

Comparison of Current-Law and Hypothetical Unified Equalized Homestead Tax Rate

Based on FY2018 data

Tax Rate on Homestead Value

Total Education Spending

	<u>Current Law</u>	<u>Unified</u>	<u>Difference</u>	
Berlin	\$1.72	\$1.73	\$0.012	0.69%
Calais	\$1.66	\$1.73	\$0.064	3.86%
East Montpelier	\$1.81	\$1.73	(\$0.077)	-4.29%
Middlesex	\$1.72	\$1.73	\$0.005	0.27%
Worcester	\$1.66	\$1.73	\$0.069	4.15%

Debt Only

	<u>Current Law</u>	<u>Unified</u>	<u>Difference</u>
Berlin	\$0.11	\$0.12	\$0.00
Calais	\$0.04	\$0.12	\$0.08
East Montpelier	\$0.19	\$0.12	(\$0.07)
Middlesex	\$0.12	\$0.12	(\$0.00)
Worcester	\$0.04	\$0.12	\$0.08

Tax Rate on Household Income (72% of homesteads in Unified District are eligible for a property tax adjustment)

Total Education Spending

	<u>Current Law</u>	<u>Unified</u>	<u>Difference</u>	
Berlin	2.91%	2.93%	0.02%	0.69%
Calais	2.82%	2.93%	0.11%	3.90%
East Montpelier	3.06%	2.93%	-0.13%	-4.25%
Middlesex	2.93%	2.93%	0.00%	0.00%
Worcester	2.81%	2.93%	0.12%	4.27%

Debt Only

	<u>Current Law</u>	<u>Unified</u>	<u>Difference</u>
Berlin	0.19%	0.20%	0.01%
Calais	0.07%	0.20%	0.13%
East Montpelier	0.33%	0.20%	-0.13%
Middlesex	0.21%	0.20%	-0.01%
Worcester	0.07%	0.20%	0.13%

Current Law Homestead Tax Rates Compared to Hypothetical Unified Homestead Tax Rates

Static analysis is based on FY2018 data - in practice, the unified homestead tax rates will change each year.

Current Law Homestead Property Tax Rates

	<u>Current Law</u>	<u>Unified</u>	<u>Difference</u>
Berlin	\$1.72	\$1.73	\$0.01
Calais	\$1.66	\$1.73	\$0.06
East Montpelier	\$1.81	\$1.73	(\$0.08)
Middlesex	\$1.72	\$1.73	\$0.00
Worcester	\$1.66	\$1.73	\$0.07

Proposed Transition to Unified Homestead Property Tax Rate*

	<u>Start</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Berlin	\$1.72	\$1.72	\$1.72	\$1.72	\$1.73	\$1.73
Calais	\$1.66	\$1.68	\$1.69	\$1.70	\$1.72	\$1.73
East Montpelier	\$1.81	\$1.79	\$1.77	\$1.76	\$1.74	\$1.73
Middlesex	\$1.72	\$1.72	\$1.73	\$1.73	\$1.73	\$1.73
Worcester	\$1.66	\$1.67	\$1.69	\$1.70	\$1.71	\$1.73

Current Law Homestead Tax Rates on Household Income

	<u>Current Law</u>	<u>Unified</u>	<u>Difference</u>
Berlin	2.91%	2.93%	0.02%
Calais	2.82%	2.93%	0.11%
East Montpelier	3.06%	2.93%	-0.13%
Middlesex	2.93%	2.93%	0.00%
Worcester	2.81%	2.93%	0.12%

Proposed Transition to Unified Homestead Tax Rate on Household Income*

	<u>Start</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Berlin	2.91%	2.91%	2.92%	2.92%	2.93%	2.93%
Calais	2.82%	2.84%	2.86%	2.89%	2.91%	2.93%
East Montpelier	3.06%	3.03%	3.01%	2.98%	2.96%	2.93%
Middlesex	2.93%	2.93%	2.93%	2.93%	2.93%	2.93%
Worcester	2.81%	2.83%	2.86%	2.88%	2.91%	2.93%

Member-towns would transition from their current-law homestead tax rates to the unified homestead tax rate over five years. This analysis is static and based on FY2018 data; it assumes no changes in the unified district's education spending or equalized pupil count and the state property yield or income yields. Each member-towns homestead tax rate would actually increase by 20%, 40%, 60%, 80%, and finally 100% of the difference between the member-towns homestead tax rate and the actual unified tax rate.

			FY2019 Capital Debt Service	Equalized Pupils	Debt Service Per Pupil
1	T065	East Montpelier	479,640	194	2,475
2	T055	Craftsbury	291,600	154	1,895
3	T124	Middlesex	258,141	160	1,613
4	T169	Rockingham	865,100	537	1,612
5	T145	Norwich	889,153	596	1,493
6	U006	Brattleboro UHSD	1,318,976	960	1,374
7	T019	Berlin	269,804	197	1,368
8	U075	Twin Valley USD	497,044	416	1,196
9	T040	Cambridge	390,768	330	1,185
10	T205	Thetford	500,000	428	1,168
11	U146	Rivendell Interstate USD	348,713	318	1,097
12	T099	Huntington	119,392	118	1,016
13	T227	Weathersfield	335,130	333	1,006
14	U054	Addison NW USD	931,763	979	952
15	T018	Berkshire	284,078	301	943
16	T037	Burlington	3,806,292	4,100	928
17	T080	Glover	107,067	119	899
18	T023	Bradford ID	214,045	246	871
19	T005	Arlington	301,651	355	851
20	U032	U-32 UHSD	620,568	734	846
21	U056	Champlain Valley USD	3,470,584	4,127	841
22	U058A	Lamoille North MUSD	533,302	680	784
23	U034	Leland & Gray UHSD	196,218	267	734
24	T193	Springfield	895,114	1,309	684
25	T161	Putney	117,075	173	676
26	T093	Hartford	928,367	1,415	656
27	T140	Newport Town	76,932	135	569
28	T034	Brownington	65,000	116	558
29	U401A	Mt. Mansfield Modified USD	435,883	815	535
30	T192	South Hero	114,334	215	532
31	T068	Enosburgh	274,493	530	518
32	T234	Westminster	120,791	266	454
33	U049	Barstow USD	136,424	314	435
34	U053	Otter Valley UHSD	546,461	1,301	420
35	T128	Montgomery	82,646	197	420
36	T007	Bakersfield	83,650	207	405
37	T173	Rutland City	837,201	2,148	390
38	U068	Paine Mountain School Distric	393,772	1,100	358
39	U057	Maple Run USD	893,764	2,526	354
40	U060	Harwood USD	640,903	1,847	347
41	T078	Franklin	39,214	116	337
42	U070	Quarry Valley USD	334,491	1,001	334
43	U041	Spaulding UHSD	231,000	782	296

44	U050	Elmore-Morristown USD	222,250	891	249
45	U059	Orange Southwest USD	208,275	872	239
46	T198	Stowe	168,850	762	222
47	U071	Montpelier Roxbury School Di	264,264	1,226	216
48	U052	Mill River UHSD	160,429	800	200
49	U077	Green Mountain USD	141,204	709	199
50	T071	Fairfax	159,260	807	197
51	U055	Addison Central USD	342,191	1,824	188
52	T126	Milton	299,526	1,646	182
53	U061	Mt. Abraham USD	264,739	1,510	175
54	T079	Georgia	142,907	853	167
55	U022A	North Country Jr UHSD	38,251	239	160
56	U083	Ludlow-Mt. Holly UUSD	55,010	357	154
57	T191	South Burlington	382,932	2,513	152
58	U033	Twinfield USD	43,000	366	118
59	U062A	Slate Valley MUSD	91,961	805	114
60	U063	Taconic & Green Regional US	194,115	1,771	110
61	T179	St. Johnsbury	96,209	1,159	83
62	T011	Barre City	72,480	885	82
63	T038	Cabot	14,387	176	82
64	T092	Hardwick	19,000	242	78
65	U065	Northeast Kingdom Choice U:	20,912	287	73
66	T174	Rutland Town	35,445	505	70
67	U076B	Windsor Central MUSD	29,333	447	66
68	T044	Charleston	6,735	106	64
69	U064	Kingdom East USD	114,230	1,814	63
70	T249	Winooski ID	63,566	1,018	62
71	T089	Guilford	9,300	150	62
72	T061	Dummerston	8,495	153	56
73	U401B	Mt. Mansfield Modified USD	86,432	1,595	54
74	T027	Brattleboro	36,050	815	44
75	U022B	North Country Sr UHSD	25,644	804	32
76	T214	Vernon	10,000	342	29
77	U051	Essex-Westford EC USD	54,795	3,812	14