	1.12	(0.15)	2.15	1.90	(0.25)
Westfield	1.47	1.42	(0.05)	2.48	2.41	(0.07)
Westminster	1.53	1.53	(0.01)	2.60	2.59	(0.01)
Weston	1.42	1.35	(0.07)	2.41	2.29	(0.12)
Whiting	1.40	1.36	(0.04)	2.48	2.48	-
Williamstown	1.47	1.43	(0.04)	2.50	2.43	(0.06)
Williston	1.43	1.42	(0.01)	2.42	2.41	(0.01)
Windsor	1.29	1.15	(0.14)	2.19	1.96	(0.24)
Winooski ID	1.39	1.30	(0.09)	2.35	2.20	(0.15)
Woodford	1.30	1.20	(0.09)	2.24	2.04	(0.19)
Averill	1.00	1.00	-	2.00	1.70	(0.30)
Avery's Gore	1.00	1.00	-	2.00	1.70	(0.30)
Belvidere	1.52	1.52	-	2.72	2.72	-
Eden	1.56	1.56	-	2.77	2.77	-
Ferdinand	1.00	1.00	-	2.00	1.70	(0.30)
Glastenbury	1.00	1.00	-	2.00	1.70	(0.30)
Lewis	1.00	1.00	-	2.00	1.70	(0.30)
Pittsford	1.48	1.48	-	2.69	2.69	-
Shrewsbury	1.50	1.50	-	2.59	2.64	0.05
Somerset	1.00	1.00	-	2.00	1.70	(0.30)
Sudbury	1.49	1.49	-	2.71	2.71	-
Sunderland	1.00	1.00	-	2.00	1.70	(0.30)
Warner's Grant	1.00	1.00	-	2.00	1.70	(0.30)
Warren's Gore	1.00	1.00	-	2.00	1.70	(0.30)
Addison	1.63	1.73	0.10	2.75	2.93	0.18
Albany	1.57	1.58	0.01	2.66	2.68	0.03
Alburgh	1.57	1.58	0.01	2.66	2.69	0.03
Arlington	1.65	1.71	0.06	2.80	2.91	0.11
Baltimore	1.56	1.57	0.01	2.65	2.67	0.02
Barnard	1.63	1.68	0.05	2.77	2.86	0.09
Barnet	1.63	1.67	0.04	2.76	2.84	0.08
Berlin	1.75	1.86	0.11	2.96	3.16	0.20
Bethel	1.73	1.83	0.10	2.93	3.11	0.18
Bridgewater	1.59	1.61	0.02	2.69	2.73	0.05
Bridport	1.61	1.70	0.09	2.73	2.89	0.16
Bristol	1.62	1.66	0.04	2.74	2.82	0.08
Brookline	1.66	1.72	0.06	2.81	2.92	0.11
Burke	1.62	1.65	0.04	2.74	2.81	0.07
Cabot	1.80	1.95	0.14	3.05	3.31	0.25
Calais	1.68	1.75	0.07	2.85	2.98	0.14
Canaan	1.56	1.57	0.01	2.65	2.67	0.02
Castleton	1.58	1.60	0.02	2.68	2.72	0.04
Chelsea	1.67	1.73	0.07	2.82	2.95	0.12

	Property			Income		
	Current Law	Proposal	Difference	Current Law	Proposal	Difference
Clarendon	1.53	1.55	0.02	2.63	2.64	0.01
Concord	1.69	1.78	0.08	2.87	3.02	0.15
Cornwall	1.61	1.70	0.09	2.73	2.89	0.16
Danville	1.61	1.65	0.04	2.73	2.80	0.07
Dorset	1.71	1.80	0.09	2.89	3.05	0.16
Dover	1.64	1.68	0.05	2.77	2.86	0.09
Duxbury	1.56	1.62	0.06	2.64	2.75	0.11
East Haven	1.68	1.75	0.07	2.84	2.97	0.13
East Montpelier	1.83	1.98	0.16	3.09	3.37	0.28
Fayston	1.56	1.62	0.06	2.64	2.75	0.11
Ferrisburgh	1.63	1.73	0.10	2.75	2.93	0.18
Grand Isle	1.58	1.60	0.02	2.68	2.71	0.04
Granville	1.82	1.97	0.15	3.08	3.34	0.27
Groton	1.61	1.64	0.03	2.72	2.79	0.07
Hancock	1.72	1.82	0.10	2.92	3.10	0.18
Hartford	1.57	1.58	0.01	2.66	2.69	0.03
Hartland	1.63	1.68	0.05	2.77	2.86	0.09
Hubbardton	1.62	1.65	0.04	2.74	2.81	0.07
Isle La Motte	1.56	1.56	0.01	2.64	2.66	0.02
Jamaica	1.77	1.89	0.12	2.99	3.21	0.22
Jay	1.57	1.58	0.01	2.66	2.68	0.03
Killington	1.71	1.80	0.09	2.90	3.06	0.16
Kirby	1.57	1.59	0.02	2.67	2.70	0.03
Lemington	2.10	2.41	0.31	3.56	4.10	0.54
Lincoln	1.70	1.79	0.09	2.88	3.04	0.16
Ludlow	1.72	1.81	0.10	2.91	3.08	0.17
Manchester	1.68	1.75	0.07	2.84	2.98	0.13
Marlboro	1.68	1.75	0.07	2.84	2.97	0.13
Marshfield	1.69	1.78	0.08	2.87	3.02	0.15
Middlebury ID	1.61	1.70	0.09	2.73	2.89	0.16
Middlesex	1.74	1.85	0.11	2.95	3.14	0.19
Middletown Springs	1.56	1.57	0.01	2.65	2.67	0.02
Monkton	1.64	1.70	0.05	2.79	2.89	0.10
Montpelier	1.55	1.55	0.00	2.62	2.63	0.01
Moretown	1.56	1.62	0.06	2.64	2.75	0.11
Mt. Holly	1.65	1.70	0.06	2.79	2.89	0.10
Mt. Tabor	1.34	1.36	0.02	2.41	2.32	(0.09)
New Haven	1.56	1.57	0.01	2.64	2.66	0.02
Newark	1.64	1.69	0.05	2.78	2.88	0.10
Newfane	1.69	1.77	0.08	2.86	3.01	0.15
North Bennington ID	1.59	1.61	0.02	2.69	2.73	0.05
Norton	1.78	1.92	0.13	3.02	3.26	0.24
Norwich	1.87	2.05	0.18	3.16	3.48	0.32
Panton	1.63	1.73	0.10	2.75	2.93	0.18
Pawlet	1.31	1.32	0.01	2.36	2.25	(0.12)
Peacham	1.86	2.03	0.18	3.15	3.46	0.31
Plainfield	1.69	1.78	0.08	2.87	3.02	0.15
Plymouth	1.86	2.03	0.17	3.15	3.45	0.31
Pomfret	1.59	1.62	0.03	2.70	2.75	0.05
Proctor	1.64	1.70	0.05	2.79	2.89	0.10
Reading	1.73	1.83	0.10	2.93	3.11	0.18
Ripton	1.61	1.70	0.09	2.73	2.89	0.16

	Property			Income		
	Current Law	Proposal	Difference	Current Law	Proposal	Difference
Rochester	1.63	1.67	0.05	2.76	2.84	0.09
Rockingham	1.68	1.76	0.08	2.85	2.99	0.14
Roxbury	1.84	2.01	0.17	3.13	3.42	0.30
Ryegate	1.61	1.64	0.03	2.72	2.79	0.07
Salisbury	1.61	1.70	0.09	2.73	2.89	0.16
Sandgate	1.62	1.67	0.04	2.75	2.83	0.08
Shaftsbury ID	1.59	1.61	0.02	2.69	2.73	0.05
Sheffield	1.68	1.75	0.07	2.85	2.98	0.14
Shoreham	1.61	1.70	0.09	2.73	2.89	0.16
South Burlington	1.58	1.60	0.02	2.68	2.72	0.04
Springfield	1.65	1.70	0.06	2.79	2.89	0.10
Starksboro	1.63	1.68	0.05	2.76	2.85	0.09
Stockbridge	1.63	1.67	0.05	2.76	2.85	0.09
Strafford	1.62	1.67	0.04	2.75	2.83	0.08
Stratton	1.58	1.60	0.02	2.68	2.73	0.04
Sutton	1.76	1.88	0.12	2.98	3.20	0.21
Tinmouth	1.53	1.55	0.02	2.59	2.64	0.05
Townshend	1.79	1.93	0.14	3.04	3.28	0.25
Tunbridge	1.63	1.68	0.05	2.76	2.85	0.09
Vergennes	1.63	1.73	0.10	2.75	2.93	0.18
Victory	2.21	2.58	0.37	3.74	4.39	0.65
Waitsfield	1.56	1.62	0.06	2.64	2.75	0.11
Wallingford	1.53	1.55	0.02	2.59	2.64	0.05
Waltham	1.63	1.73	0.10	2.75	2.93	0.18
Warren	1.56	1.62	0.06	2.64	2.75	0.11
Waterbury	1.56	1.62	0.06	2.64	2.75	0.11
Waterford	1.57	1.58	0.01	2.66	2.69	0.03
Waterville	1.61	1.67	0.06	2.78	2.88	0.10
Weathersfield	1.55	1.56	0.00	2.63	2.64	0.01
Wells River	1.61	1.64	0.03	2.72	2.79	0.07
West Rutland	1.57	1.59	0.01	2.66	2.70	0.03
West Windsor	1.69	1.77	0.08	2.87	3.02	0.15
Weybridge	1.61	1.70	0.09	2.73	2.89	0.16
Wheelock	1.68	1.75	0.07	2.85	2.98	0.14
Whitingham	2.03	2.30	0.27	3.44	3.92	0.48
Wilmington	1.89	2.08	0.19	3.20	3.54	0.34
Windham	1.67	1.74	0.07	2.83	2.96	0.13
Winhall	1.84	2.01	0.17	3.12	3.42	0.29
Woodstock	1.66	1.72	0.06	2.81	2.92	0.11
Worcester	1.67	1.75	0.07	2.84	2.97	0.13

* This analysis includes budgets that were voted down or changed at town meeting and excludes budgets that were not reported to the Agency of Education. Merger incentives are included in the homestead tax rates.