### ANNUAL REPORT Based on 2020 Grand List Data

DIVISION OF PROPERTY VALUATION AND REVIEW

VERMONT DEPARTMENT OF TAXES



Published Jan. 15, 2021 RP-1295-2020

This page intentionally left blank



State of Vermont Department of Taxes 133 State Street

Montpelier, VT 05633-1401

Agency of Administration

To: Honorable Mitzi Johnson, Speaker of the House

Honorable Tim Ashe, Senate President Pro Tem

From: Jill Remick, Director, Property Valuation and Review Division

Vermont Department of Taxes

Jil Pemick

Date: January 9, 2020

Subject: Annual Report of Property Valuation and Review Division

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

cc: Governor Phil Scott

Craig Bolio, Commissioner of Taxes



### **Table of Contents**

Property Tax Administration for 2020 Tax Year	1
Equalization	1
Figure 1. Grand List Categories.	
Property Values	2
Figure 2. Reappraisals	)
Equalized Education Property Values	
Figure 4. Education Property Listed Values by Year	
Figure 5. State Total Equalized Municipal Property Values by Year	
Figure 6. Personal Property on Municipal Grand List by Year	
Figure 7. Change in Education Equalization Property Values by County (2019-2020)	
Figure 9. Education, Municipal, and Total Taxes Assessed (Before Income Sensitization)	
Figure 10. Education, Municipal and Total Effective Tax Rates	7
Assessment practices in Vermont	
Figure 11. Statewide CLA by Year	
Distribution of grand list CODs over time	
Figure 13. Municipalities and COD by Year	
Payments to municipalities from state funds	
Figure 14. Payments to Municipalities	11
Appeals to the Property Tax Hearing Officers	. 14
Figure 1 2020 Anneal Activity	14
Figure 2. Appeal Activity, 2009-2019 <sup>1</sup>	14
Computer Assisted Mass Appraisal System (CAMA)	
and Grand List Management Software	. 15
2020 Real Estate Transaction Taxes	. 16
Property Transfer Tax	16
Figure 1. Revenue from Property Transfer Tax	
Land Gains	
Figure 2. Revenue from Land Gains Tax	
Real Estate Withholding	
Real Estate Withholding Income Tax	
2020 Current Use (Use Value Appraisal) Program	
Figure 1. Annual Current Use Enrollment 1980-2020	
Figure 3. Recent Farm Building Enrollment	
Annual Agricultural Certification	21
Use Values	
Figure 4. Recent Use Values	
Program Costs and Tax Savings	
Figure 5. Tax Savings to Landowners	23

Land Use Change Tax	23
Figure 6. Development and Withdrawal of Enrolled Land	
Figure 7. Participant Tax Savings	
Equalization Study Based on 2020 Grand Lists	34
Figure 1. Change in CLA	34
Figure 2. Equalized Education Grand List	36
Figure 3. 2020 Summary of Listed Values and Equalized Education Values by Category	49
Figure 4. 2020 Summary of Education Equalized Values	50
Figure 5. 2020 Summary of Listed Values and Equalized Municipal Values by Category	51
Figure 6. 2020 Summary of Municipal Equalized Values	52
Statutory Exemptions	53
Figure 1. 2020 Statutory Exemptions—Parcel Counts and Total Value	54
Property Tax Reduction Payments	67
Figure 1. Education Property Tax Adjustments by Year	67
Figure 2. Tax Year 2020 Property Tax Reduction Payment Summary	
Actual Taxes and Tax Rates	
Figure 1. Education Base Rates for Homesteads and Nonresidential Properties	76
Figure 2. 2020 Actual Taxes and Tax Rates.	
Acronyms and Terms	91

This page intentionally left blank

### **Property Tax Administration for 2020 Tax Year**

### **Equalization**

The Division of Property Valuation and Review (PVR) of the Vermont Department of Taxes annually determines the equalized education property value (EEPV) and coefficient of dispersion (COD) for each municipality in Vermont. The EEPVs determined as part of the 2020 equalization study are a measure of the property dollar value of a municipality. They are used as an important data element in the setting of education tax rates for all Vermont school districts.

The measure of a municipality's total taxable education property value to the total taxable EEPV is the common level of appraisal (CLA). The CLA is used to equalize the education property tax rates throughout the state. This year's equalization study was based on the assessed value of property as established by each municipality as of April 1, 2020.

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

- 1) Data for each sale occurring in each municipality is collected, using information extracted from the Property Transfer Tax Returns filed with the Department. Information from sales for the current year and the two prior years is used in the study.
- 2) The records of the sales are sent to the municipality where the sales are recorded for verification, and a review is conducted of the circumstances of each sale. The verification process results are used to eliminate sales that do not represent arm's length sales. Special attention is given to those sales that are identified as outliers or extremes by the Statistical Package for the Social Sciences analytical software that generates the ratios.
- 3) When there are insufficient sales (fewer than five) for a reliable sample at the town level, supplemental appraisals are obtained to ensure that a reliable sample is available for equalization.
- 4) All sales that are approved for inclusion in the study are equalized at the category, class, or town level depending on the confidence level present and are then aggregated to achieve a CLA.
- 5) The ratio of listed-value-to-sales-price is calculated for all included sales. Individual ratios are examined for unusual values and are flagged for investigation and possible exclusion from the sample.
- 6) The ratios for the included sales are aggregated at the grand list category, class, and for the municipality as a whole. In addition, a statistical analysis is applied to determine whether the aggregated ratios are within a 10% margin of error at a 90% confidence interval for each grand list category and use class. If the aggregate ratio of the sample is reliable at the category or class level, that ratio is applied to equalize the category or class. If the ratios are not reliable at the category level, the class level is used. If the aggregate ratio is not reliable at the class level, the ratio is computed at the municipal level.

Figure 1. Grand List Categories

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

- 7) The resulting reliable ratios are applied to the aggregate grand list value for the appropriate category, class, or the municipality to compute the EEPV for the municipality. The equalized education property tax grand list is 1% of the EEPV for the municipality.
- 8) The COD is also calculated from the results of the equalization study to assess the internal fairness of each municipal grand list. The COD represents the degree to which individual property valuations vary from the average level of appraisal in that municipality. A high COD also indicates a need for a reappraisal.

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

### **Property Values**

Statewide, the total listed value went up about 0.63%. Two factors generally affect the change in listed values: new construction and reappraisals.

For the 2020 tax year, there were reappraisals in 16 towns (see **Figure 2**). In 8 of the towns, the reappraisal resulted in a smaller grand list for 2020.

2

Figure 2. Reappraisals

Tax Year	2020	2019	2018	2017	2016	2015	2014	2013	2012
Reappraisals	16	22	14	17	18	11	17	20	21

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

Figure 3. U.S. Census Bureau Annual Survey of Building Permits, Vermont, 2019 (the most recent year available) by Year

	Vermont Total	1 Unit/Structure	2 Units/Str	3 & 4 Units/Str	5 Units/Str	>5 Units/Structure
2019	1801	987	96	40	678	47
2018	2080	1131	74	67	808	46
2017	1749	983	68	44	654	41
2016	1771	969	136	38	628	45
2015	1998	936	92	92	878	58
2014	1546	978	68	29	471	40
2013	1499	955	66	50	428	36
2012	1301	889	50	26	336	27
2011	1299	805	78	39	377	25
2010	1319	980	38	43	258	18
2009	1367	897	56	75	339	18
2008	1444	1057	92	59	236	18

### **Equalized Education Property Values**

The state total equalized *education* property value increased by about 3.2% this year. This compares favorably to an increase of about 2.7% in the prior year, indicating that Vermont's real estate market continues to recover from the downturn that began in 2008-2009.

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

Figure 4. Education Property Listed Values by Year

Tax Year	Educ LV (Billions \$)	% Change	EEPV (Billions \$)	% Change
2020	83.1	0.6%	89.2	3.2%
2019	82.6	0.9%	86.3	2.7%
2018	81.8	0.7%	84.1	2.1%
2017	81.3	0.9%	82.4	1.7%
2016	80.6	0.6%	81.0	1.4%
2015	80.1	1.3%	79.9	1.4%
2014	79.0	0.6%	78.8	0.8%
2013	78.6	0.3%	78.1	-0.5%
2012	78.4	0.7%	78.5	-1.5%
2011	77.8	2.0%	79.6	-2.0%
2010	76.3	2.6%	81.3	-1.6%
2009	74.4	4.1%	82.6	2.2%

Figure 5. State Total Equalized Municipal Property Values by Year

Tax Year	Equalized Municipal Prop Value (\$Billions)
2020	90.3
2019	87.5
2018	85.2
2017	83.4
2016	82.0
2015	80.9
2014	80.0
2013	79.3
2012	79.6
2011	80.7
2010	82.2
2009	83.8

The total taxable business property (machinery/equipment and inventory) value this year increased to \$976 million. Both Municipal and Education Property taxes are levied on Cable (Cable television assets). However, Education Property taxes are not levied on machinery/equipment nor inventory. This year, 46 municipalities taxed machinery and equipment, and eight taxed inventories.

Figure 6. Personal Property on Municipal Grand List by Year

Tax Year	Personal Property on Municipal Grand List (\$Millions)	Municipalities That Tax Machinery and Equipment	Municipalities That Tax Inventory
2020	976.9	46	8
2019	970.6	45	9
2018	929.0	45	7
2017	924.4	30	10
2016	924.4	60	13
2015	923.1	60	13
2014	914.0	61	15
2013	922.4	62	34
2012	843.5		
2011	845.2		
2010	827.8		
2009	852.2		

This year, all counties showed an increase in equalized education property value. Chittenden saw the greatest percentage increase over 2019 (see **Figure 7**).

Figure 7. Change in Education Equalization Property Values by County (2019-2020)

County	% Change	Rank
Chittenden	4.5%	1
Franklin	4.4%	2
Lamoille	4.1%	3
Windsor	3.5%	4
Washington	3.4%	5
Addison	3.4%	6
Grand Isle	3.0%	7
Rutland	2.9%	8
Orange	2.2%	9
Caledonia	2.1%	10
Bennington	1.9%	11
Essex	1.8%	12
Orleans	1.6%	13
Windham	0.1%	14

Note that the values for the equalization study are based on results prior to any appeals. Appeals by municipalities may result in a slight reduction in the 2020 equalized values. In past years, appeals have resulted in less than half of a percent decrease in the statewide total value.

### **Taxes and Tax Rates**

The homestead base rate is set to 1.00. This year's property dollar equivalent yield is \$10,998.

Figure 8. Education Spending by Year

	Homestead	Homestead	Nonhomestead	EEPV	Education	Education Fund Tax
	Base Rate	Property Yield	Base Rate	(Billion \$)	Spending <sup>1</sup>	Adjustments (State Payments)
2020	1.00	10,998	1.628	89.1	1,469,869,577	171,206,976
2019	1.00	10,648	1.594	86.3	1,426,223,756	166,739,409
2018	1.00	10,220	1.58	84.1	1,371,380,462	158,404,367
2017	1.00	10,160	1.535	82.4	1,348,459,844	165,982,509
2016	1.00	9,701	1.535	81.0	1,304,289,466	161,682,400
2015	0.99		1.535	79.9	1,285,834,776	150,629,373
2014	0.98		1.515	78.8	1,250,342,064	145,667,879
2013	0.94		1.44	78.1	1,217,808,313	137,532,417
2012	0.89		1.38	78.5	1,158,753,333	134,703,320
2011	0.87		1.36	79.6	1,125,189,915	142,955,566
2010	0.86		1.35	81.3	1,130,803,523	145,309,090
2009	0.86		1.35	82.6	1,132,474,781	134,369,701

<sup>&</sup>lt;sup>1</sup> Education spending defined in 16 V.S.A. § 4001(6)

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

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

Tax Year	Education funding Taxes <sup>1</sup> (Millions)	Municipal Taxes <sup>2</sup> (Millions)	Total Taxes (Millions)	%Change Education funding Taxes	%Change Muni Taxes	Total % Change
2020	1,367	547	1,915	4.2%	4.4%	4.2%
2019	1,313	524	1,837	3.0%	4.0%	3.3%
2018	1,275	504	1,779	3.3%	4.0%	3.5%
2017	1,234	485	1,719	1.0%	3.0%	1.5%
2016	1,223	470	1,693	1.0%	2.3%	1.3%
2015	1,211	460	1,671	2.7%	3.7%	2.9%
2014	1,180	443	1,623	5.3%	3.6%	4.9%
2013	1,120	428	1,548	4.1%	4.5%	4.2%
2012	1,075	409	1,485	0.9%	3.7%	1.7%
2011	1,065	395	1,460	-0.6%	1.8%	0.0%
2010	1,072	388	1,459	1.9%	1.9%	1.9%
2009	1,052	381	1,432	5.1%	3.3%	4.6%

<sup>&</sup>lt;sup>1</sup> Does not include approx. \$5.1 million in education taxes levied on "increment" in tax increment financing (TIF) districts.

Figure 10. Education, Municipal and Total Effective Tax Rates

Tax Year	Homestead Education ETR	Nonhomestead Education ETR	Municipal ETR <sup>1</sup>	Homestead Total ETR	Nonhomestead Total ETR
2020	1.49	1.57	0.61	2.10	2.17
2019	1.48	1.55	0.60	2.08	2.15
2018	1.48	1.55	0.59	2.07	2.14
2017	1.49	1.51	0.59	2.08	2.10
2016	1.53	1.54	0.57	2.10	2.11
2015	1.52	1.53	0.57	2.08	2.09
2014	1.49	1.50	0.55	2.04	2.05
2013	1.41	1.45	0.51	1.92	1.96
2012	1.34	1.40	0.50	1.84	1.90
2011	1.29	1.39	0.47	1.76	1.86
2010	1.26	1.38	0.45	1.71	1.83
2009	1.21	1.33	0.44	1.65	1.77

<sup>&</sup>lt;sup>1</sup> Municipal taxes include town/city level taxes <u>plus</u> taxes of villages and special districts.

<sup>&</sup>lt;sup>2</sup> Municipal taxes include town/city level taxes plus taxes of villages and special districts.

### **Assessment practices in Vermont**

There are two widely used measures for evaluating assessment practices in Vermont—the common level of appraisal (CLA) and the coefficient of dispersion (COD). The CLA is the ratio of a municipality's total grand list value to its corresponding "equalized" value derived through PVR's equalization study. The statewide CLA was 93.2% this year.

Figure 11. Statewide CLA by Year

Tax Year	Statewide CLA
2020	93.2%
2019	95.6%
2018	97.3%
2017	98.7%
2016	99.5%
2015	100.2%
2014	100.2%
2013	100.3%
2012	99.6%
2011	97.6%
2010	94.2%
2009	90.1%

The CLA may also be used to evaluate assessment practices by considering the change in the number of municipalities that have extremely low CLAs, and are therefore far from Vermont's statutorily set standard of 100% of fair market value. As the CLA decreases, indicating valuations that are further away from true market value, the more difficult it is for property owners to analyze whether their valuation is equitable. In 1981, 41 municipalities were appraising property at less than 30% of fair market value. In 2007, there were only 26 districts with a CLA less than 60%. By 2014, there were no longer any districts that had a CLA under 80%, the statutory threshold below which a district would receive a reappraisal order from PVR. However, in 2017, 2018, and 2020, Burlington's CLA came in less than 80%.

While the problem in the past had been municipalities with low CLAs, the issue now is more appropriately framed in terms of the number of municipalities with CLAs greater than 100%. In 2020, a total of 75 municipalities, or 31% of Vermont municipalities, had a CLA over 100%. This is a concern not only in terms of appraisal accuracy, but also as a potential legal issue. Grand list valuations should not exceed 100% of fair market value. It is reasonable to see some minor variation around the 100% mark because markets are dynamic, and the evaluation and reporting of the grand list is a snapshot at a specific time. Given the significance of the issue, it was especially concerning that in 2018 there were 17 municipalities with CLAs more than 110%. In 2020 the number of municipalities in this category was reduced to eight, and this downward trend continued in 2020 with only four towns over 110%.

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

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

Tax Year	80% and less	>80% and <=85%	>85% and <=90%	>90% and <=95%	>95% and <=100%	>100% and <=105%	>105% and <=110%	>110% and <=115%	>115% and <=120%	>120% and <=125%	>125% and <=130%
2020	3	2	19	65	87	51	24	4	0	0	0
2019	1	3	13	38	93	68	31	6	1	0	0
2018	1	2	8	22	82	86	36	14	2	1	0
2017	1	1	5	22	71	82	44	18	8	1	1
2016	0	1	8	25	60	77	54	20	7	2	1

The COD is a measure of the equity across assessments in a single municipality's grand list. In essence, the COD measures the degree to which individual property valuations vary from the median level of appraisal in a municipality. As such, it is a primary indicator of fairness within a municipality. The higher the COD in a municipality, the more likely it is that similar properties are being assessed at different levels, resulting in inequities in assessments within a grand list.

Assessment equity is important to meet the equal protection requirements of the Vermont and United States constitutions. If a town's grand list shows a common level of appraisal of 90% and all properties are assessed relatively close to 90% of their market value, there is a high degree of equity, and the municipality will have a low COD. Assessment standards generally hold that CODs of 15% or less are good and that for newer, homogenous property types like condominiums, a COD of 10% or less is considered good. If, on the other hand, individual properties range in assessment from 50 to 150% of market value, then property owners are not being treated fairly in terms of the resulting tax burdens. Maintaining the equity or uniformity of assessments is more important than maintaining an overall level of assessment that is close to the 100% valuation standard.

Extremely low CODs can also raise a red flag. Low CODs could indicate municipal officials are assessing properties based on recent sales without considering the impact on similar properties that have not recently sold. This is also known as "sales chasing."

The objective of ratio studies is to determine appraisal performance for the populations of properties—both sold and unsold parcels. If standardized schedules and formulas are used in the valuation process, there is little reason to expect any significant difference in appraisal performance between sold and unsold parcels. If, however, sold parcels are selectively reappraised based on their sales prices or other criteria, the appraised values used in ratio studies will not be representative and ratio statistics will be distorted. In all probability, calculated measures of central tendency will be artificially high and measure of dispersion will be artificially low.<sup>1</sup>

1

<sup>&</sup>lt;sup>1</sup> Property Appraisal and Assessment Administration, page 601, Joseph K. Eckert, Ph.D., General Editor, IAAO

### Distribution of grand list CODs over time

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

Figure 13. Municipalities and COD by Year

Tax Year	10% and less	>10% and <=20%	>20% and <= 30%	>30%
2020	63	181	10	0
2019	70	171	13	0
2018	70	169	15	0
2017	68	175	11	1
2016	65	173	16	1
2015	62	178	15	0
2014	62	181	13	1
2013	54	188	13	2
2012	62	175	20	0
2011	68	148	38	3
2010	75	149	27	6
2009	82	139	31	5

Under 32 V.S.A. § 4041a(b), as amended in the 2019 legislative session, a municipality with a common level of appraisal (CLA) less than 85% or higher than 115%, or a COD greater than 20%, must reappraise. A municipality that fails to conduct a voluntary reappraisal will be ordered to do so by the director of PVR. If a municipality does not make a reasonable attempt to reappraise its grand list, all state funding to the municipality can be withheld until it complies with its reappraisal requirement. In 2020, PVR issued reappraisal orders to six towns.

### Payments to municipalities from state funds

The Vermont Department of Taxes assists the Agency of Administration in issuing payments to Vermont towns and cities for several programs. The breakdown of all payments made by the Department in fiscal year 2020 is described in **Figure 14**.

10

Figure 14. Payments to Municipalities

Current Use Hold Harmless Payment	General Fund	\$17,120,500
PILOT for State Owned Buildings	General Fund	\$9,250,000
Reappraisal and Grand List Maintenance	General Fund	\$2,854,606
Assistance with Equalization Study	General Fund	\$335,836
Request for List Value Adjustment	General Fund	\$100,000

The largest of the Department programs is the municipal Hold Harmless payment for the Current Use Program. This program reimburses municipalities for property tax revenue not collected from persons enrolled in the Current Use Program. The Current Use Program is described in detail starting on page 19.

The Department's second largest payment program is Payment-In-Lieu-Of-Taxes (PILOT). Annual PILOT payments are made to municipalities to compensate for municipal taxes not collected due to the presence of state-owned buildings in a municipality. These payments are made annually on or before the end of October. Payment is based on the value of state-owned property under 32 V.S.A. § 3701. In 2020, State Buildings PILOT payments totaled nearly \$9.25 million.

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

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

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

In accordance with 32 V.S.A. §5412, the Division of Property Valuation and Review must consider requests from municipalities for a recalculation of education property tax liability, when the education grand list lost value due to a determination, declaratory judgement or settlement, for which there is no further appeal available. The municipality's actions must have followed best practices as defined by PVR, and the judgement must have occurred in the same calendar year. An appropriation of up to \$100,000 is available each year for eligible municipalities. The level of need in a given year determines whether or not that amount must be prorated.

### **Education and Training**

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

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

In 2020, PVR provided listers, assessors, and other valuation professionals with training in many aspects of property valuation, tax administration, and assessment. Initially many offerings were cancelled due to COVID-19, as they have traditionally been held in-person geographically distributed across the state. However, PVR pivoted to some online trainings and webinars, including partnering with other organizations such as the International Association of Assessing Officers (IAAO) to host events.

PVR works with the Vermont Assessors and Listers Association, Vermont League of Cities and Towns, Vermont State Archives and Records Administration, and the New England Municipal Resource Center to offer an assortment of collaborative opportunities and expanded access.

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

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

This page intentionally left blank

13

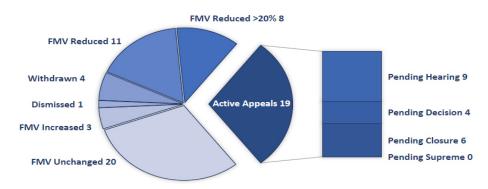
### **Appeals to the Property Tax Hearing Officers**

Under 32 V.S.A. §§ 4461-4469, property owners have the right to appeal decisions of the local boards of civil authority to either the Superior Court or the Director of PVR. The Director appoints state hearing officers to hold de novo hearings to decide the Fair Market Value (FMV) of the parcels based on the evidence provided. Currently, there are six hearing officers. PVR is actively recruiting to increase the number of hearing officers, to ensure hearings are conducted in a timely manner.

In response to the novel coronavirus (Covid-19), on March 13, 2020 the Governor of the State of Vermont declared a state of emergency. To facilitate its statutory function, the Director of PVR authorized hearing officers to move to video and telephone conferencing to conduct hearings.

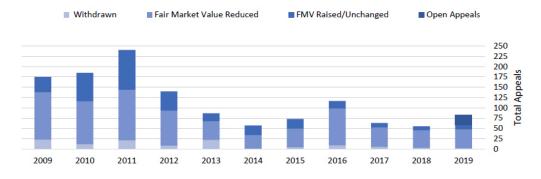
PVR received 59 appeals based on 2019 Grand List activity. Combined with prior-year active appeals, the 2020 appeal results are as follows:

Figure 1. 2020 Appeal Activity



Of the appeals closed in 2020, 8.5% of appellants withdrew the appeal; 2.1% of appeals were dismissed; 42.5% resulted in the parcel's FMV being unchanged; 6.4% resulted in the FMV being increased; 23.4% resulted in the FMV being reduced by less than 20%; and 17.1% resulted in the FMV being reduced more than 20%. There remain 19 active appeals for the 2019 Grand List year.

Figure 2. Appeal Activity, 2009-2019<sup>1</sup>



<sup>&</sup>lt;sup>1</sup> "Open appeals" were distinguished from total appeals beginning in 2015.

As of December 2020, PVR has received 59 appeals based on 2020 grand list activity. Currently, four appeals have been withdrawn, three have been dismissed, two are pending hearing, two are pending final decision, and 20 are pending assignment.

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

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

The Department of Taxes is currently transitioning to a real-time, online system hosted by Axiomatic LLC of New Hampshire, following a nationwide request for proposals and several months of demonstrations, site visits, and listening tours around the state. This new system will ensure timely, accurate, and transparent access to the Grand List, and will leverage GIS technology and other modern features in property tax administration. The anticipated timeline includes a multi-year transition of conversion from the current system, which has been in place since 1995. As of publication, the anticipated "go-live" is Spring 2022.

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

### **2020 Real Estate Transaction Taxes**

### **Property Transfer Tax**

Property Transfer Tax is a tax on the transfer by deed of real property or, effective July 1, 2020, a transfer or acquisition of a controlling interest by any person with title to property in Vermont. The Property Transfer Tax is based upon the value of the property, although exemptions exist that may reduce or waive this tax. A Property Transfer Tax Return must be filed even if no tax is due. The return and payments were integrated into the VTax online system in 2016. Paper returns are only accepted for those who file fewer than five returns per year. All other returns must be filed online in myVTax and are processed by the Taxpayer Services Division.

Property Transfer Tax returns provide critical information that is used by the Department of Taxes, real estate professionals, and the public. Uses of the data include tracking real estate trends, identifying changes to the Current Use Program enrollments, and providing the main data set for the Department's Equalization Study. The number of returns filed with Department of Taxes in FY 2020 totaled 28,266, with approximately 16,471 "Tax Due" returns.

Figure 1. Revenue from Property Transfer Tax

Fiscal Year	Property Transfer Tax Revenue
2020	\$46,528,182
2019	\$46,799,306
2018	\$45,844,714
2017	\$38,693,364
2016	\$35,700,436
2015	\$33,604,115
2014	\$30,930,638
2013	\$28,513,867
2012	\$24,096,925
2011	\$25,642,975
2010	\$23,818,572

### **Land Gains**

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

Effective January 1, 2020, Act 71 of the 2019 Legislative Session changed the definition—of "land" subject to the Land Gains Tax to encompass only Vermont land that has been purchased and subdivided by the transferor within six years prior to the sale or exchange of the land, or timber or rights to timber when sold within six years of their purchase, provided the underlying land is also sold within six years. Underlying land means the land from which timber or timber rights have been separated, whether subdivided or not.

The tax is typically paid by the seller, though in certain circumstances, this liability is transferred to the buyer. If there isn't an exemption to waive filing the tax return, the buyer is required to withhold 10 percent of the purchase price of the land at closing and send this money to the Department. Both

the buyer and seller are required to file returns to report the transfer within 30 days of the closing, and the withholding is credited towards any tax due as shown on the returns. The seller may avoid the 10% withholding payment by either obtaining a Commissioner's Certificate from the Department or by paying the actual tax due at closing. The number of returns filed with the Department in FY 2020 totaled 4,329 returns, including both buyer and seller returns, with approximately 383 "Tax Due" returns.

Figure 2. Revenue from Land Gains Tax

Fiscal Year	Land Gains Tax Revenue
2020	\$1,252,439
2019	\$1,664,666
2018	\$1,660,764
2017	\$1,422,754
2016	\$1,237,153
2015	\$1,459,231
2014	\$1,245,566
2013	\$1,158,712
2012	\$783,868
2011	\$880,056
2010	\$600,065

### **Real Estate Withholding**

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

The rate of withholding is 2.5% of the sales price. The Department may issue a Commissioner's Certificate for reduced withholding when the seller can establish the 2.5% withholding exceeds the seller's maximum tax liability. The number of returns filed with Vermont's Tax Department in FY 2020 totaled 1,702.

Figure 3. Real Estate Withholding Tax Collected

Fiscal Year	Real Estate Withholding Collected			
2020	\$8,345,525			
2019	\$13,535,125			
2018	\$13,434,109			
2017	\$12,590,956			
2016	\$12,380,929			
2015	\$10,900,028			
2014	\$8,795,179			
2013	\$8,248,187			

### **Real Estate Withholding Income Tax**

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

### **20** Current Use (Use Value Appraisal) Program

Vermont's Current Use (Use Value Appraisal) Program began in 1980 with the enrollment of fewer than 120,000 acres. As of 2020, this number has soared to 2,517,911 acres and includes 15,490 landowners and 19,086 parcels (see **Figure 1** and **Figure 2** for details). Based upon ZIP codes of the owners, 4,362 of the enrolled parcels are owned by out-of-state persons (23%). The Vermont statute regulating the Current Use Program is found in 32 V.S.A. Chapter 124.

3,000,000

Total Acres

2,500,000

Agricultural Acres

1,500,000

1,000,000

1990

Figure 1. Annual Current Use Enrollment 1980-2020

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

1985

500,000

1980

Encourage and assist the maintenance of Vermont's productive agricultural and forest land;

1995

2000

Year

2005

2010

2015

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

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

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

Enrolled land is encumbered with a contingent lien in favor of the State of Vermont to ensure payment of the Land Use Change Tax (LUCT) should it ever become due. The Department of Taxes no longer subordinates the state's lien in favor of a mortgage due to statutory changes that became effective in July 2020.

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

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

By statute, the use value on farm buildings is established at 0% of fair market value, which means the landowner pays no property tax on these buildings (32 V.S.A. § 3752(12)). For 2020, the value of farm buildings on a parcel enrolled in the program ranged from \$500 to over \$5.36 million for the 1,824 parcels that had enrolled farm buildings (Figure 3). The total assessed value of enrolled farm buildings for the 2020 tax year was \$303,037,074.

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

Figure 3. Recent Farm Building Enrollment

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

### **Annual Agricultural Certification**

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

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

### **Use Values**

The Current Use Advisory Board (CUAB) is charged with adopting rules, providing administrative oversight, and establishing use values. The CUAB meets annually to review data presented by the Agency of Agriculture, Food and Markets and by the Department of Forests, Parks and Recreation regarding the appropriate use values to be assigned for the next property tax year.

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

21

Figure 4. Recent Use Values

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

### **Program Costs and Tax Savings**

Tax savings to landowners increased from \$60.89 million in 2018 to \$64.1 million in 2020 (see **Figure 5**). As shown in **Figure 1** (page 18), enrollment in the program had a steady increase in parcels, owners, and acres enrolled except for the "easy-out" years in the 1990s and the slight decline in agricultural land enrollment for 2015, 2017, and 2018.

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

The Hold Harmless Payment in 1980 was just over \$400,000. In 2020, it was \$16.54 million. The calculations for each municipality's Hold Harmless Payment are available on the Department's website at http://tax.vermont.gov/municipal-officials/town-treasurer/hold-harmless.

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

In 2020, the forgone revenue to the Education Fund was \$47,594,302. The breakdown of these numbers for each municipality is found at the end of this section. The value of the program to Vermont's working landscape, relating industries, and environmental quality are not quantified here, but are viewed as significant.

Figure 5. Tax Savings to Landowners

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

### **Land Use Change Tax**

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

By statute, development includes:

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

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

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

Figure 6. Development and Withdrawal of Enrolled Land

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

Figure 7. Participant Tax Savings

Current Use Appraisal Program Participant Tax Savings - Tax Year 2019

		Total Enrolled	nrolled	= : :			Total	Total Exempt		1	Total Mun		School Taxes Saved Total HS Total NonHS	
Town Name	Total Parcels	Homestead	ead NonHS	Forest Ag	Agricultural	Enrolled Farm Bldg Value	Homestead	NonHS	Mun. Tax Rate	Ed. HS Ed NonHS Tax Rate Tax Rate	HS Taxes ite Saved	Taxes Saved	Taxes	Taxes Saved
Addison	96	7,379	8,841	1,647	14,573	7,407,600	2,914,725	13,639,400	0.4415	1.7157 1.5740	73,086	6 50,008	214,684	337,778
Albany	93	5,086	7,036	8,682	3,440	745,800	2,759,300	5,116,900	0.5254	1.1938 1.4440	0 41,382	2 32,941	73,888	148,211
Alburgh	4	1,734	3,999	1,122	4,612	3,406,100	1,070,700	5,702,450	0.2356	1.5254 1.4963	3 15,958	8 16,332	85,326	117,616
Andover	49	1,825	4,598	5,972	451	0	1,888,100	5,261,700	0.4700	1.4210 1.5803	3 33,604	4 26,830	83,151	143,585
Arlington	63	1,581	8,491	9,475	298	201,100	1,450,900	6,476,900	0.3650	1.5286 1.4331	1 28,936	6 22,178	92,820	143,934
Athens	29	1,595	2,583	4,039	139	0	965,504	1,498,927	1.2700	1.5757 1.4580	31,298	8 15,213	21,854	68,365
Averill	13	0	21,455	21,278	177	0	0	7,432,900	0.3400	0.9758 1.5554	4 25,272	2 0	115,611	140,883
Averys Gore	2	0	12,243	12,243	0	0	0	3,061,100	0.3400	0.9758 1.5554	10,408	8 0	47,612	58,020
Bakersfield	26	4,295	13,334	15,114	2,514	2,752,500	3,144,100	10,717,800	0.4871	1.3451 1.6150	0 67,521	1 42,291	173,092	282,904
Baltimore	10	200	266	1,170	105	0	294,800	227,100	0.4169	1.4751 1.6404	4 2,176	6 4,349	3,725	10,250
Barnard	172	5,188	13,639	17,127	1,700	241,900	8,061,200	20,697,200	0.4822	1.7398 1.6264	4 138,673	3 140,249	336,619	615,541
Barnet	148	6,801	7,036	10,581	3,257	1,086,800	6,219,678	8,322,861	0.6417	1.4462 1.4976	5 93,319	9 89,949	124,643	307,911
Barre City	က	0	217	184	33	0	0	406,600	1.8552	1.3002 1.6274	1,543	3 0	6,617	14,160
Barre Town	83	2,999	2,780	3,759	2,020	509,700	4,625,300	5,271,660	0.9438	1.4926 1.8683	3 93,408	8 69,037	98,490	260,935
Barton	73	2,529	5,476	5,538	2,466	388,400	2,052,100	5,301,800	0.3248	1.3826 1.6596	3 23,885	5 28,372	87,989	140,246
Belvidere	4	906	15,127	15,703	329	0	833,877	6,651,862	0.6145	1.6348 1.7105	5 46,000	0 13,632	113,780	173,412
Bennington	20	1,033	5,151	4,123	2,062	571,400	740,500	4,236,300	0.7109	1.4705 1.6871	1 35,380	0 10,889	71,471	117,740
Benson	21	4,231	6,104	3,561	6,774	1,458,900	1,021,800	3,595,200	0.6848	1.3294 1.4635	5 31,617	7 13,584	52,616	97,817
Berkshire	108	8,239	7,425	5,822	9,841	10,834,945	4,643,100	15,799,245	0.5127	1.2901 1.5489	9 104,808	8 59,901	244,715	409,424
Berlin	72	2,895	4,855	6,521	1,229	56,500	3,222,500	6,580,500	0.5664	1.7155 1.5606	5 55,524	4 55,282	102,695	213,501
Bethel	186	5,228	12,136	15,680	1,683	434,600	4,340,200	10,008,700	1.0217	1.5541 1.5178	3 146,603	3 67,451	151,912	365,966
Bloomfield	31	446	14,493	14,406	534	267,500	240,600	3,471,690	0.4006	1.5263 1.5022	2 14,871	1 3,672	52,152	70,695
Bolton	42	516	7,434	7,751	199	0	805,100	6,569,700	0.6571	1.5463 1.6592	2 48,460	0 12,449	109,004	169,913
Bradford	29	2,443	3,879	4,788	1,533	1,317,300	1,767,800	3,874,800	0.9128	1.5756 1.5905	5 51,506	6 27,853	61,629	140,988
Braintree	120	5,309	10,552	13,466	2,395	1,174,600	5,257,100	9,359,979	0.3811	1.5486 1.5712	2 55,706	6 81,411	147,064	284,181
Brandon	64	2,792	4,166	4,951	2,006	134,600	1,911,598	2,817,200	0.8026	1.3343 1.5516	37,953	3 25,506	43,712	107,171
Brattleboro	102	3,963	4,463	9/6'9	1,451	305,110	5,827,471	8,596,900	1.2585	1.6463 1.5368	3 181,531	1 95,938	132,117	409,586
Bridgewater	107	2,301	16,189	17,787	703	47,700	3,387,434	15,388,008	0.3818	1.7425 1.7201	1 71,685	5 59,026	264,689	395,400
Bridport	130	10,491	10,318	2,708	18,100	14,900,600	12,431,450	26,958,350	0.5968	1.5977 1.6085	5 235,078	8 198,617	433,625	867,320
Brighton	54	650	18,914	18,958	605	214,900	406,600	5,207,500	0.5310	1.4373 1.4862	2 29,811	1 5,844	77,394	113,049
Bristol	99	2,020	9,104	8,670	2,454	3,483,200	1,954,600	9,737,100	0.2127	1.6096 1.5824	4 24,868	8 31,461	154,080	210,409

						למוויר ומע		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	101	•			H		
		Total Enrolled	nrolled				Total	Total Exempt	ı	School Tax Rate		Total Mun	Total HS Total Nor	Total NonHS	Total
Town Name	Total Parcels	Homestead	SHuoN	Enrolled Acres Forest Agricultural	Acres	Enrolled Farm Bldg Value	Homestead	ad NonHS	Mun. Tax Rate	Ed. HS Ed Tax Rate Ta	Ed NonHS Tax Rate	Taxes Saved	Taxes Saved	Taxes Saved	Taxes
Brookfield	157	4,094	7,853	8,718	3,229	998,000	5,681,500	11,390,100	0.5002	1.4649 1.4	1.4862	85,392	83,228	169,280	337,900
Brookline	38	694	2,962	3,441	215	19,800	500,487	2,084,900	0.4407	1.7924 1.5	.5888	11,394	8,971	33,125	53,490
Brownington	37	1,859	1,896	2,474	1,281	103,400	985,600	1,415,910	0.7005	1.2300 1.4	.4869	16,823	12,123	21,053	49,999
Brunswick	18	379	5,706	5,806	279	569,500	182,400	1,804,900	0.0300	1.2745 1.6	1.6703	296	2,325	30,147	33,068
Buels Gore	9	33	777	801	10	0	38,900	704,400	0.0000	1.2321 1.9	1.9640	0	479	13,834	14,313
Burke	65	1,704	4,542	5,654	592	0	1,808,300	5,096,200	0.5894	1.4378 1.5	1.5869	40,695	26,000	80,872	147,567
Burlington	က	0	172	5	167	0	0	407,300	0.8714	1.9368 2.0	2.0528	3,549	0	8,361	11,910
Cabot	147	7,986	5,705	689'6	4,003	2,128,500	9,576,079	9,229,600	0.6036	1.7305 1.5	1.5966 1	113,511	165,714	147,360	426,585
Calais	143	6,298	6,753	11,433	1,618	140,300	7,330,484	7,640,907	0.7107	1.8152 1.6	1.6513 1	106,402 1	133,063	126,174	365,639
Cambridge	161	6,420	16,394	17,671	5,142	2,195,520	7,561,200	18,074,120	0.4760	1.5102 1.6	1.6048 1	122,024 1	114,189	290,053	526,266
Canaan	37	1,985	5,262	5,687	1,560	1,594,700	318,000	2,756,100	0.8035	1.5062 1.3	.3681	24,700	4,790	37,706	67,196
Castleton	49	2,358	5,317	6,432	1,244	187,500	1,900,400	4,635,900	0.4238	1.4886 1.6	1.6387	27,701	28,289	75,968	131,958
Cavendish	82	2,005	7,653	8,903	755	0	1,910,500	7,003,100	0.4268	1.3465 1.4	1.4974	38,043	25,725	104,864	168,632
Charleston	79	3,669	7,165	8,049	2,785	1,961,500	3,867,100	9,291,200	0.6467	1.3379 1.3	1.3968	85,095	51,738	129,779	266,612
Charlotte	178	5,566	6,681	3,524	8,723	2,874,500	14,772,000	20,032,200	0.2021	1.4831 1.6	1.6322	70,339 2	219,084	326,966	616,389
Chelsea	181	6,218	10,399	12,500	4,117	486,100	4,441,100	9,705,800	0.7069	1.5940 1.6	.6221	100,001	70,791	157,438	328,233
Chester	183	4,464	13,361	16,469	1,355	1,157,800	5,574,500	16,404,000	0.7403	1.2175 1.3	.3539 1	162,707	67,870	222,094	452,671
Chittenden	20	1,093	7,333	7,808	617	248,800	737,800	3,540,200	0.5055	1.3915 1.5	.5831	21,625	10,266	56,045	87,936
Clarendon	62	3,319	3,399	4,485	2,233	902,800	1,784,400	3,403,100	0.5027	1.5412 1.5	.5589	26,078	27,501	53,051	106,630
Colchester	35	1,052	1,476	1,087	1,440	393,180	1,759,541	5,450,244	0.5429	1.5486 1.7	1.7426	39,142	27,248	94,976	161,366
Concord	65	1,850	16,346	17,886	310	40,200	931,800	10,475,400	0.7220	1.6222 1.7	1.7077	82,360	15,116	178,888	276,364
Corinth	167	6,139	10,698	14,655	2,182	533,700	5,236,400	9,865,100	0.6783	1.3140 1.4	1.4682 1	102,433	908,89	144,839	316,078
Cornwall	84	2,873	4,794	1,505	6,162	2,757,555	3,685,700	7,944,355	0.4702	1.5844 1.5	.5951	54,685	58,396	126,720	239,801
Coventry	32	822	3,624	1,973	2,473	2,244,100	594,100	5,551,824	0.0000	1.3708 1.5	.5547	0	8,144	86,314	94,458
Craftsbury	141	5,524	9,235	11,010	3,748	3,114,400	4,946,647	12,104,886	0.5170	1.6678 1.5	.5383	88,156	82,500	186,209	356,865
Danby	64	2,255	12,467	12,381	2,341	893,500	2,616,220	10,283,000	0.5521	1.2709 1.3	.3143	71,217	33,250	135,149	239,616
Danville	182	8,965	9,803	14,459	4,309	1,480,700	9,605,300	14,214,900	0.5145	1.5592 1.5	.5489 1	122,555 1	149,766	220,175	492,496
Derby	9/	2,920	5,027	4,299	3,648	3,555,000	2,675,000	8,877,900	0.4395	1.3007 1.5	1.5985	50,775	34,794	141,913	227,482
Dorset	65	1,066	7,078	7,667	477	70,300	2,313,400	12,138,855	0.2866	1.4248 1.4	1.4735	41,420	32,961	178,866	253,247
Dover	42	1,344	2,427	3,445	326	46,980	1,973,098	5,618,326	0.4045	1.5386 1.5	1.5479	30,707	30,358	996'98	148,031
Dummerston	116	4,549	5,123	8,341	1,331	1,024,000	10,767,050	11,538,000	0.3330	1.6469 1.5	1.5374	74,276 1	177,323	177,385	428,984

				•		aiticipaiit iav	Saviigs Saviigs	- ומא וכמו	7	0			!		
		Total Enrolled	rolled	Conc. Pollong	1	:	Total	Total Exempt Reduction	;	F		Total Mun	<u>a</u>	Total NonHS	Total
Town Name	Total Parcels	Homestead	NonHS	Forest Agricultural	ricultural	Enrolled Farm Bldg Value	Homestead	NonHS	Mun. Tax Rate	Ed. HS I Tax Rate	Ed NonHS Tax Rate	Taxes Saved	Taxes Saved	Taxes	Taxes
Duxbury	64	1,307	6,287	7,428	166	0	1,366,400	5,843,000	0.5717	1.6817	1.6481	41,216	22,979	96,298	160,493
East Haven	19	457	19,937	20,366	28	0	251,900	7,936,400	0.8051	1.6236	1.5498	65,924	4,090	122,998	193,012
East Montpelier	106	4,374	5,153	6,004	3,523	2,028,400	6,671,528	9,591,128	0.6155	1.8382	1.6723	100,097	122,636	160,392	383,125
Eden	22	1,257	19,599	20,152	704	310,280	775,630	10,809,210	0.0038	1.5822	1.6554	440	12,272	178,936	191,648
Elmore	83	3,089	13,386	15,521	954	152,900	5,219,600	9,461,200	0.4300	1.5160	1.6611	63,127	79,129	157,160	299,416
Enosburgh	119	5,737	11,301	11,078	5,961	6,042,900	3,710,900	12,940,000	0.3810	1.2490	1.5158	63,440	46,349	196,145	305,934
Essex Town	46	1,370	2,041	2,144	1,267	144,000	1,952,600	2,607,700	0.5267	1.5385	1.6930	24,019	30,041	44,148	98,208
Fair Haven	13	762	1,283	1,326	719	192,000	231,700	865,200	1.0136	1.3405	1.4757	11,118	3,106	12,768	26,992
Fairfax	109	8,517	4,187	6,502	6,203	2,251,100	6,111,100	7,165,200	0.5469	1.3377	1.7302	72,608	81,748	123,972	278,328
Fairfield	193	14,038	16,108	15,630	14,516	14,990,176	8,939,230	25,723,777	0.6533	1.5662	1.7463	226,453 1	140,006	449,214	815,673
Fairlee	63	1,803	5,061	5,794	1,069	3,063,600	3,748,600	8,961,100	0.5813	1.8561	1.6095	73,881	69,578	144,229	287,688
Fayston	99	1,753	9,671	11,025	399	22,700	3,419,300	13,536,900	0.2650	1.6304	1.5978	44,934	55,748	216,293	316,975
Ferdinand	7	0	15,141	15,104	37	0	0	4,136,300	0.3400	0.9758	1.5554	14,063	0	64,336	78,399
Ferrisburgh	119	6,732	8,522	2,885	12,369	8,136,300	10,075,400	24,571,400	0.3130	1.6991	1.5588	108,444 1	171,191	383,019	662,654
Fletcher	125	6,494	10,328	13,793	3,029	1,600,770	4,457,100	13,537,120	0.8352	1.7634	1.7977	150,288	78,597	243,357	472,242
Franklin	73	8,222	3,033	4,641	6,615	6,325,800	4,125,600	8,473,500	0.3900	1.4148	1.5763	49,136	58,369	133,568	241,073
Georgia	80	5,451	4,979	5,251	5,178	1,936,900	5,759,250	8,742,830	0.2970	1.4290	1.6682	43,071	82,300	145,848	271,219
Glastenbury	_	0	985	985	0	0	0	582,600	0.8700	1.0409	1.6592	5,069	0	999'6	14,735
Glover	104	6,288	7,956	10,664	3,580	1,651,300	6,741,300	9,670,800	0.6101	1.3318	1.6073	100,130	89,781	155,439	345,350
Goshen	20	381	2,198	2,452	128	0	293,400	1,934,800	1.0969	1.5276	1.7764	24,441	4,482	34,370	63,293
Grafton	96	1,543	13,357	14,380	520	102,300	2,073,400	16,953,261	0.6389	1.5351	1.4269	121,561	31,829	241,906	395,296
Granby	30	160	20,903	20,996	29	0	106,100	4,236,250	0.3643	1.0938	1.5813	15,819	1,161	66,988	83,968
Grand Isle	49	1,110	2,486	777	2,819	2,568,000	4,305,580	10,934,786	0.2943	1.5112	1.5086	44,852	990'59	164,962	274,880
Granville	48	839	12,834	13,359	313	0	523,800	4,990,000	0.7021	1.6397	1.6023	38,712	8,589	79,955	127,256
Greensboro	146	4,370	12,017	13,336	3,051	1,096,100	6,204,900	16,001,600	0.6479	1.6422	1.5435	143,876 1	101,897	246,985	492,758
Groton	99	1,085	9,526	10,230	381	135,900	1,238,100	7,499,700	0.5852	1.4336	1.4770	51,134	17,749	110,771	179,654
Guildhall	98	1,887	13,278	14,097	1,068	656,800	1,319,243	5,479,809	0.7189	1.0054	1.4536	48,878	13,264	79,655	141,797
Guilford	139	5,604	7,089	11,060	1,633	751,030	4,202,210	6,444,880	0.7845	1.6934	1.5809	83,526	71,160	101,887	256,573
Halifax	107	3,656	9,666	12,519	803	155,400	3,720,200	9,979,700	0.8638	1.1682	1.5161	118,340	43,459	151,302	313,101
Hancock	19	29	1,899	1,842	124	0	54,300	1,507,700	0.6275	1.6123	1.5756	9,802	875	23,755	34,432
Hardwick	122	5,831	7,311	9,085	4,057	2,111,700	4,549,100	8,582,200	1.2545	1.7092	1.6099	164,732	77,753	138,165	380,650

				_	מונוכול	aiticipaiit iax saviiigs	daviiigs	י ומא ופמו	201	n					
		Total Enrolled	ırolled				Total I	Total Exempt		School Tax Rate		Total Min	School Taxes Saved	xes Saved	Total
Town Name	Total Parcels	Acres Homestead	SHuoN	Enrolled Acres Forest Agricultural	Acres	Enrolled Farm Bldg Value	Redi Homestead	Reduction and NonHS	Mun. Tax Rate	Ed. HS E Tax Rate	Ed NonHS Tax Rate	Taxes		Taxes	Taxes
Hartford	29	2,796	3,152	4,754	1,194	880,600	3,436,900	5,750,800	0.9895	1.6575 1	1.6663	90,912	56,967	95,826	243,705
Hartland	164	5,451	8,966	11,454	2,963	820,300	11,390,800	20,790,700	0.4915	1.5857 1	1.4892	158,172 1	180,624	309,615	648,411
Highgate	92	6,142	7,570	4,809	8,903	7,694,900	4,927,300	15,344,800	0.3682	1.3462 1	1.5000	74,642	66,331	230,172	371,145
Hinesburg	26	3,356	5,924	5,976	3,305	1,069,400	3,460,000	7,059,600	0.5288	1.4513 1	1.5972	55,628	50,215	112,756	218,599
Holland	98	4,129	6,637	6,292	4,475	5,677,200	2,841,933	10,670,684	1.0074	1.6456 1	1.7586 1	136,126	46,767	187,655	370,548
Hubbardton	42	1,348	5,344	6,239	453	48,600	895,900	2,918,300	0.8190	1.4850 1	1.6347	31,238	13,304	47,705	92,247
Huntington	66	4,386	6,156	900'6	1,536	3,942,400	7,093,700	13,653,400	0.7768	1.5258 1	1.6372 1	161,163 1	108,236	223,533	492,932
Hyde Park	121	4,099	6,709	7,875	2,933	1,483,100	3,462,900	8,533,700	0.7690	1.5400 1	1.6112	92,254	53,329	137,495	283,078
Ira	46	1,355	5,233	5,945	643	11,300	794,700	3,556,700	0.4725	1.3570 1	1.5793	20,560	10,784	56,171	87,515
Irasburg	54	3,180	8,978	5,957	6,202	4,105,200	969,800	6,849,400	0.5479	1.3231 1	1.5974	42,841	12,831	109,412	165,084
Isle La Motte	41	477	554	222	474	54,700	1,363,700	1,657,800	0.3476	1.5601 1	1.5637	10,503	21,275	25,923	57,701
Jamaica	29	2,001	8,537	10,370	169	57,400	1,586,200	6,829,700	0.4265	1.8235 1	1.5706	35,894	28,924	107,267	172,085
Jay	22	492	6,595	6,979	107	43,600	476,900	5,529,700	0.2966	1.4751 1	1.5632	17,816	7,035	86,440	111,291
Jericho	99	1,843	3,135	3,987	991	294,800	3,593,900	5,854,901	0.4508	1.4777 1	1.5856	42,595	53,107	92,835	188,537
Johnson	126	5,295	8,752	12,011	2,035	1,097,400	5,198,600	7,406,000	0.8612	1.5600 1	1.6322 1	108,551	81,098	120,881	310,530
Killington	24	2	10,099	10,080	24	0	8,200	9,647,652	0.4665	1.6241 1	1.6031	45,045	133	154,662	199,840
Kirby	65	2,194	6,994	7,437	1,751	766,300	1,440,100	4,602,000	0.6461	1.5939 1	1.5214	39,038	22,954	70,015	132,007
Landgrove	4	370	2,158	2,329	198	0	2,899,600	16,610,000	0.3171	1.5611 1	1.6145	61,865	45,266	268,168	375,299
Leicester	34	2,143	1,451	1,943	1,651	307,400	1,808,200	1,628,200	0.3084	1.2881 1	1.4980	10,598	23,291	24,390	58,279
Lemington	16	82	11,948	11,759	271	3,000	57,278	2,341,027	0.4086	1.5115 1	1.5785	6,799	998	36,953	47,618
Lewis	_	0	6,673	6,673	0	0	0	1,373,800	0.3400	0.9758 1	1.5554	4,671	0	21,368	26,039
Lincoln	109	3,724	6,412	8,055	2,081	776,800	6,247,400	9,457,600	0.6487	1.4930	1.4678 1	101,878	93,274	138,819	333,971
Londonderry	83	1,523	996'9	7,764	725	77,100	3,368,200	13,089,800	0.3794	1.5251	1.5773	62,442	51,368	206,465	320,275
Lowell	74	1,008	13,051	13,394	999	76,700	610,600	6,676,300	0.0000	1.3705 1	1.6279	0	8,368	108,683	117,051
Ludlow	40	770	3,122	3,594	299	0	1,236,500	4,738,500	0.3138	1.6956 1	1.6433	18,750	20,966	77,868	117,584
Lunenburg	94	3,107	10,979	12,913	1,172	427,300	1,824,100	6,913,500	0.6399	1.3651 1	1.5268	55,912	24,901	105,555	186,368
Lyndon	94	3,408	4,005	5,283	2,129	231,000	3,521,800	5,095,600	0.4309	1.4218 1	1.5902	37,132	50,073	81,030	168,235
Maidstone	44	1,385	8,188	8,884	689	251,200	491,000	3,280,400	0.3405	1.0535 1	1.5232	12,842	5,173	49,967	67,982
Manchester	24	486	7,986	7,479	992	868,380	4,509,900	26,968,395	0.2850	1.4769 1	1.5274	89,713	209,99	411,915	568,235
Marlboro	105	2,798	10,949	13,220	527	0	2,554,700	10,122,000	0.4200	1.6948 1	1.5842	53,242	43,297	160,353	256,892
Marshfield	92	4,178	9,767	12,436	1,509	95,100	3,754,100	7,302,600	0.7089	1.9275 1	1.7916	78,381	72,360	130,833	281,574

													School Taxes Saved	payes say	
	- C	Total Enrolled Acres	nrolled es	Enrolled Acres	Acres	Pare Pollog	Total Red	Total Exempt Reduction	N	School Tax Rate	9	Total Mun	Total HS	Total NonHS	Total
Town Name	Parcels	Homestead	NonHS	Forest Agr	pricultural	Bldg Value	Homestead	NonHS	Tax Rate	Tax Rate	Tax Rate	Saved	Saved	Saved	Saved
Mendon	17	38	1,939	1,959	18	0	58,900	2,001,200	0.5774	1.3665 1.8	1.5547	11,895	805	31,113	43,813
Middlebury	06	2,584	7,293	3,585	6,292	4,595,300	3,453,472	13,136,800	0.8014	1.5379 1.5	.5483	132,954	53,111	203,397	389,462
Middlesex	100	4,117	6,826	10,229	714	19,700	6,659,760	8,228,200	0.4700	1.8008 1.6	.6382	69,973 1	119,929	134,794	324,696
Middletown Springs 69	69 sb	2,297	5,300	6,238	1,359	351,000	1,968,300	4,816,200	0.7310	1.4514 1.5	.5785	49,595	28,568	76,024	154,187
Milton	64	3,775	4,640	6,104	2,311	1,353,665	3,388,655	7,114,872	0.5360	1.4622 1.6	.6625	56,299	49,549	118,285	224,133
Monkton	92	5,847	6,582	7,747	4,682	862,700	5,117,100	7,070,600	0.4119	1.6547 1.6	.6267	50,201	84,673	115,017	249,891
Montgomery	06	5,323	15,195	18,924	1,594	409,400	5,606,400	10,446,457	0.5066	1.2816 1.5	.5388	81,324	71,852	160,750	313,926
Montpelier	15	290	935	1,073	151	0	522,100	2,695,600	1.1194	1.6455 1.7	1.7776	36,019	8,591	47,917	92,527
Moretown	119	3,989	12,074	15,096	296	369,300	4,240,300	10,221,537	0.4394	1.6998 1.6	.6658	63,545	72,077	170,270	305,892
Morgan	47	2,861	6,491	8,040	1,312	498,000	1,157,500	5,269,300	0.2490	1.3818 1	.6027	16,003	15,994	84,451	116,448
Morristown	138	5,656	7,126	9,486	3,296	1,966,200	14,268,200	19,690,400	0.9046	1.4479 1.	.5864	307,189 2	206,589	312,369	826,147
Mount Holly	98	3,299	7,714	10,039	974	2,000	4,175,180	9,128,920	0.3969	1.5509 1.8	.5031	52,804	64,753	137,217	254,774
Mount Tabor	က	0	361	350	7	0	0	347,200	0.1000	1.3895 1.	1.5070	347	0	5,232	5,579
New Haven	146	7,304	8,791	5,385	10,709	4,695,700	9,954,300	18,106,500	0.4188	1.6978 1.6	1.6691	117,519 1	169,004	302,216	588,739
Newark	75	3,035	8,183	10,618	299	64,900	3,020,800	8,837,900	0.6501	1.3669 1.4	.4842	77,093	41,291	131,172	249,556
Newbury	188	6,802	11,861	14,559	4,104	1,372,500	8,798,600	15,213,300	0.2800	1.5571 1.	.5718	67,233 1	137,003	239,123	443,359
Newfane	91	2,776	10,010	12,337	449	2,200	3,081,900	12,672,000	0.5943	1.8347 1.6	.6250	93,625	56,544	205,920	356,089
Newport City	7	0	156	64	95	0	0	1,152,700	1.2372	1.3992 1	.6384	14,261	0	18,886	33,147
Newport Town	70	5,046	6,341	5,875	5,513	2,751,400	3,941,400	6,681,932	0.5184	1.4497 1.4	.4791	55,071	57,138	98,832	211,041
North Hero	29	864	1,527	1,053	1,339	902,000	1,264,100	3,997,800	0.2994	1.6350 1.6	1.6322	15,754	20,668	65,252	101,674
Northfield	155	4,796	11,489	14,966	1,319	7,500	4,473,300	9,723,100	0.9520	1.4529 1.6	.6573	135,150	64,993	161,141	361,284
Norton	15	48	14,797	14,463	383	834,300	23,604	3,299,900	0.3500	1.7731 1.6	.6925	11,632	419	55,851	67,902
Norwich	153	6,477	7,658	12,108	2,028	437,000	15,335,500	21,520,400	0.5141	1.8068 1.6	.6250	189,476 2	277,082	349,707	816,265
Orange	22	2,153	10,304	11,627	830	299,400	2,012,568	9,938,549	0.5829	1.3629 1	.5728	69,663	27,429	156,313	253,405
Orleans ID	4	0	335	54	281	0	0	272,800	0.3248	1.3670 1.6	.6578	886	0	4,522	5,408
Orwell	110	9,585	7,758	4,967	12,376	5,649,700	7,011,800	11,901,400	0.5309	1.4408 1	.5711	100,410 1	101,026	186,983	388,419
Panton	44	1,090	5,285	631	5,744	3,642,400	1,055,000	8,544,900	0.5776	1.7949 1	.6467	55,449	18,936	140,709	215,094
Pawlet	127	5,598	11,779	10,936	6,441	4,246,160	6,419,035	16,617,052	0.4921	1.3800 1.5	.5591 1	113,361	88,583	259,076	461,020
Peacham	149	2,760	9,572	12,364	2,967	1,670,000	5,980,400	11,539,200	0.6262	1.6036 1	.4869	109,708	95,902	171,576	377,186
Peru	35	209	1,854	2,203	258	0	1,759,200	6,367,800	0.2604	1.5306 1.5	1.5829	21,163	26,926	100,796	148,885
Pittsfield	30	678	666	1,519	158	212,800	817,100	1,514,300	0.5353	1.1708 1.4	1.4415	12,480	9,567	21,829	43,876

					•		)						H		
		Total Enrolled	rolled				Total	Total Exempt		i	1	Total Mun	Total HS Total Nor	Total NonHS	Total
Town Name	Total Parcels	Homestead	NonHS	Forest Agricu	ricultural	Enrolled Farm Bldg Value	Homestead	NonHS	Mun. Tax Rate	Ed. HS Ed NonHS Tax Rate Tax Rate		Taxes Saved	Taxes Saved	Taxes Saved	Taxes Saved
Pittsford	79	3,528	6,708	8,011	2,225	618,400	2,737,900	4,809,600	0.6256	1.4131 1.6433		47,217	38,689	79,036	164,942
Plainfield	65	2,485	3,146	4,433	1,198	131,400	4,817,300	4,881,700	0.7859	1.8267 1.6979		76,224	86,78	82,886	247,108
Plymouth	54	702	8,084	8,674	111	0	668,205	6,636,868	0.5200	1.6572 1.6359		37,986	11,073	108,573	157,632
Pomfret	169	4,719	12,881	13,803	3,798	694,300	18,809,615	54,351,975	0.3616	1.6586 1.6372		264,552 3	311,976	889,851 1,4	,466,379
Poultney	64	2,443	5,786	5,673	2,556	456,500	1,555,197	4,561,106	0.3564	1.4474 1.5611		21,799	22,510	71,203	115,512
Pownal	79	4,037	6,359	7,715	2,681	660,200	2,615,100	4,981,800	0.5486	1.3358 1.5314		41,677	34,933	76,291	152,901
Proctor	14	0	1,732	1,268	464	71,180	0	1,024,898	1.1016	1.4755 1.5915		11,290	0	16,311	27,601
Putney	85	3,684	3,622	5,467	1,838	2,302,100	5,873,500	9,376,200	0.7680	1.7126 1.5988	<b>.</b>	117,118 1	00,590	149,907	367,615
Randolph	191	7,445	7,968	9,360	6,052	2,286,370	10,669,144	14,187,706	0.7734	1.5279 1.5501	_	92,243 1	163,014	219,924	575,181
Reading	26	1,522	11,786	12,191	1,117	723,100	4,540,555	21,241,177	0.5272	1.5691 1.5489		135,921	71,246	329,005	536,172
Readsboro	48	1,234	2,942	4,100	77	0	1,337,989	3,294,599	0.8585	1.1477 1.4896		39,771	15,356	49,076	104,203
Richford	92	3,058	13,152	12,053	4,158	1,601,500	2,666,400	8,619,400	0.8431	1.1931 1.4480		95,151	31,813	124,809	251,773
Richmond	91	3,369	6,175	8,118	1,426	1,197,300	4,132,900	7,319,700	0.6943	1.5947 1.7112		79,515	65,907	125,255	270,677
Ripton	39	1,083	2,464	3,454	93	0	2,024,400	4,182,800	0.5917	1.7579 1.7697		36,728	35,587	74,023	146,338
Rochester	96	2,013	12,113	12,680	1,446	785,500	1,784,800	8,688,319	0.5598	1.4999 1.4451		58,629	26,770	125,555	210,954
Rockingham	115	3,919	8,825	11,366	1,377	238,300	4,423,100	9,279,900	1.0716	1.6587 1.6022	_	46,841	73,366	148,683	368,890
Roxbury	86	1,997	9,782	11,182	298	0	871,100	3,393,100	1.0611	1.7034 1.6414		45,247	14,838	55,694	115,779
Royalton	106	4,593	6,452	860'6	1,947	687,900	3,561,699	6,319,875	0.7415	1.6003 1.5937		73,272	56,998	100,720	230,990
Rupert	96	4,381	12,652	13,734	3,300	1,583,400	5,433,600	18,333,800	0.4411	1.4129 1.5962		104,838	76,771	292,644	474,253
Rutland City	က	46	251	163	133	0	140,200	1,026,500	1.7716	1.4577 1.6033		20,669	2,044	16,458	39,171
Rutland Town	34	1,284	2,312	1,875	1,721	561,800	1,162,800	4,402,300	0.1787	1.4626 1.5756	26	9,945	17,007	69,363	96,315
Ryegate	98	5,295	4,514	7,307	2,502	2,818,200	2,636,337	5,903,057	0.6512	1.5292 1.5756		55,609	40,315	600'86	188,933
Salisbury	44	1,366	6,186	2,801	4,751	2,977,800	1,824,500	13,702,600	0.3525	1.6329 1.6440		54,733	29,792	225,271	309,796
Sandgate	09	1,474	17,167	18,104	537	0	1,074,523	10,584,939	0.7602	1.1236 1.3997		88,635	12,073	148,157	248,865
Searsburg	4	38	591	619	10	0	61,500	465,200	0.5196	1.5044 1.5675	75	2,737	925	7,292	10,954
Shaftsbury	29	3,096	5,075	6,187	1,984	564,900	4,683,300	5,054,500	0.4211	1.2941 1.4828		41,006	209,09	74,948	176,561
Shaftsbury ID	7	0	346	128	219	106,200	0	468,900	0.4211	1.3960 1.4987	87	1,975	0	7,027	9,002
Sharon	124	3,153	11,387	13,392	1,149	006'9	3,246,200	10,308,900	0.7586	1.4842 1.5281	_	02,829	48,180	157,530	308,539
Sheffield	20	1,691	6,548	7,710	529	0	1,214,513	3,148,358	0.2785	1.5158 1.6083		12,151	18,410	50,635	81,196
Shelburne	49	1,149	2,707	1,100	2,755	711,100	8,461,551	24,583,523	0.4416	1.5235 1.6767	`	145,927 1	28,912	412,192 (	687,031
Sheldon	86	8,264	5,910	5,241	8,933	12,038,300	5,588,421	16,631,718	0.4168	1.3232 1.5888		92,614	73,946	264,245	430,805

# Current Use Appraisal Program Participant Tax Savings - Tax Year 2019

					•		)								
		Total Enrolled	nrolled .es	Enrolled Acres	Acros	:	Total	Total Exempt Reduction	:	ı		Total Mun	School Taxes Saved Total HS Total Non	Total NonHS	
Town Name	lotal Parcels	Homestead	NonHS	Forest Agricultural	pricultural	Enrolled Farm Bldg Value	Homestead	NonHS	mun. Tax Rate	Ed. HS E. Tax Rate .	Ed NonHS Tax Rate	Saved	Saved	Saved	Saved
Shoreham	126	7,139	12,015	4,044	15,110	8,147,300	4,690,600	17,509,950	0.6328	1.5927 1	1.6035	140,485	74,707	280,772	495,964
Shrewsbury	96	3,003	8,447	10,131	1,319	216,600	3,081,200	8,362,600	0.4287	1.4850 1	1.5021	49,060	45,756	125,615	220,431
South Burlington	<b>=</b>	286	537	188	634	216,200	601,207	3,316,800	0.5420	1.6030 1	1.7088	21,236	9,637	56,677	87,550
South Hero	45	1,426	2,478	1,459	2,445	1,679,070	7,407,700	15,741,970	0.3686	1.6435 1	.6305	85,330 1	121,746	256,673	463,749
Springfield	144	5,643	7,539	10,455	2,726	743,900	4,421,700	7,205,500	1.9301	1.7453 1	0909.1	224,417	77,172	115,720	417,309
St. Albans Town	91	3,414	7,885	2,578	8,721	5,382,400	5,755,763	19,553,341	0.3629	1.4034 1	1.5647	91,847	80,776	305,951	478,574
St. George	80	358	481	299	172	15,500	570,500	1,049,799	0.2926	1.5564 1	1.7129	4,741	8,879	17,982	31,602
St. Johnsbury	88	3,718	3,945	5,637	2,025	353,750	3,501,699	4,511,334	0.9064	1.3053 1	1.4737	72,630	45,708	66,484	184,822
Stamford	19	280	2,773	3,329	24	0	283,800	1,128,700	0.7478	1.3106 1	1.5678	10,563	3,719	17,696	31,978
Stannard	30	631	2,156	2,465	322	4,700	568,400	1,898,800	0.9200	1.4222 1	1.6285	22,698	8,084	30,922	61,704
Starksboro	135	6,454	10,422	14,478	2,398	2,203,500	5,974,100	11,649,800	0.5999	1.6413 1	.6135	105,726	98,053	187,970	391,749
Stockbridge	20	939	15,626	15,995	220	21,500	570,600	7,798,865	0.5466	1.6481	1.5880	45,747	9,404	123,846	178,997
Stowe	125	1,339	11,612	11,570	1,381	339,100	11,725,700	72,854,000	0.4253	1.5403 1	. 6877	359,717	180,611 1	,229,557 1	1,769,885
Strafford	168	6,491	10,527	14,788	2,230	409,400	6,011,400	12,088,400	0.6585	1.5311 1	.5465	119,187	92,041	186,947	398,175
Stratton	17	317	2,113	2,394	35	0	875,700	3,314,200	0.1208	1.9020 1	95/91	5,061	16,656	55,533	77,250
Sudbury	40	1,335	5,092	4,626	1,801	610,300	1,190,685	4,775,023	0.2993	1.2345 1	1.4356	17,855	14,699	68,550	101,104
Sunderland	27	146	1,723	1,666	203	0	395,000	4,120,600	0.4436	1.1265 1	1.6287	20,031	4,450	67,112	91,593
Sutton	28	4,050	3,927	5,659	2,319	3,653,000	3,340,972	6,835,300	0.6424	1.4242 1	1.4315	65,372	47,582	97,847	210,801
Swanton	94	5,084	8,355	3,535	9,904	6,494,000	3,366,900	13,469,400	0.0712	1.3915 1	1.5504	11,987	46,850	208,830	267,667
Thetford	157	5,052	7,669	10,764	1,957	2,721,302	7,069,691	14,614,724	0.7737	1.9505 1	1.6877	167,772	137,894	246,653	552,319
Tinmouth	71	1,754	7,418	6,954	2,218	1,086,700	1,526,700	7,127,300	0.7570	1.5894 1	7.09.1	65,511	24,265	114,586	204,362
Topsham	123	2,454	12,253	13,712	966	98,100	1,843,974	9,224,710	0.6933	1.3187 1	1.4735	76,739	24,316	135,926	236,981
Townshend	66	2,531	10,901	12,903	529	127,300	2,896,900	10,175,300	0.5196	1.8694 1	1.6001	67,923	54,155	162,815	284,893
Troy	72	1,839	7,301	5,374	3,766	2,761,300	1,412,600	8,731,300	0.1788	1.5091 1	1.6028	18,137	21,318	139,945	179,400
Tunbridge	207	7,094	11,598	14,896	3,797	199,800	11,697,600	20,191,600	0.6843	1.4782 1	1.5042	218,218	172,914	303,722	694,854
Underhill	26	4,107	4,756	8,216	647	42,000	5,485,400	6,235,700	0.4764	1.5129 1	1.6234	55,839	82,989	101,230	240,058
Vergennes	7	0	48	0	48	0	0	189,100	0.9200	1.7356 1	1.5922	1,740	0	3,011	4,751
Vernon	4	1,337	3,246	3,126	1,457	1,501,900	1,419,400	5,561,900	0.5504	1.4132 1	1.4817	38,425	20,059	82,411	140,895
Vershire	122	4,412	11,236	14,131	1,518	29,400	3,464,200	8,858,300	0.7823	1.9476 1	1.6887	96,399	67,469	149,590	313,458
Victory	15	855	3,382	4,168	69	0	384,700	1,512,200	0.0856	1.8989 1	1.5331	1,624	7,305	23,184	32,113
Waitsfield	73	1,600	5,801	5,693	1,708	945,300	5,761,200	17,735,800	0.4308	1.6548 1	1.6217	101,225	95,336	287,621	484,182

# Current Use Appraisal Program Participant Tax Savings - Tax Year 2019

					ı		1					School Taxes Saved	kes Saved	
	Total	Total Enrolled Acres	rolled es	Enrolled A	Acres	Forolled Farm	Total Red	Total Exempt Reduction	Ž	School Tax Rate	Total Mun	Total HS	Total NonHS	Total
Town Name	Parcels	Homestead	NonHS	Forest Agr	gricultural	Bldg Value	Homestead	NonHS	Tax Rate	d)	Saved	Saved	Saved	Saved
Walden	82	4,559	4,037	992,9	1,830	394,200	3,814,500	4,317,300	0.6184	1.4141 1.5452	50,287	53,941	66,711	170,939
Wallingford	77	2,069	4,834	5,684	1,219	335,100	2,988,200	7,076,900	0.3673	1.5279 1.5455	36,969	45,657	109,373	191,999
Waltham	26	1,194	1,463	991	1,667	1,045,600	684,900	2,170,100	0.3200	1.5212 1.3956	9,136	10,419	30,286	49,841
Wardsboro	4	1,358	3,825	4,852	331	31,080	1,548,489	3,434,560	0.5897	1.6270 1.6367	29,385	25,194	56,213	110,792
Warners Grant	~	0	1,607	1,607	0	0	0	463,300	0.3400	0.9758 1.5554	1,575	0	7,206	8,781
Warren	82	1,551	5,359	5,852	1,058	350,400	3,722,300	15,395,713	0.4000	1.6784 1.6448	76,472	62,475	253,229	392,176
Warren Gore	ო	0	5,211	5,211	0	0	0	2,066,600	0.3400	0.9758 1.5554	7,026	0	32,144	39,170
Washington	124	4,736	9,544	12,483	1,798	652,631	3,357,800	8,474,531	0.5900	1.3892 1.6031	69,811	46,647	135,855	252,313
Waterbury	9/	2,940	3,994	6,115	819	55,600	8,733,700	11,696,100	0.5100	1.6820 1.6484	104,192	146,901	192,799	443,892
Waterford	22	1,487	6,344	7,060	771	840,600	762,876	4,637,116	0.4422	1.5694 1.6252	23,879	11,973	75,362	111,214
Waterville	22	3,863	2,505	5,592	776	245,000	2,799,939	1,983,500	0.5822	1.7346 1.8149	27,849	48,568	35,999	112,416
Weathersfield	115	4,187	980'9	8,347	1,925	491,700	4,060,600	8,025,800	0.6199	1.6396 1.6696	74,924	82,99	133,999	275,501
Wells	28	1,128	1,789	2,370	546	247,200	858,100	1,556,200	0.4445	1.3748 1.5669	10,732	11,797	24,384	46,913
Wells River	က	44	207	101	149	2,000	52,500	325,100	1.8100	1.5013 1.5468	6,835	788	5,029	12,652
West Fairlee	72	2,463	6,895	8,470	888	187,400	1,756,900	4,054,900	0.8211	1.8674 1.6193	47,721	32,808	65,661	146,190
West Haven	37	1,886	8,978	7,756	3,108	1,008,200	1,195,100	6,690,700	0.8958	1.3296 1.5314	70,641	15,890	102,461	188,992
West Rutland	31	917	3,134	3,414	637	120,400	513,600	1,586,800	0.6606	1.2521 1.3505	13,875	6,431	21,430	41,736
West Windsor	06	2,950	3,651	5,278	1,323	26,200	7,458,350	10,358,200	0.4730	1.4648 1.5851	84,272	109,250	164,188	357,710
Westfield	4	1,849	10,640	11,111	1,378	885,400	1,647,600	4,555,800	0.7031	1.3900 1.4683	43,616	22,902	66,893	133,411
Westford	118	6,355	7,090	11,141	2,304	935,400	5,567,000	7,223,000	0.7013	1.5082 1.6597	969'68	83,961	119,880	293,537
Westminster	132	3,958	8,643	10,545	2,056	2,125,100	4,438,600	10,421,700	0.7026	1.6904 1.5660	104,408	75,030	163,204	342,642
Westmore	4	5,452	6,296	10,977	770	268,300	4,040,300	6,395,262	0.4563	1.2372 1.5136	47,617	49,987	96,799	194,403
Weston	74	885	5,546	5,820	612	24,490	4,151,258	12,795,079	0.5358	1.6214 1.6768	90,798	67,308	214,548	372,654
Weybridge	46	1,416	5,435	2,038	4,813	3,104,200	1,962,266	8,907,676	0.4621	1.6131 1.6240	50,230	31,653	144,661	226,544
Wheelock	83	1,242	11,046	11,721	292	106,800	917,900	7,462,500	0.7213	1.4957 1.5870	60,448	13,729	118,430	192,607
Whiting	47	2,047	3,840	1,095	4,793	2,234,100	1,665,400	5,188,400	0.7386	1.3167 1.5312	50,622	21,928	79,445	151,995
Whitingham	09	1,899	3,558	4,877	280	981,600	2,149,700	5,241,800	0.6670	1.9867 1.5597	49,301	42,708	81,756	173,765
Williamstown	103	3,764	6,021	7,524	2,261	1,240,400	2,398,400	6,062,600	0.5550	1.2856 1.4664	46,959	30,834	88,902	166,695
Williston	44	1,979	2,240	2,029	2,190	1,070,490	4,255,185	7,053,590	0.2689	1.5262 1.6797	30,409	64,943	118,479	213,831
Wilmington	46	1,589	2,760	3,867	482	10,000	3,179,710	4,883,200	0.5675	2.2532 1.7689	45,757	71,645	86,379	203,781
Windham	52	1,402	9,713	10,819	295	220,000	1,398,200	6,950,800	1.0217	2.1510 1.5229	85,302	30,075	105,854	221,231

# **Current Use Appraisal Program**

# Participant Tax Savings - Tax Year 2019

					-								School Tax	pove S ac	
	Total	Total Enrolled Acres	rolled es	Enrolled Acre	Acres	Enrolled Farm	Total Red	Total Exempt Reduction	M	School Tax Rate		Total Mun Taxes	Total HS Total Non	Total HS Total NonHS	Total
Town Name	Parcels	Homestead NonHS	NonHS	Forest Agricultural	ricultural	Bldg Value	Homestead	NonHS	Tax Rate	Tax Rate Tax Rate	Tax Rate	Saved	Saved	Saved	Saved
Windsor	39	1,888 1,495	1,495	2,641	742	117,560	2,897,965	2,020,672	1.5532	1.5532 1.4196 1.5362	1.5362	76,396	41,140	31,042 148,578	148,578
Winhall	25	316	1,878	2,032	161	0	670,500	4,545,400	0.4122	0.4122 1.7102 1.6458	1.6458	21,500	11,467	74,808	107,775
Wolcott	121	4,317	8,241	11,104	1,454	76,800	4,581,050	9,342,550	0.7597	0.7597 1.6060 1.5858	1.5858	105,778	73,572	148,154	327,504
Woodbury	72	2,161	11,586	13,269	478	0	1,870,300	5,221,100	0.5610	1.6361 1.5443	1.5443	39,783	30,600	80,629	151,012
Woodford	2	0	571	552	19	0	0	583,400	0.1187	0.1187 1.3029 1.4947	1.4947	692	0	8,720	9,412
Woodstock	188	3,310	13,023	13,421	2,911	1,303,600	11,182,300 54,380,900	54,380,900	0.4323	1.6515 1.6302		283,430 184,676	184,676	886,517 1,354,623	354,623
Worcester	06	2,982	8,537	11,005	514	200	3,411,876	5,935,862	0.6117	0.6117 1.7909 1.6292	1.6292	57,180 61,103	61,103	96,707	214,990

School Taxes Saved	Homestead Nonhomestead	\$13,015,777 \$34,578,390
Exempt Reduction	Homestead Nonhomestead	\$836,455,703 \$2,175,285,533
Program Acreage		729,696 1,788,226 \$836,4
Tomostono T	Nonhomostood Totals	MOIIIOIIIGAIGAA TOTAIS

	Progr	Program Acreage		Exempt	Reduction	School Taxes Saved	Saved		
nomestead and onhomestead Totals	Homeste 729,696	Homestead Nonhomestead 729,696 1,788,226		Homestead 3,455,703	Homestead Nonhomestead \$836,455,703 \$2,175,285,533	Homestead Nonhomestead \$13,015,777 \$34,578,390	onhomestead 34,578,390		
STATE TOTALS	Total No. Parcels	Total Acreage	Total Forest	Total Agricultural	Total Enrolled Farm Bldg Value	Total Reduction Amount	Total Mun Tax Saved	Total State Ed Total Taxes Tax Saved Saved	Total Taxes Saved
	19,086	2,517,916	1,966,683	551,231		\$3	\$16,507,284	\$47,594,167	\$64,101,451

### **Equalization Study Based on 2020 Grand Lists**

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

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

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

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

Figure 1. Change in CLA

CLA CHANGE	<-20%	-20 to -17.5%	-17.5 to -15%	-15 to -12.5%	-12.5% to -10%	-10 to -7.5%	-7.5 to -5%	-5 to -2.5%	-2.5 to 0%	0 to 2.5%	2.5 to 5%	5 to 7.5%	7.5 to 10%	10 to 12.5%	12.5 to 15%	15 to 17.5%	17.5 to 20%	>20%
2020				1	1	2	16	81	99	40	9	4		1		1		
2019					4	3	17	64	105	40	11	5	3				1	1
2018			1	2		6	8	66	108	48	9	2	1	3				
2017			1			4	4	42	102	63	29	5	2	2	1	1		
2016			1	2	1	4	7	36	103	59	27	9	4	1	1			
2015				1	0	2	6	32	97	78	23	11	3	0	1	0	1	
2014	1	0	1	0	5	2	8	23	76	79	35	14	6	1	3	0	0	1
2013	1	0	0	2	2	5	7	27	48	78	55	17	9	1	4	2	0	2

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

The study methodology is covered in the first section of this report, "Property Tax Administration for 2020 Tax Year," and is also described in detail in the document titled "Introduction to Vermont's Equalization Study," available at https://tax.vermont.gov/research-and-reports/reports/equalization-study.

By January 1 of each year, the director of PVR must notify the town clerk and the board of listers of each municipality of the equalized education property value and COD for the municipality. The Secretary of the Agency of Education is notified of these values annually by April 1. 32 V.S.A §5406.

Per §5408, a municipality may petition the Director of Property Valuation and Review for a redetermination of the municipality's equalized education property value and coefficient of dispersion.

A total of 13 towns appealed the results of the 2019 Equalization Study.

Figure 2. Equalized Education Grand List

	_	ualized Educa Effective Janu				
		Addis	son			
Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Addison	2006	803	2,069,917	98.91	10.20	2,092,720
Bridport	2010	657	1,450,842	92.13	11.53	1,574,820
Bristol	2018	1,564	3,391,468	92.25	9.53	3,676,250
Cornwall	2009	616	2,150,193	93.59	17.54	2,297,370
Ferrisburgh	2013	1,553	5,404,151	98.22	16.27	5,502,310
Goshen	2009	140	266,074	93.38	9.55	284,930
Granville	2008	312	403,598	95.92	8.39	420,780
Hancock	2016	255	340,384	105.25	8.51	323,400
Leicester	2020	772	1,832,446	96.90	4.69	1,891,040
Lincoln	2010	723	1,781,455	106.60	12.74	1,671,230
Middlebury	2019	2,758	9,640,210	100.00	7.21	9,640,110
Monkton	2017	963	2,559,480	93.09	10.96	2,749,370
New Haven	2013	892	2,911,178	91.42	11.87	3,184,340
Orwell	2011	741	1,489,343	98.70	6.64	1,508,990
Panton	2012	325	1,039,889	97.24	13.46	1,069,420
Ripton	2011	402	654,364	89.78	12.36	728,890
Salisbury	2012	750	1,955,656	87.88	12.73	2,225,280
Shoreham	2007	722	1,464,767	98.30	11.48	1,490,100
Starksboro	2016	918	1,691,686	93.07	15.23	1,817,640
Vergennes	2007	966	2,291,053	91.79	11.61	2,495,980
Waltham	2019	224	541,767	97.03	8.01	558,360
Weybridge	2006	388	1,349,415	96.62	21.09	1,396,580
Whiting	2012	214	375,036	105.29	14.44	356,180
County Totals		17,658	47,054,372			48,956,090

### Bennington

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Arlington	2006	1,375	3,160,470	107.36	14.37	2,943,800
Bennington	2008	5,303	9,477,701	93.80	15.62	10,103,930
Dorset	2008	1,483	7,023,677	103.02	17.17	6,817,750
Glastenbury	2008	9	33,840	95.11	3.70	35,580
Landgrove	2020	200	979,790	98.41	5.71	995,620
Manchester	2013	2,834	11,836,925	100.22	13.55	11,811,160
North Bennir	2008	418	710,166	93.59	15.62	758,790
Peru	2015	731	2,141,293	100.91	11.89	2,121,890
Pownal	2011	1,708	2,729,223	103.78	14.50	2,629,800
Readsboro	2010	699	1,049,626	108.23	24.67	969,830
Rupert	2019	550	1,347,221	103.67	8.04	1,299,550
Sandgate	2006	346	641,351	102.22	16.66	627,450
Searsburg	2010	161	432,746	101.19	13.37	427,670
Shaftsbury	2010	1,486	3,468,892	103.98	13.59	3,335,980
Shaftsbury II	2010	291	602,469	102.20	13.59	589,500
Stamford	2010	691	968,469	92.07	23.75	1,051,870
Sunderland	2017	677	1,508,319	98.80	20.16	1,526,580
Winhall	2010	1,883	6,977,367	98.24	15.13	7,102,320
Woodford	2020	457	571,115	100.93	6.94	565,840
County Totals		21,302	55,660,660			55,714,910

### Caledonia

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Barnet	2020	1,112	2,440,337	99.59	5.63	2,450,340
Burke	2015	1,254	2,680,250	93.70	15.94	2,860,340
Danville	2006	1,524	3,033,098	98.65	18.13	3,074,700
Groton	2019	748	1,288,777	101.17	13.15	1,273,880
Hardwick	2016	1,470	1,885,411	94.15	11.99	2,002,570
Kirby	2019	350	578,785	102.26	5.89	566,010
Lyndon	2011	2,235	3,718,315	96.61	13.60	3,848,720
Newark	2020	703	912,283	100.90	3.96	904,160
Peacham	2019	672	1,370,392	103.62	10.28	1,322,560
Ryegate	2009	740	1,328,238	100.42	16.05	1,322,670
Sheffield	2012	506	570,359	92.02	16.86	619,840
St. Johnsbur	2020	2,860	5,026,783	99.06	5.88	5,074,500
Stannard	2007	171	180,881	90.45	14.19	199,980
Sutton	2009	594	1,011,262	108.33	22.96	933,480
Walden	2014	732	951,465	96.72	20.33	983,770
Waterford	2005	817	1,871,258	97.39	16.98	1,921,390
Wheelock	2013	573	629,329	98.85	11.88	636,680
County Totals		17,061	29,477,223			29,995,590

Chittenden

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bolton	2016	756	1,288,800	89.61	10.70	1,438,240
Buels Gore	2006	26	30,670	92.63	9.62	33,110
* Burlington	2005	10,437	37,844,462	72.12	12.18	52,471,460
Charlotte	2016	1,778	9,287,752	94.99	12.00	9,777,870
Colchester	2011	6,952	21,978,244	86.24	10.41	25,485,970
Essex Town	2006	7,847	26,818,433	89.05	7.77	30,116,750
Hinesburg	2017	1,992	6,270,402	93.90	10.74	6,677,890
Huntington	2015	906	2,160,937	89.88	10.79	2,404,130
Jericho	2016	2,085	6,774,506	93.09	7.25	7,277,010
* Milton	2006	4,403	11,753,653	91.57	9.98	12,836,120
Richmond	2008	1,720	4,732,091	85.65	15.26	5,525,040
Shelburne	2011	2,923	15,647,905	91.47	12.48	17,106,390
* South Burling	2006	7,648	30,650,578	86.10	8.35	35,597,280
St. George	2018	353	804,184	84.80	15.13	948,320
Underhill	2014	1,326	4,000,573	89.37	11.24	4,476,550
Westford	2009	940	2,486,995	89.80	11.17	2,769,630
Williston	2016	4,198	20,551,243	92.03	8.33	22,330,200
* Winooski	2007	1,782	5,700,516	79.57	12.09	7,163,930
County Totals	i	58,072	208,781,944			244,435,890

<sup>\*</sup> Municipality has active TIF district. For more information, refer to introduction preceding this report.

Essex

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bloomfield	2014	260	301,842	104.02	8.16	290,190
Brighton	2009	1,053	1,397,231	108.09	16.30	1,292,670
Brunswick	2011	126	121,101	94.67	6.68	127,920
Canaan	2008	657	897,799	108.02	14.84	831,160
Concord	2019	1,004	1,160,039	98.22	9.61	1,181,020
East Haven	2010	226	259,624	92.62	14.69	280,310
* Essex Count	20163	437	659,374	97.28	18.74	677,840
Granby	2010	135	190,207	99.80	10.31	190,600
Guildhall	2009	269	363,270	103.80	19.46	349,960
Lemington	2020	131	175,555	104.00	9.37	168,810
Lunenburg	2017	979	1,082,289	100.20	19.97	1,080,100
Maidstone	2019	363	662,284	94.99	5.09	697,190
Norton	2014	271	311,838	90.40	8.93	344,960
Victory	2010	140	185,162	101.12	9.54	183,100
County Totals		6,051	7,767,615			7,695,830

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

### Franklin

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bakersfield	2009	704	1,183,152	93.03	13.35	1,271,860
Berkshire	2008	732	1,307,916	102.30	13.89	1,278,460
Enosburgh	2007	1,304	2,132,872	97.31	13.82	2,191,740
Fairfax	2005	1,933	4,585,487	85.93	9.65	5,336,090
Fairfield	2008	1,020	1,810,789	87.55	18.65	2,068,290
Fletcher	2005	721	1,250,474	86.34	18.43	1,448,330
Franklin	2012	960	1,600,019	96.10	11.88	1,664,870
Georgia	2006	2,116	6,015,711	89.80	10.22	6,698,870
Highgate	2008	1,707	4,075,613	97.41	11.41	4,184,000
Montgomery	2014	938	1,628,269	101.36	13.78	1,606,460
Richford	2006	1,112	1,656,043	112.34	18.58	1,474,200
Sheldon	2009	905	2,372,328	94.20	15.93	2,518,460
* St. Albans Ci	2011	2,247	5,102,868	89.23	13.54	5,718,810
St. Albans To	2008	3,281	9,097,270	95.02	10.74	9,573,870
Swanton	2007	3,288	6,643,812	98.39	9.98	6,752,210
County Totals		22,968	50,462,623			53,786,520

<sup>\*</sup> Municipality has active TIF district. For more information, refer to introduction preceding this report.

### Equalized Education Grand List Effective January 1, 2021 Grand Isle

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Alburgh	2011	1,820	2,838,938	101.67	18.54	2,792,380
Grand Isle	2008	1,290	4,365,969	95.41	16.09	4,576,040
Isle La Motte	2018	869	1,266,055	97.11	6.07	1,303,770
North Hero	2014	1,061	3,030,787	92.86	16.09	3,263,870
South Hero	2019	1,226	4,861,786	97.28	9.16	4,997,600
County Totals		6,266	16,363,535			16,933,660

### Equalized Education Grand List Effective January 1, 2021

### Lamoille

		Lamo	ollie			
Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Belvidere	2008	276	309,592	91.61	22.34	337,950
Cambridge	2017	1,986	5,099,177	91.65	12.55	5,564,050
Eden	2014	875	1,289,722	93.09	16.16	1,385,530
Elmore	2012	638	1,617,953	99.36	17.86	1,628,360
Hyde Park	2018	1,488	2,767,550	92.65	10.90	2,987,160
Johnson	2020	1,329	2,318,446	99.25	5.56	2,335,900
Morristown	2007	2,420	6,468,327	94.39	14.36	6,852,980
Stowe	2012	3,865	22,435,287	87.51	15.91	25,638,210
Waterville	2010	377	546,052	91.97	18.84	593,750
Wolcott	2014	953	1,536,257	94.21	13.07	1,630,680
County Totals		14,207	44,388,363			48,954,570

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bradford	2018	1,273	2,255,328	95.74	10.21	2,355,630
Braintree	2020	693	1,086,521	101.13	8.47	1,074,380
Brookfield	2007	868	1,628,842	100.86	14.60	1,614,990
Chelsea	2016	780	1,291,474	97.84	11.92	1,319,950
Corinth	2017	999	1,496,221	102.41	13.45	1,460,970
Fairlee	2011	668	2,108,058	91.51	11.85	2,303,640
Newbury	2018	1,379	1,995,907	100.32	13.84	1,989,450
Orange	2009	609	1,014,232	96.36	15.59	1,052,530
Randolph	2006	2,059	4,504,371	100.95	11.17	4,462,110
Strafford	2014	683	1,858,313	97.67	17.06	1,902,570
Thetford	2012	1,398	3,543,427	92.18	9.46	3,843,990
Topsham	2008	841	1,092,143	100.72	14.24	1,084,380
Tunbridge	2010	869	1,632,773	103.22	15.37	1,581,820
Vershire	2005	497	695,620	91.33	12.45	761,680
Washington	2019	684	1,047,695	97.85	8.04	1,070,730
Wells River	2018	182	275,479	101.56	13.84	271,240
West Fairlee	2013	423	709,658	101.71	12.97	697,740
Williamstowr	2019	1,603	3,659,563	101.37	10.08	3,610,020
County Totals		16,508	31,895,625			32,457,820

### Orleans

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Albany	2008	646	1,013,680	106.49	14.83	951,900
Barton	2012	1,203	1,575,287	93.72	16.34	1,680,930
Brownington	2008	670	849,831	107.97	14.10	787,130
Charleston	2019	738	1,114,820	98.66	6.96	1,129,920
Coventry	2008	584	1,246,473	97.08	14.53	1,284,000
Craftsbury	2018	759	1,376,992	97.44	9.62	1,413,120
Derby	2020	2,561	5,284,489	99.43	7.09	5,314,540
Glover	2017	864	1,420,821	98.56	19.19	1,441,620
Greensboro	2014	892	2,503,144	95.66	15.03	2,616,810
Holland	2006	510	574,138	89.09	12.83	644,480
Irasburg	2006	670	1,140,113	99.36	14.99	1,147,470
Jay	2015	899	3,215,688	103.27	9.29	3,113,950
Lowell	2014	686	826,163	94.18	19.16	877,240
Morgan	2019	854	1,662,677	98.26	9.97	1,692,120
Newport City	2017	2,010	3,207,362	96.55	12.57	3,321,950
Newport Tov	2009	974	1,952,331	106.04	14.79	1,841,070
Orleans ID	2012	385	508,680	93.56	16.34	543,680
Troy	2012	990	1,371,996	97.33	16.36	1,409,620
Westfield	2020	452	723,597	102.32	5.87	707,210
Westmore	2015	689	1,540,281	106.36	16.03	1,448,170
County Totals		18,036	33,108,563			33,366,930

### Rutland

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Benson	2011	625	1,042,514	99.29	10.51	1,050,000
Brandon	2020	1,924	3,450,677	98.56	5.54	3,501,030
Castleton	2015	2,349	4,866,509	93.74	10.90	5,191,730
Chittenden	2017	729	1,739,067	96.54	12.64	1,801,480
Clarendon	2019	1,240	2,530,687	99.22	7.55	2,550,650
Danby	2006	801	1,778,740	112.17	24.62	1,585,700
Fair Haven	2009	1,154	1,837,200	110.98	11.86	1,655,450
Hubbardton	2016	700	1,092,093	95.47	12.08	1,143,900
Ira	2013	279	452,038	96.09	11.19	470,420
Killington	2011	2,930	7,305,984	89.24	20.36	8,186,850
Mendon	2005	806	1,768,446	96.65	14.75	1,829,830
Middletown 5	2006	477	891,610	98.75	12.92	902,890
Mount Holly	2010	1,206	2,759,723	106.43	16.61	2,592,920
Mount Tabor	2006	142	228,517	102.82	2.82	222,240
Pawlet	2016	800	1,735,725	105.84	16.43	1,640,020
Pittsfield	2009	498	1,025,455	109.15	13.68	939,500
Pittsford	2016	1,428	3,245,072	94.69	11.65	3,427,220
Poultney	2011	1,686	3,307,705	97.50	15.46	3,392,570
Proctor	2017	738	1,219,937	99.87	8.46	1,221,530
Rutland City	2006	5,875	9,674,637	93.39	17.91	10,358,900
Rutland Tow	2013	1,894	6,372,379	100.02	10.21	6,371,120
Shrewsbury	2010	680	1,553,914	98.83	10.30	1,572,280
Sudbury	2012	481	951,659	109.40	15.54	869,920
Tinmouth	2016	443	794,237	98.25	14.06	808,420
Wallingford	2018	1,153	2,304,102	99.42	9.89	2,317,500
Wells	2015	975	1,815,184	94.87	16.95	1,913,340
West Haven	2007	167	315,908	96.57	10.70	327,130
West Rutlan	2019	1,003	2,112,635	105.64	3.75	1,999,850
County Totals		33,183	68,172,354			69,844,390

Washington

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
* Barre City	2006	3,145	5,119,782	94.97	12.28	5,390,830
Barre Town	2004	3,545	6,485,114	79.47	15.38	8,159,980
Berlin	2008	1,471	4,693,769	108.77	13.35	4,315,140
Cabot	2020	851	1,629,047	97.25	7.71	1,675,150
Calais	2015	974	2,044,498	93.93	14.80	2,176,630
Duxbury	2015	726	1,661,459	90.25	10.66	1,840,960
East Montpe	2009	1,193	3,074,747	94.18	11.74	3,264,780
Fayston	2017	1,172	3,767,405	92.63	11.61	4,067,180
Marshfield	2006	793	1,214,171	87.95	15.13	1,380,550
Middlesex	2017	908	2,302,940	95.89	12.01	2,401,580
Montpelier	2010	2,927	8,464,917	84.44	10.32	10,025,050
Moretown	2012	928	2,261,975	92.94	16.35	2,433,910
Northfield	2015	1,880	3,268,670	91.96	16.78	3,554,420
Plainfield	2009	595	1,164,376	91.16	13.37	1,277,330
Roxbury	2010	577	762,207	102.19	18.31	745,840
Waitsfield	2006	1,086	3,770,574	96.09	16.88	3,923,930
Warren	2012	3,155	7,284,511	92.40	16.32	7,883,680
Waterbury	2014	2,243	7,630,974	91.80	12.26	8,312,470
Woodbury	2007	861	1,316,897	98.33	17.31	1,339,200
Worcester	2007	474	936,556	99.55	15.10	940,780
County Totals		29,504	68,854,589			75,109,390

<sup>\*</sup> Municipality has active TIF district. For more information, refer to introduction preceding this report.

### Windham

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Athens	2010	248	366,711	111.59	9.95	328,630
Brattleboro	2010	4,294	11,107,855	98.81	13.25	11,242,060
Brookline	2007	330	723,256	100.45	13.32	719,990
Dover	2010	3,423	9,787,976	101.58	14.33	9,635,360
Dummerstor	2006	1,007	2,672,566	101.74	14.84	2,626,760
Grafton	2009	602	1,605,885	109.54	16.99	1,465,980
Guilford	2017	1,078	2,422,246	97.34	12.17	2,488,410
Halifax	2010	640	1,298,424	108.55	29.96	1,196,140
Jamaica	2018	1,237	2,568,023	96.69	13.68	2,655,940
Londonderry	2018	1,536	4,090,270	97.36	6.95	4,201,120
Marlboro	2018	655	1,535,453	105.95	13.49	1,449,290
Newfane	2017	1,265	2,495,083	96.42	13.76	2,587,760
Putney	2014	999	2,424,878	96.74	11.82	2,506,650
Rockingham	2017	2,097	4,571,975	95.55	16.53	4,784,880
Somerset	2014	33	133,235	98.85	6.05	134,790
Stratton	2016	1,591	7,777,541	95.80	14.47	8,118,360
Townshend	2013	1,000	1,883,702	99.79	13.52	1,887,690
Vernon	2019	892	4,027,999	105.62	4.12	3,813,650
Wardsboro	2019	1,003	1,518,315	95.08	12.44	1,596,890
Westminster	2013	1,569	2,882,877	95.75	16.83	3,010,940
Whitingham	2016	1,131	2,671,165	100.64	16.56	2,654,050
Wilmington	2020	3,067	7,513,727	100.31	10.61	7,490,180
Windham	2015	525	987,856	97.83	16.92	1,009,800
County Totals		30,222	77,067,018			77,605,320

Windsor

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Andover	2018	563	1,519,435	101.05	15.11	1,503,690
Baltimore	2007	115	201,994	97.08	3.75	208,070
Barnard	2019	810	2,771,531	93.26	8.29	2,971,920
Bethel	2007	1,119	1,989,137	101.80	8.25	1,954,050
Bridgewater	2019	726	1,802,585	96.50	7.83	1,867,960
Cavendish	2019	1,126	2,660,887	100.25	7.68	2,654,180
Chester	2020	1,810	3,949,098	100.84	4.72	3,916,120
* Hartford	2017	5,500	13,927,699	93.33	11.61	14,923,170
Hartland	2019	1,552	4,494,685	100.60	13.50	4,468,070
Ludlow	2012	3,502	13,511,481	92.59	16.07	14,593,390
Norwich	2016	1,566	7,554,348	90.28	11.84	8,367,420
Plymouth	2019	1,190	2,350,859	96.97	8.92	2,424,310
Pomfret	2009	586	2,523,408	107.50	13.12	2,347,250
Reading	2017	512	1,269,625	108.83	12.13	1,166,630
Rochester	2012	913	1,666,665	102.98	12.45	1,618,430
Royalton	2009	1,300	2,642,442	94.98	12.52	2,782,200
Sharon	2011	770	1,583,231	94.93	11.33	1,667,810
Springfield	2018	3,742	5,328,704	94.78	9.61	5,622,320
Stockbridge	2020	741	1,149,374	101.36	6.61	1,133,900
Weathersfiel	2008	1,614	3,312,038	93.11	18.00	3,557,180
West Winds	2013	882	2,619,143	95.79	15.41	2,734,130
Weston	2005	633	1,998,670	96.86	17.48	2,063,480
Windsor	2009	1,354	2,470,344	98.67	13.36	2,503,740
Woodstock	2016	1,880	8,862,541	90.39	17.80	9,805,000
County Totals		34,506	92,159,924			96,854,420

<sup>\*</sup> Municipality has active TIF district. For more information, refer to introduction preceding this report.

STATE TOTALS: 325,544 831,214,408 891,711,330

Figure 3. 2020 Summary of Listed Values and Equalized Education Values by Category

### 2020 Summary of Listed Values and Equalized Education Values by Category

Category	Property Count	Listed Value	Equalized Values
R1	155,558	35,629,744,331	39,376,477,210
R2	54,406	18,248,973,600	18,676,145,180
MHU	9,879	261,782,440	275,019,352
MHL	10,572	1,098,847,129	1,139,176,599
S1	10,354	1,859,656,036	1,925,501,135
S2	5,796	921,996,715	936,657,950
сомм	14,588	9,190,005,063	9,861,191,362
CMA	2,251	1,629,095,878	1,946,197,461
IND	886	1,261,730,810	1,349,713,078
UE	1,044	3,395,224,464	3,445,332,312
UO	141	318,835,183	346,674,835
FRM	2,638	864,184,025	892,539,070
отн	23,300	5,891,228,320	6,349,433,564
WOOD	6,690	484,926,844	493,201,564
MISC	27,441	1,942,401,124	2,035,067,232
CABLE		122,808,338	122,808,338
INVENTORY		Exempt	Exempt
MACH and EQUIP		Exempt	Exempt
STATE TOTALS:	325,544	83,121,440,300	89,171,136,243

Figure 4. 2020 Summary of Education Equalized Values



### 2020 Summary of Education Equalized Values

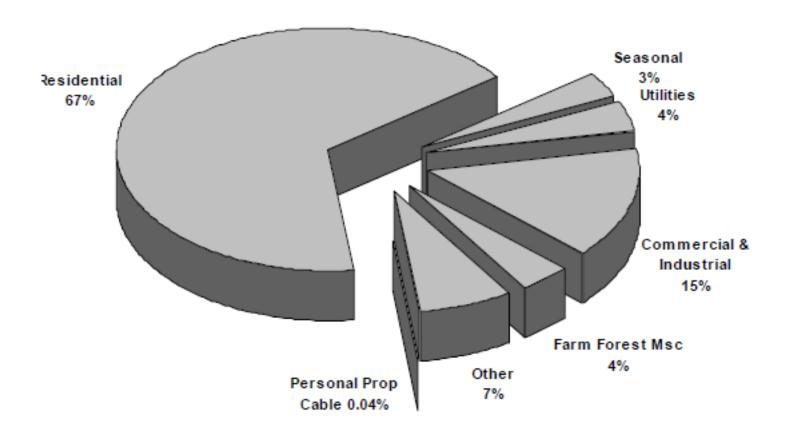
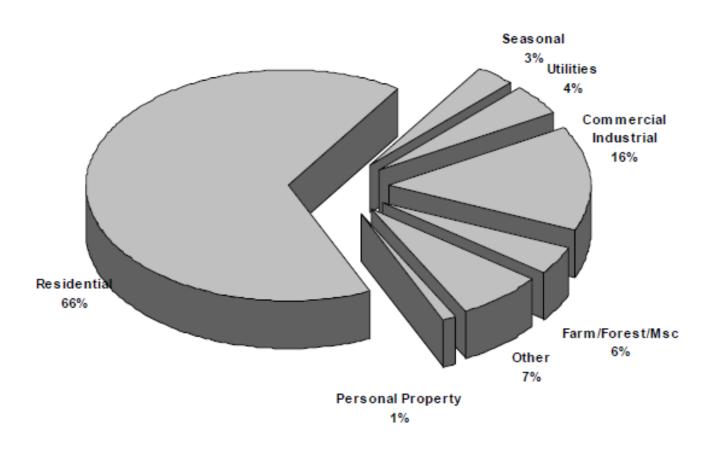


Figure 5. 2020 Summary of Listed Values and Equalized Municipal Values by Category

2020 Summary of Listed Values and Equalized Municipal Values by Category								
Category	Property Count	Listed Value	Equalized Values					
R1	155,558	35,567,309,242	39,309,270,400					
R2	54,406	18,222,573,393	18,648,736,592					
MHU	9,879	260,354,420	273,515,179					
MHL	10,572	1,094,198,529	1,134,354,048					
S1	10,354	1,859,141,086	1,924,960,098					
S2	5,796	920,888,515	935,537,602					
сомм	14,588	9,320,619,097	9,999,950,478					
CMA	2,251	1,658,575,777	1,979,396,301					
IND	886	1,260,298,846	1,349,500,851					
UE	1,044	3,589,545,300	3,652,312,692					
uo	141	330,302,068	358,518,673					
FRM	2,638	855,100,077	882,752,758					
отн	23,300	5,889,282,420	6,347,324,872					
WOOD	6,690	483,562,324	491,900,789					
MISC	27,441	1,943,023,384	2,035,967,094					
CABLE		46,890,297	46,890,297					
INVENTORY		108,192,151	108,192,151					
MACH and EQUIP		868,771,971	868,771,971					
STATE TOTALS:	325,544	84,278,628,897	90,347,852,846					

Figure 6. 2020 Summary of Municipal Equalized Values

### 2020 Summary of Municipal Equalized Values



### **Statutory Exemptions**

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

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

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

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

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

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

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

<sup>&</sup>lt;sup>1</sup> (Added 2013, No. 73, § 29, eff. June 5, 2013.)

Figure 1. 2020 Statutory Exemptions—Parcel Counts and Total Value

Addison

	Parcel (	Counts	Count	Counts by Valuation Type		
	by Tax		Assessed	Insurance	Undeter-	
Town Name	2019	2020	Value	Value	mined	Total Valu
Addison	33	33	33	0	0	13,385,700
Bridport	22	22	21	0	1	4,665,800
Bristol	118	117	106	11	0	49,478,400
Cornwall	15	16	10	6	0	5,824,500
Ferrisburgh	52	53	43	9	1	23,993,300
Goshen	5	5	5	0	0	916,700
Granville	11	11	10	1	0	1,296,800
Hancock	7	7	7	0	0	692,600
Leicester	15	15	9	6	0	4,568,200
Lincoln	18	18	18	0	0	4,875,600
Middlebury	218	221	171	7	43	468,709,800
Monkton	29	29	29	0	0	2,728,200
New Haven	25	25	21	4	0	6,297,200
Orwell	34	34	34	0	0	7,301,960
Panton	15	15	15	0	0	3,894,700
Ripton	28	28	26	2	0	43,313,100
Salisbury	17	17	17	0	0	7,637,000
Shoreham	33	33	24	9	0	8,535,500
Starksboro	37	37	37	0	0	7,181,600
Vergennes	46	46	4	42	0	66,142,671
Waltham	3	3	2	1	0	2,954,000
Weybridge	22	23	22	1	0	6,151,400
Whiting	14	14	7	6	1	4,777,000
County Totals	817	822	671	105	46	\$745,321,731

	Parcel (	Counts	Count	Counts by Valuation Type		
	by Tax	Year	Assessed	Insurance	Undeter-	
Town Name	2019	2020	Value	Value	mined	Total Value
Arlington	48	48	48	0	0	23,856,200
Bennington	235	235	230	2	3	218,621,000
Dorset	58	58	58	0	0	26,564,800
Glastenbury	0	0	0	0	0	0
Landgrove	19	19	17	2	0	4,344,200
Manchester	83	83	82	0	1	75,146,920
North Bennington	29	29	29	0	0	5,431,500
Peru	18	17	16	1	0	7,588,200
Pownal	50	52	33	18	1	14,316,700
Readsboro	73	81	81	0	0	13,692,000
Rupert	24	25	25	0	0	8,383,500
Sandgate	7	7	7	0	0	388,400
Searsburg	5	5	5	0	0	140,000
Shaftsbury	36	38	37	0	1	11,573,800
Shaftsbury ID	2	2	2	0	0	48,800
Stamford	17	20	18	2	0	4,598,600
Sunderland	22	22	20	1	1	2,566,400
Winhall	108	108	108	0	0	37,523,000
Woodford	13	14	13	1	0	30,913,100
County Totals	847	863	829	27	7	\$485,697,120

Caledonia

	Parcel (		Count	s by Valuati	on Type	
Town Name	by Tax	2020	Assessed Value	Insurance Value	Undeter- mined	Total Valu
	2019					
Barnet	44	42	40	0	2	10,449,600
Burke	28	29	29	0	0	17,564,100
Danville	51	52	48	0	4	12,710,936
Groton	47	48	47	0	1	11,448,300
Hardwick	66	67	67	0	0	27,291,700
Kirby	6	6	6	0	0	351,800
Lyndon	120	121	121	0	0	143,593,098
Newark	13	13	10	2	1	5,513,900
Peacham	35	35	35	0	0	10,404,100
Ryegate	28	28	23	5	0	2,599,800
Sheffield	13	13	11	2	0	8,516,900
St. Johnsbury	185	175	153	22	0	159,730,600
Stannard	8	8	8	0	0	3,101,200
Sutton	19	19	19	0	0	7,808,100
Walden	12	12	12	0	0	9,015,500
Waterford	19	19	13	6	0	10,190,900
Wheelock	17	16	16	0	0	3,727,100

Chittenden

	Parcel (	Counts	Count	Counts by Valuation Type		
	by Tax		Assessed	Insurance	Undeter-	
Town Name	2019	2020	Value	Value	mined	Total Value
Bolton	20	20	20	0	0	16,640,900
Buels Gore	0	0	0	0	0	0
Burlington	392	398	396	0	2	1,678,211,100
Charlotte	32	30	30	0	0	25,319,700
Colchester	166	166	166	0	0	190,454,900
Essex Town	143	143	143	0	0	177,311,500
Hinesburg	55	57	57	0	0	20,818,300
Huntington	20	20	20	0	0	8,949,100
Jericho	48	48	38	10	0	99,095,600
Milton	71	86	83	3	0	39,892,460
Richmond	36	37	34	3	0	27,862,600
Shelburne	72	74	73	0	1	116,498,000
South Burlington	144	148	118	30	0	210,170,500
St. George	8	8	6	2	0	1,025,300
Underhill	38	38	30	8	0	23,924,600
Westford	20	20	20	0	0	5,478,100
Williston	116	118	113	4	1	102,349,499
Winooski	43	43	21	22	0	44,229,600
County Totals	1,424	1,454	1,368	82	4	\$2,788,231,759

	Parcel Counts		Count	s by Valuati	on Type	
	by Tax	Year	Assessed	Insurance	Undeter-	
Town Name	2019	2020	Value	Value	mined	Total Value
Averill	0	0	0	0	0	0
Averys Gore	0	0	0	0	0	0
Bloomfield	22	22	22	0	0	3,255,900
Brighton	45	46	40	4	2	11,643,322
Brunswick	22	25	25	0	0	2,884,300
Canaan	43	42	42	0	0	13,728,800
Concord	32	30	30	0	0	4,113,300
East Haven	10	10	10	0	0	1,292,700
Ferdinand	7	7	7	0	0	13,260,100
Granby	10	10	10	0	0	915,000
Guildhall	16	16	15	1	0	1,454,800
Lemington	13	13	13	0	0	1,184,400
Lewis	10	10	10	0	0	4,748,100
Lunenburg	37	37	37	0	0	8,620,300
Maidstone	12	12	11	1	0	5,244,600
Norton	12	12	10	2	0	4,200,300
Victory	24	24	24	0	0	12,774,200
Warners Grant	0	0	0	0	0	0
Warren Gore	0	0	0	0	0	0
County Totals	315	316	306	8	2	\$89,320,122

	Parcel C	ounts	Count	s by Valuati	on Type	
	by Tax		Assessed	Insurance	Undeter-	
Town Name	2019	2020	Value	Value	mined	Total Value
Bakersfield	20	21	10	11	0	8,065,200
Berkshire	17	17	8	9	0	2,658,700
Enosburgh	63	63	34	29	0	39,821,500
Fairfax	46	37	34	3	0	14,849,900
Fairfield	38	42	32	10	0	8,437,828
Fletcher	15	15	10	5	0	2,929,800
Franklin	20	21	12	9	0	8,586,400
Georgia	37	38	36	2	0	13,319,100
Highgate	56	57	44	13	0	43,853,500
Montgomery	28	28	15	13	0	13,429,700
Richford	62	63	60	0	3	43,153,600
Sheldon	24	26	12	14	0	7,528,700
St. Albans City	69	70	38	32	0	220,088,800
St. Albans Town	46	46	20	25	1	62,973,400
Swanton	62	62	51	11	0	66,879,700
County Totals	603	606	416	186	4	\$556,575,828

Grand Isle

	Parcel C	Parcel Counts		Counts by Valuation Type			
	by Tax Year		Assessed	Insurance	Undeter-		
Town Name	2019	2020	Value	Value	mined	Total Value	
Alburgh	49	48	30	18	0	16,095,700	
Grand Isle	32	28	23	5	0	33,088,500	
Isle La Motte	22	22	22	0	0	5,570,700	
North Hero	30	30	28	2	0	20,445,200	
South Hero	31	32	22	10	0	14,533,200	

### 2020 Statutory Exemptions Parcel Counts and Total Value

Lamoille

	Parcel 0	Counts	Count	s by Valuati	on Type	
Town Name	by Tax 2019	Year 2020	Assessed Value	Insurance Value	Undeter- mined	Total Value
Belvidere	15	15	10	5	0	5,081,700
Cambridge	55	56	44	9	3	39,705,393
Eden	31	31	31	0	0	8,346,590
Elmore	12	12	11	1	0	5,355,600
Hyde Park	43	43	35	8	0	74,180,000
Johnson	62	62	59	2	1	97,951,200
Morristown	98	98	97	1	0	59,948,900
Stowe	68	67	66	0	1	58,809,800
Waterville	12	12	1	11	0	5,823,300
Wolcott	44	44	39	5	0	7,177,200
County Totals	440	440	393	42	5	\$362,359,683

	Parcel Counts		Count	s by Valuation	on Type	
T N	by Tax		Assessed Value	Insurance Value	Undeter- mined	Total Walan
Town Name	2019	2020	value	value	minea	Total Value
Bradford	53	53	53	0	0	17,803,000
Braintree	18	18	14	4	0	4,211,200
Brookfield	23	23	15	8	0	7,173,600
Chelsea	26	30	18	11	1	16,300,500
Corinth	23	23	23	0	0	1,901,700
Fairlee	22	22	22	0	0	12,464,100
Newbury	60	60	60	0	0	8,010,800
Orange	21	21	18	3	0	7,537,400
Randolph	90	89	58	28	3	208,324,220
Strafford	24	24	22	2	0	8,980,800
Thetford	58	58	37	21	0	53,700,242
Topsham	11	11	10	1	0	10,027,100
Tunbridge	39	39	38	1	0	8,011,200
Vershire	13	15	14	0	1	5,243,700
Washington	27	27	25	2	0	6,322,000
Wells River	27	27	27	0	0	2,779,200
West Fairlee	24	25	21	4	0	3,327,300
Williamstown	35	36	27	7	2	32,155,750
County Totals	594	601	502	92	7	\$414,273,812

	Parcel (	Counts	Count	Counts by Valuation Type			
		by Tax Year		Assessed Insurance	Undeter-		
Town Name	2019	2020	Value	Value	mined	Total Valu	
Albany	20	19	19	0	0	4,292,10	
Barton	43	43	43	0	0	17,153,90	
Brownington	20	20	19	0	1	3,881,40	
Charleston	22	22	22	0	0	5,752,90	
Coventry	32	32	18	14	0	4,513,90	
Craftsbury	29	29	27	2	0	2,830,30	
Derby	78	81	81	0	0	41,690,00	
Glover	29	29	28	1	0	5,591,70	
Greensboro	27	27	24	2	1	10,149,40	
Holland	7	7	3	4	0	5,015,90	
Irasburg	14	14	11	3	0	5,736,90	
Jay	20	24	24	0	0	5,996,60	
Lowell	18	19	19	0	0	5,070,60	
Morgan	18	19	19	0	0	1,923,60	
Newport City	82	83	82	0	1	71,198,74	
Newport Town	19	19	19	0	0	3,382,40	
Orleans ID	19	19	19	0	0	7,207,10	
Troy	49	50	50	0	0	5,573,80	
Westfield	17	17	10	6	1	7,882,20	
Westmore	23	22	21	0	1	7,897,10	
County Totals	586	595	558	32	5	\$222,740,540	

	Parcel (			Counts by Valuation Type			
Town Name		2020	Assessed Value	Insurance Value	Undeter- mined	Total Valu	
Benson	20	20	19	0	1	7,007,000	
Brandon	59	71	55	16	0	45,976,700	
Castleton	90	90	88	0	2	119,632,400	
Chittenden	31	30	23	5	2	30,969,600	
Clarendon	36	38	38	0	0	13,533,900	
Danby	27	27	26	1	0	2,296,800	
Fair Haven	65	66	65	0	1	35,012,000	
Hubbardton	26	26	21	5	0	3,487,800	
Ira	9	9	9	0	0	2,149,100	
Killington	59	59	59	0	0	17,493,670	
Mendon	41	41	41	0	0	8,776,60	
Middletown Springs	14	14	14	0	0	2,290,10	
Mount Holly	25	25	25	0	0	4,749,95	
Mount Tabor	10	10	10	0	0	26,082,80	
Pawlet	21	21	21	0	0	5,428,31	
Pittsfield	18	19	16	3	0	23,889,50	
Pittsford	46	46	45	0	1	22,528,10	
Poultney	38	41	41	0	0	83,698,40	
Proctor	39	39	39	0	0	27,786,63	
Rutland City	236	231	220	0	11	330,193,76	
Rutland City Rutland Town	34	35	30	5	0	26,333,40	
Shrewsbury	19	20	20	0	0	9,239,70	
Sudbury	14	14	8	6	0	2,982,37	
Tinmouth Wallingford	10	10	10	0	0	2,017,90	
Wallingford	35	36	34	1	1	18,810,000	
Wells	17	17	17	0	0	2,412,200	
West Haven	13	13	13	0	0	681,400	
West Rutland	54	54	54	0	0	22,150,300	

Washington

	Parcel (	Counts	Count	s by Valuation	on Type		
	by Tax	Year	Assessed	Insurance	Undeter-		
Town Name	2019	2020	Value	Value	mined	Total Value	
Barre City	221	218	213	3	2	209,827,430	
Barre Town	131	132	129	2	1	111,954,100	
Berlin	84	82	82	0	0	108,371,100	
Cabot	41	41	30	11	0	4,688,900	
Calais	26	25	25	0	0	3,007,900	
Duxbury	20	20	20	0	0	33,291,800	
East Montpelier	46	46	34	12	0	48,372,200	
Fayston	20	21	21	0	0	12,251,000	
Marshfield	37	37	35	0	2	13,283,300	
Middlesex	34	35	34	1	0	10,694,900	
Montpelier	109	108	108	0	0	205,251,100	
Moretown	29	30	28	1	1	6,496,300	
Northfield	106	106	35	71	0	418,061,400	
Plainfield	33	33	20	12	1	32,603,700	
Roxbury	21	21	14	7	0	8,887,200	
Waitsfield	45	45	45	0	0	13,689,000	
Warren	38	38	32	6	0	10,058,700	
Waterbury	48	49	49	0	0	246,920,900	
Woodbury	21	21	15	6	0	7,160,100	
Worcester	20	21	17	4	0	14,426,500	
County Totals	1,130	1,129	986	136	7	\$1,519,297,530	

Windham

	Parcel Counts		Count	s by Valuation	on Type		
Town Name	by Tax 2019	Year 2020	Assessed Value	Insurance Value	Undeter- mined	Total Value	
Athens	11	10	10	0	0	1,941,400	
Brattleboro	230	227	214	0	13	204,203,532	
Brookline	9	9	9	0	0	764,840	
Dover	40	41	41	0	0	15,655,330	
Dummerston	30	30	30	0	0	9,555,800	
Grafton	16	19	19	0	0	6,533,900	
Guilford	24	24	23	1	0	7,762,370	
Halifax	17	17	17	0	0	1,956,100	
Jamaica	61	60	60	0	0	5,755,800	
Londonderry	39	40	40	0	0	12,750,300	
Marlboro	19	19	17	0	2	4,178,200	
Newfane	46	45	45	0	0	8,362,100	
Putney	51	50	49	1	0	123,420,400	
Rockingham	89	88	86	1	1	96,999,946	
Somerset	0	0	0	0	0	0	
Stratton	19	18	18	0	0	27,858,600	
Townshend	36	36	35	1	0	26,446,200	
Vernon	34	34	30	4	0	21,849,200	
Wardsboro	30	33	29	4	0	3,923,530	
Westminster	36	37	22	14	1	69,705,600	
Whitingham	27	27	27	0	0	7,118,800	
Wilmington	82	81	57	23	1	27,072,711	
Windham	12	12	11	1	0	1,466,600	
County Totals	958	957	889	50	18	\$685,281,259	

Windsor

	Parcel	Counts	Count	s by Valuatio	on Type		
Town Name	by Ta: 2019	x Year 2020	Assessed Value	Insurance Value	Undeter- mined	Total Value	
Andover	26	25	25	0	0	3,013,000	
Baltimore	3	3	1	2	0	147,800	
Barnard	42	42	42	0	0	8,739,100	
Bethel	65	66	66	0	0	13,542,400	
Bridgewater	25	25	25	0	0	4,559,500	
Cavendish	37	37	31	6	0	7,327,900	
Chester	55	55	55	0	0	27,686,400	
Hartford	192	196	194	1	1	128,935,450	
Hartland	39	39	29	10	0	20,439,800	
Ludlow	58	57	57	0	0	22,787,800	
Norwich	56	56	56	0	0	38,564,000	
Plymouth	42	42	42	0	0	14,549,240	
Pomfret	20	20	19	0	1	10,682,541	
Reading	33	33	30	3	0	12,071,396	
Rochester	39	39	28	11	0	16,223,600	
Royalton	62	62	61	0	1	17,341,150	
Sharon	32	31	31	0	0	12,341,600	
Springfield	146	151	138	12	1	109,677,069	
Stockbridge	53	56	53	3	0	7,077,500	
Weathersfield	46	47	45	2	0	19,872,300	
West Windsor	26	26	26	0	0	9,019,900	
Weston	22	22	21	0	1	9,541,320	
Windsor	57	59	40	19	0	96,373,974	
Woodstock	75	77	75	0	2	63,525,400	
County Totals	1,251	1,266	1,190	69	7	\$674,040,140	
STATE TOTALS:	10,946	11,034	9,952	943	139	\$9,974,500,861	

# **Property Tax Reduction Payments**

Households with income in 2019 of less than \$138,250 were eligible to receive property tax credits applied to their 2020-2021(FY21) property tax bills. Almost 70% of Vermont resident households received a credit this year.

The education credit amount is equal to the difference between the housesite (residence and up to two surrounding acres) education property taxes for the prior year and education taxes based on income, both of which are tied to per-pupil education spending. Households with income under \$47,000 may also receive an additional credit to their education property taxes based on income as prescribed in statute, regardless of per-pupil spending amounts. The total amount of foregone revenue to the education fund in FY21 for these credits is in the "Education Property Tax Credit" column in **Figure 1**. Households with income of \$47,000 or less are also eligible for a municipal tax credit if the housesite municipal property taxes for the prior year exceeded the applicable percentage of income prescribed in statute. The state general fund reimburses municipalities for the revenue lost due to the municipal tax credit.

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

Figure 1. Education Property Tax Adjustments by Year

	Education Property Tax Credit	Municipal Property Tax Credit	Total	% Change
2020	171,206,976	16,594,156	187,801,132	2.57%
	*please note re	port form at change	from 2018-2019.	
	School Property Tax Adjustemnt	Circuit Breaker	Total	
2019	166,739,409	16,347,668	183,087,077	1.54%
2018	158,404,367	21,898,863	180,303,230	-4.59%
2017	165,982,509	22,989,536	188,972,045	2.32%
2016	161,682,400	23,004,392	184,686,791	7.01%
2015	150,629,373	21,961,680	172,591,053	3.28%
2014	145,667,879	21,443,241	167,111,120	5.53%
2013	137,532,417	20,821,834	158,354,251	2.81%
2012	134,703,320	19,327,021	154,030,341	-5.44%
2011	142,955,566	19,937,335	162,892,901	-1.65%
2010	145,309,090	20,321,655	165,630,745	6.98%
2009	135,850,961	18,968,027	154,818,988	16.96%
2008	115,395,480	16,973,707	132,369,187	1.32%
2007	114,675,634	15,971,405	130,647,039	

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

Figure 2. Tax Year 2020 Property Tax Reduction Payment Summary 1

				Add	lisor	n County						
		Education				verage	Municipal				Average	
		Tax Credit	E	ducation Tax	Εd	lucation	Tax Credit	1	Municipal Tax	Ν	<b>funicipal</b>	Adjustment
Town	Housesites	Recipients		Credits	(	Credit	Recipients <sup>3</sup>		Credits		Credit	Coverage
Addison	431	336	\$	689,492	\$	2,052	47	\$	24,293	\$	517	78.0%
Bridport	351	256	\$	401,294	\$	1,568	44	\$	27,820	\$	632	72.9%
Bristol	1,030	801	\$	1,230,888	\$	1,537	206	\$	150,760	\$	732	77.8%
Cornwall	360	216	\$	414,544	\$	1,919	32	\$	15,642	\$	489	60.0%
Ferrisburgh	869	627	\$	1,300,234	\$	2,074	42	\$	10,913	\$	260	72.2%
Goshen	72	57	\$	72,576	\$	1,273	21	\$	13,918	\$	663	79.2%
Granville	92	65	\$	65,728	\$	1,011	12	\$	4,089	\$	341	70.7%
Hancock	104	72	\$	68,879	\$	957	11	\$	2,905	\$	264	69.2%
Leicester	338	254	\$	333,305	\$	1,312	24	\$	4,507	\$	188	75.1%
Lincoln	445	337	\$	513,882	\$	1,525	79	\$	41,678	\$	528	75.7%
Middlebury	1,623	1,128	\$	1,935,462	\$	1,716	265	\$	217,620	\$	821	69.5%
Monkton	680	503	\$	850,610	\$	1,691	56	\$	17,878	\$	319	74.0%
New Haven	555	413	\$	747,431	\$	1,810	50	\$	17,116	\$	342	74.4%
Orwell	404	306	\$	443,988	\$	1,451	61	\$	26,161	\$	429	75.7%
Panton	196	148	\$	305,336	\$	2,063	32	\$	22,238	\$	695	75.5%
Ripton	195	132	\$	187,591	\$	1,421	20	\$	7,289	\$	364	67.7%
Salisbury	351	264	\$	465,574	\$	1,764	23	\$	9,042	\$	393	75.2%
Shoreham	380	287	\$	465,958	\$	1,624	65	\$	35,314	\$	543	75.5%
Starksboro	568	425	\$	593,245	\$	1,396	74	\$	27,905	\$	377	74.8%
Vergennes	655	526	\$	814,494	\$	1,548	144	\$	106,721	\$	741	80.3%
Waltham	159	101	\$	149,237	\$	1,478	16	\$	3,593	\$	225	63.5%
Weybridge	270	170	\$	288,416	\$	1,697	27	\$	9,704	\$	359	63.0%
Whiting	118	91	\$	115,013	\$	1,264	23	\$	16,547	\$	719	77.1%
Total	10,246	7,515	\$	12,453,177	\$	1,657	1,374	\$	813,653	\$	592	73.3%

#### Notes:

- 1. Property Tax Adjustments are applied for at the same time as Personal Income Tax returns for Tax Year 2019 and are applied to 2020 2021 (fiscal year 2021) property taxes. Both School Property Tax Adjustments (Prebates) and Circuit Breaker Adjustments (Homeowner Rebates) are calculated on prior year household income and housesite property taxes paid.
- 2. A housesite is the owner-occupied residence and surrounding land, up to two acres. This column reports the number of housesites in a town as reported on Homestead Declarations received before October 15, 2020. (For property enrolled in Current Use only, a housite may contain more than one dwelling on the same two acres.)
- 3. Circuit Breaker Adjustment is calculated on education property taxes remaining after education fund adjustment and municipal taxes for claimants with Household Income of \$47,000 or less. Also called, "Homeowner Rebate," "Rebate," or "Additional Adjustment."

68

				Benn	ingt	on Coun	ty						
		Education			A	verage	]	Municipal				Average	
		Tax Credit	E	ducation Tax	Ed	lucation	7	Tax Credit	N	funicipal Tax	M	<b>[unicipal</b>	Adjustment
Town	Housesites	Recipients		Credits	(	Credit	I	Recipients <sup>3</sup>		Credits		Credit	Coverage
Arlington	699	516	\$	858,925	\$	1,665		56	\$	12,484	\$	223	73.8%
Bennington	3,005	2,131	\$	2,059,627	\$	967		874	\$	616,212	\$	705	70.9%
Dorset	564	353	\$	781,851	\$	2,215		54	\$	17,467	\$	323	62.6%
Glastenbury	2	*	*		*		*		*		*		*
Landgrove	51	24	\$	70,351	\$	2,931	*		*		*		47.1%
Manchester	1,083	713	\$	1,459,774	\$	2,047		68	\$	20,792	\$	306	65.8%
N. Bennington ID	232	146	\$	159,733	\$	1,094		55	\$	46,970	\$	854	62.9%
Peru	128	84	\$	183,760	\$	2,188	*		*		*		65.6%
Pownal	936	696	\$	736,953	\$	1,059		150	\$	53,480	\$	357	74.4%
Readsboro	225	149	\$	147,098	\$	987		63	\$	44,353	\$	704	66.2%
Rupert	229	176	\$	276,143	\$	1,569		44	\$	18,281	\$	415	76.9%
Sandgate	129	96	\$	86,593	\$	902		36	\$	21,554	\$	599	74.4%
Searsburg	35	23	\$	28,377	\$	1,234	*		*		*		65.7%
Shaftsbury	1,178	871	\$	1,060,036	\$	1,217		97	\$	30,898	\$	319	73.9%
Stamford	289	193	\$	226,037	\$	1,171		64	\$	35,897	\$	561	66.8%
Sunderland	345	237	\$	263,599	\$	1,112		42	\$	16,361	\$	390	68.7%
Winhall	279	177	\$	400,207	\$	2,261		29	\$	14,261	\$	492	63.4%
Woodford	111	76	\$	105,098	\$	1,383	*		*		*		68.5%
Total	9,520	6,661	\$	8,904,162	\$	1,337		1,632	\$	949,010	\$	582	70.0%

				Cale	doni	ia Count	y					
		Education			A	verage	Municipal			I	Average	
		Tax Credit	Εd	lucation Tax	Ed	ucation	Tax Credit	N	funicipal Tax	M	unicipal	Adjustment
Town	Housesites	Recipients		Credits	(	Credit	Recipients <sup>3</sup>		Credits		Credit	Coverage
Barnet	526	353	\$	487,578	\$	1,381	91	\$	48,939	\$	538	67.1%
Burke	492	357	\$	431,701	\$	1,209	71	\$	29,074	\$	409	72.6%
Danville	773	523	\$	730,516	\$	1,397	85	\$	37,554	\$	442	67.7%
Groton	307	195	\$	216,531	\$	1,110	41	\$	18,823	\$	459	63.5%
Hardwick	803	541	\$	578,762	\$	1,070	243	\$	173,284	\$	713	67.4%
Kirby	168	107	\$	141,823	\$	1,325	20	\$	11,338	\$	567	63.7%
Lyndon	1,296	937	\$	887,874	\$	948	250	\$	129,265	\$	517	72.3%
Newark	199	136	\$	144,366	\$	1,062	41	\$	12,913	\$	315	68.3%
Peacham	251	176	\$	291,052	\$	1,654	41	\$	22,855	\$	557	70.1%
Ryegate	379	255	\$	307,333	\$	1,205	57	\$	25,323	\$	444	67.3%
Sheffield	221	131	\$	106,148	\$	810	*	*		*		59.3%
St. Johnsbury	1,550	1,008	\$	850,863	\$	844	417	\$	278,148	\$	667	65.0%
Stannard	68	44	Ś	41,305	\$	939	20	\$	8,981	\$	449	64.7%
Sutton	305	221	Ś	287,134	\$	1,299	71	\$	30,523	\$	430	72.5%
Walden	321	211	\$	219,058	\$	1,038	52	\$	21,404	\$	412	65.7%
Waterford	456	315	Ś	474,445	\$	1,506	44	ġ	13,611	ġ	309	69.1%
Wheelock	251	170	Ś	184,463	\$	1,085	47	Ś	21,738	Ś	463	67.7%
Total	8,366	5,680	\$	6,380,952	\$	1,123	1,591	\$	883,773	\$	555	67.9%

 $<sup>^{\</sup>ast}$  Indicates suppressed data (cells of 10 or fewer returns). State totals include supressed data.

				Chit	tend	en Coun	ty						
		Education			A	verage	Mu	nicipal			A	verage	
		Tax Credit	E	ducation Tax	Εċ	lucation	Tax	Credit	M	Iunicipal Tax	M	unicipal	Adjustment
Town	Housesites	Recipients		Credits	(	Credit	Reci	ipients <sup>3</sup>		Credits	(	Credit	Coverage
Bolton	404	258	\$	301,317	\$	1,168		39	\$	17,903	\$	459	63.9%
Buels Gore	7	*	*		*		*		*		*		*
Burlington	5,947	4,113	\$	8,705,010	\$	2,116		1,008	\$	900,826	\$	894	69.2%
Charlotte	1,181	580	\$	1,252,206	\$	2,159		31	\$	9,156	\$	295	49.1%
Colchester	4,551	3,156	\$	4,849,411	\$	1,537		466	\$	241,681	\$	519	69.3%
Essex Junction	2,669	1,934	\$	3,115,743	\$	1,611		356	\$	321,103	\$	902	72.5%
Essex Town	3,363	2,280	\$	3,679,435	\$	1,614		249	\$	121,543	\$	488	67.8%
Hinesburg	1,449	959	\$	1,544,253	\$	1,610		128	\$	67,187	\$	525	66.2%
Huntington	673	489	\$	786,905	\$	1,609		121	\$	88,200	\$	729	72.7%
Jericho	1,666	1,090	\$	1,842,374	\$	1,690		114	\$	43,782	\$	384	65.4%
Milton	3,194	2,522	\$	3,725,263	\$	1,477		325	\$	131,148	\$	404	79.0%
Richmond	1,291	806	\$	1,256,849	\$	1,559		149	\$	108,256	\$	727	62.4%
Shelburne	2,138	1,088	\$	2,052,475	\$	1,886		130	\$	59,847	\$	460	50.9%
South Burlington	5,106	3,343	\$	5,934,742	\$	1,775		449	\$	214,770	\$	478	65.5%
St. George	230	130	\$	179,674	\$	1,382	*		*		*		56.5%
Underhill	1,054	710	\$	1,236,284	\$	1,741		85	\$	42,784	\$	503	67.4%
Westford	678	472	\$	694,603	\$	1,472		71	\$	46,748	\$	658	69.6%
Williston	3,088	1,875	\$	3,347,657	\$	1,785		71	\$	17,981	\$	253	60.7%
Winooski	1,060	867	\$	1,404,920	\$	1,620		224	\$	270,396	\$	1,207	81.8%
Total	39,749	26,672	\$	45,909,121	\$	1,721		4,016	\$	2,703,311	\$	673	67.1%

				Es	sex	County							
		Education			A	verage	1	Municipal				Average	
		Tax Credit	E	ducation Tax	Ed	lucation	1	Tax Credit	Ν	funicipal Tax	N	funicipal	Adjustment
Town	Housesites	Recipients		Credits	(	Credit	F	Recipients <sup>3</sup>		Credits		Credit	Coverage
Averill	10	*	*		*		*		*		*		*
Avery's Gore	0	0	\$	-	\$	-		0	\$	-	\$	-	0.0%
Bloomfield	77	47	\$	50,794	\$	1,081	*		*		*		61.0%
Brighton	312	208	\$	224,803	\$	1,081		76	\$	37,470	\$	493	66.7%
Brunswick	32	26	\$	24,410	\$	939	*		*		*		81.3%
Canaan	297	182	\$	167,033	\$	918		53	\$	19,240	\$	363	61.3%
Concord	374	265	\$	284,361	\$	1,073		65	\$	26,636	\$	410	70.9%
East Haven	96	68	\$	56,731	\$	834		19	\$	7,082	\$	373	70.8%
Ferdinand	4	*	*		*		*		*		*		0.0%
Granby	31	18	\$	10,740	\$	597	*		*		*		58.1%
Guildhall	98	57	\$	38,169	\$	670		19	\$	8,040	\$	423	58.2%
Lemington	33	22	\$	24,643	\$	1,120	*		*		*		66.7%
Lewis	0	0	\$	-	\$	-		0	\$	-	\$	-	0.0%
Lunenburg	361	239	\$	178,482	\$	747		44	\$	14,368	\$	327	66.2%
Maidstone	86	57	\$	78,038	\$	1,369	*		*		*		66.3%
Norton	54	41	\$	49,113	\$	1,198	*		*		*		75.9%
Victory	28	24	\$	39,175	\$	1,632	*		*		*		85.7%
Warner's Grant	0	0	\$	-	\$	-		0	\$	-	\$	-	0.0%
Warren's Gore	2	*	*		*		*		*		*		0.0%
Total	1,895	1,254	\$	1,226,492	\$	978		276	\$	112,836	\$	409	66.2%

				Fran	nkli	n County						
		Education			A	verage	Municipal			1	Average	
		Tax Credit	E	ducation Tax	Εd	lucation	Tax Credit	N	funicipal Tax	M	[unicipal	Adjustment
Town	Housesites	Recipients		Credits	(	Credit	Recipients <sup>3</sup>		Credits		Credit	Coverage
Bakersfield	426	327	\$	344,453	\$	1,053	38	\$	11,623	\$	306	76.8%
Berkshire	456	345	\$	359,640	\$	1,042	67	\$	20,385	\$	304	75.7%
Enosburgh	709	499	\$	446,259	\$	894	156	\$	96,768	\$	620	70.4%
Fairfax	1,552	1,145	\$	1,253,998	\$	1,095	109	\$	41,449	\$	380	73.8%
Fairfield	598	431	\$	576,085	\$	1,337	90	\$	40,469	\$	450	72.1%
Fletcher	469	353	\$	546,209	\$	1,547	83	\$	49,874	\$	601	75.3%
Franklin	447	316	\$	338,215	\$	1,070	21	\$	4,505	\$	215	70.7%
Georgia	1,547	1,199	\$	1,815,504	\$	1,514	52	\$	11,764	\$	226	77.5%
Highgate	1,041	851	\$	1,040,422	\$	1,223	72	\$	14,858	\$	206	81.7%
Montgomery	394	304	\$	356,037	\$	1,171	62	\$	17,439	\$	281	77.2%
Richford	552	380	\$	276,847	\$	729	131	\$	63,783	\$	487	68.8%
Sheldon	633	510	\$	553,945	\$	1,086	49	\$	12,369	\$	252	80.6%
St. Albans City	1,290	973	\$	1,110,112	\$	1,141	279	\$	159,927	\$	573	75.4%
St. Albans Town	1,984	1,473	\$	2,040,902	\$	1,386	132	\$	39,501	\$	299	74.2%
Swanton	1,950	1,539	\$	1,966,476	\$	1,278	172	\$	83,459	\$	485	78.9%
Total	14,048	10,645	\$	13,025,104	\$	1,224	1,513	\$	668,173	\$	442	75.8%

				Gran	ıd I	sle County	y					
		Education			A	Average	Municipal				Average	
		Tax Credit	E	ducation Tax	E	ducation	Tax Credit	N	funicipal Tax	N	Municipal	Adjustment
Town	Housesites	Recipients		Credits		Credit	Recipients <sup>3</sup>		Credits		Credit	Coverage
Alburgh	597	413	\$	614,542	\$	1,488	72	\$	22,552	\$	313	69.2%
Grand Isle	682	474	\$	851,863	\$	1,797	33	\$	8,330	\$	252	69.5%
Isle La Motte	192	145	\$	254,103	\$	1,752	20	\$	4,883	\$	244	75.5%
North Hero	339	242	\$	458,498	\$	1,895	15	\$	5,983	\$	399	71.4%
South Hero	577	370	\$	858,932	\$	2,321	54	\$	29,993	\$	555	64.1%
Total	2,387	1,644	\$	3,037,938	\$	1,848	194	\$	71,741	\$	370	68.9%

				Lan	ıoill	le County						
		Education			A	Average	Municipal				Average	
		Tax Credit	E	lucation Tax	E	lucation	Tax Credit	Ν	funicipal Tax	N	<b>funicipal</b>	Adjustment
Town	Housesites	Recipients		Credits		Credit	Recipients <sup>3</sup>		Credits		Credit	Coverage
Belvidere	115	87	\$	103,889	\$	1,194	16	\$	6,977	\$	436	75.7%
Cambridge	1,025	782	\$	1,073,029	\$	1,372	93	\$	32,487	\$	349	76.3%
Eden	398	271	\$	296,202	\$	1,093	54	\$	21,940	\$	406	68.1%
Elmore	307	217	\$	352,983	\$	1,627	29	\$	7,702	\$	266	70.7%
Hyde Park	962	715	\$	905,015	\$	1,266	214	\$	111,201	\$	520	74.3%
Johnson	724	538	\$	594,383	\$	1,105	167	\$	92,484	\$	554	74.3%
Morristown	1,417	1,041	\$	1,479,498	\$	1,421	333	\$	250,257	\$	752	73.5%
Stowe	1,185	660	\$	1,521,410	\$	2,305	130	\$	86,865	\$	668	55.7%
Waterville	242	180	\$	254,833	\$	1,416	30	\$	9,675	\$	323	74.4%
Wolcott	511	399	\$	586,728	\$	1,470	131	\$	65,215	\$	498	78.1%
Total	6,886	4,890	\$	7,167,970	\$	1,466	1,197	\$	684,803	\$	572	71.0%

				Ora	nnge	County						
		Education			A	verage	Municipal				Average	
		Tax Credit	Εċ	lucation Tax	Ed	ucation	Tax Credit	N	funicipal Tax	M	[unicipal	Adjustment
Town	Housesites	Recipients		Credits	(	Credit	Recipients <sup>3</sup>		Credits		Credit	Coverage
Bradford	708	497	\$	581,954	\$	1,171	144	\$	85,288	\$	592	70.2%
Braintree	403	296	\$	323,100	\$	1,092	85	\$	47,822	\$	563	73.4%
Brookfield	429	292	\$	413,792	\$	1,417	44	\$	14,939	\$	340	68.1%
Chelsea	366	254	\$	298,634	\$	1,176	73	\$	29,625	\$	406	69.4%
Corinth	444	308	\$	310,404	\$	1,008	85	\$	35,112	\$	413	69.4%
Fairlee	284	215	\$	425,398	\$	1,979	40	\$	23,517	\$	588	75.7%
Newbury	563	393	\$	494,584	\$	1,258	93	\$	41,999	\$	452	69.8%
Orange	371	290	\$	306,761	\$	1,058	62	\$	20,689	\$	334	78.2%
Randolph	1,178	838	\$	1,042,730	\$	1,244	231	\$	134,949	\$	584	71.1%
Strafford	383	272	\$	511,927	\$	1,882	73	\$	49,090	\$	672	71.0%
Thetford	914	642	\$	1,262,576	\$	1,967	159	\$	112,250	\$	706	70.2%
Topsham	368	246	\$	213,477	\$	868	67	\$	28,038	\$	418	66.8%
Tunbridge	460	317	\$	447,346	\$	1,411	90	\$	51,286	\$	570	68.9%
Vershire	225	171	\$	276,807	\$	1,619	54	\$	31,505	\$	583	76.0%
Washington	359	268	\$	299,727	\$	1,118	49	\$	18,731	\$	382	74.7%
Wells River	74	50	\$	40,160	\$	803	26	\$	28,585	\$	1,099	67.6%
West Fairlee	192	131	\$	200,979	\$	1,534	38	\$	18,141	\$	477	68.2%
Williamstown	1,065	771	\$	813,507	\$	1,055	120	\$	38,794	\$	323	72.4%
Total	8,786	6,251	\$	8,263,863	\$	1,322	1,533	\$	810,360	\$	529	71.1%

#### Notes:

- \* Indicates suppressed data (cells of 10 or fewer returns). State totals include supressed data.
- 1. Property Tax Adjustments are applied for at the same time as Personal Income Tax returns for Tax Year 2019 and are applied to 2020 2021 (fiscal year 2021) property taxes. Both School Property Tax Adjustments (Prebates) and Circuit Breaker Adjustments (Homeowner Rebates) are calculated on prior year household income and housesite property taxes paid.
- 2. A housesite is the owner-occupied residence and surrounding land, up to two acres. This column reports the number of housesites in a town as reported on Homestead Declarations received before October 15, 2020. (For property enrolled in Current Use only, a housite may contain more than one dwelling on the same two acres.)
- 3. Circuit Breaker Adjustment is calculated on education property taxes remaining after education fund adjustment and municipal taxes for claimants with Household Income of \$47,000 or less. Also called, "Homeowner Rebate," "Rebate," or "Additional Adjustment."

				Orl	ean	s County							
		Education			A	verage	]	Municipal			I	Average	
		Tax Credit	Ed	lucation Tax	Ed	lucation		Fax Credit	N	funicipal Tax	M	<b>[unicipal</b>	Adjustment
Town	Housesites	Recipients		Credits	(	Credit	I	Recipients <sup>3</sup>		Credits		Credit	Coverage
Albany	321	250	\$	254,161	\$	1,017		62	\$	23,420	\$	378	77.9%
Barton	562	424	\$	368,124	\$	868		139	\$	90,587	\$	652	75.4%
Brownington	318	231	\$	210,008	\$	909		70	\$	31,921	\$	456	72.6%
Charleston	339	235	\$	210,479	\$	896		65	\$	19,582	\$	301	69.3%
Coventry	313	224	\$	245,838	\$	1,097	*		*		*		71.6%
Craftsbury	371	267	\$	418,819	\$	1,569		52	\$	16,540	\$	318	72.0%
Derby	1,471	1,027	\$	1,000,005	\$	974		126	\$	43,322	\$	344	69.8%
Glover	367	270	\$	293,996	\$	1,089		62	\$	30,053	\$	485	73.6%
Greensboro	249	176	\$	303,487	\$	1,724		63	\$	38,389	\$	609	70.7%
Holland	214	148	\$	143,435	\$	969		55	\$	29,421	\$	535	69.2%
Irasburg	375	280	\$	257,744	\$	921		48	\$	16,713	\$	348	74.7%
Jay	165	121	\$	172,398	\$	1,425		14	\$	4,727	\$	338	73.3%
Lowell	268	203	\$	188,340	\$	928	*		*		*		75.7%
Morgan	242	173	\$	222,367	\$	1,285	*		*		*		71.5%
Newport City	976	673	\$	559,751	\$	832		287	\$	206,058	\$	718	69.0%
Newport Town	481	340	\$	462,818	\$	1,361		79	\$	29,706	\$	376	70.7%
Orleans	226	137	\$	85,019	\$	621		68	\$	38,826	\$	571	60.6%
Troy	486	353	\$	378,815	\$	1,073		74	\$	27,417	\$	371	72.6%
Westfield	185	136	\$	158,006	\$	1,162		46	\$	20,038	\$	436	73.5%
Westmore	147	117	\$	166,806	\$	1,426		31	\$	16,511	\$	533	79.6%
Total	8,076	5,785	\$	6,100,416	\$	1,055		1,341	\$	683,231	\$	509	71.6%

		Education			A	verage	Municipal				Average	
		Tax Credit	E	ducation Tax		•	Tax Credit	М	unicipal Tax		lunicipal	Adjustmer
Town	Housesites	Recipients		Credits		Credit	Recipients <sup>3</sup>		Credits		Credit	Coverage
Benson	283	169	\$	171,911	\$	1,017	48	\$	21,626	\$	451	59,7
Brandon	1,129	800	Ś	850,453	\$	1,063	278	Ś	193,785	Ś	697	70.9
Castleton	1,071	740	Ś	934,805	\$	1,263	82	ś	26,050	Ś	318	69.1
Chittenden	405	291	Ś	399,459	\$	1,373	44	\$	21,642	\$	492	71.9
Clarendon	799	599	\$	801,108	\$	1,337	75	\$	26,644	\$	355	75.0
Danby	361	251	\$	306,662	\$	1,222	56	\$	24,351	\$	435	69.5
Fair Haven	683	472	\$	436,241	\$	924	184	\$	113,490	\$	617	69.1
Hubbardton	238	177	\$	215,518	\$	1,218	49	\$	30,864	\$	630	74.4
Ira	145	99	\$	125,666	\$	1,269	14	\$	5,338	\$	381	68.3
Killington	266	189	\$	383,242	\$	2,028	37	\$	21,267	\$	575	71.1
Mendon	366	230	\$	329,771	\$	1,434	41	\$	28,658	\$	699	62.8
Middletown Springs	275	213	\$	286,837	\$	1,347	59	\$	31,413	\$	532	77.5
Mount Holly	426	317	\$	526,756	\$	1,662	36	\$	11,821	\$	328	74.4
Mount Tabor	55	44	\$	69,818	\$	1,587	*	*		*		80.0
Pawlet	418	295	\$	414,111	\$	1,404	54	\$	19,084	\$	353	70.6
Pittsfield	161	121	\$	145,265	\$	1,201	24	\$	10,244	\$	427	75.2
Pittsford	912	574	\$	593,352	\$	1,034	125	\$	42,826	\$	343	62.9
Poultney	776	524	\$	584,826	\$	1,116	109	\$	41,065	\$	377	67.5
Proctor	495	300	\$	265,167	\$	884	111	\$	61,558	\$	555	60.6
Rutland City	3,410	2,079	\$	1,689,699	\$	813	997	\$	1,136,086	\$	1,140	61.0
Rutland Town	1,242	832	\$	1,129,318	\$	1,357	13	\$	2,981	\$	229	67.0
Shrewsbury	365	256	\$	361,349	\$	1,412	29	\$	12,521	\$	432	70.1
Sudbury	199	141	\$	177,797	\$	1,261	10	\$	2,697	\$	270	70.9
Tinmouth	187	138	\$	190,731	\$	1,382	35	\$	18,746	\$	536	73.8
Wallingford	656	483	\$	616,953	\$	1,277	55	\$	15,969	\$	290	73.6
Wells	391	277	\$	306,541	\$	1,107	36	\$	12,828	\$	356	70.8
West Haven	82	66	\$	76,048	\$	1,152	23	\$	18,364	\$	798	80.5
West Rutland	646	374	\$	302,351	\$	808	97	\$	32,301	\$	333	57.9
Total	16,442	11,051	\$	12,691,755	\$	1,148	2,721	\$	1,984,219	\$	729	67.2

	Washington County											
		Education			A	verage	Municipal				Average	
		Tax Credit	E	ducation Tax	Ed	lucation	Tax Credit	Ν	funicipal Tax	N	funicipal	Adjustment
Town	Housesites	Recipients		Credits	(	Credit	Recipients <sup>3</sup>		Credits		Credit	Coverage
Barre City	1,737	1,188	\$	877,186	\$	738	543	\$	698,741	\$	1,287	68.4%
Barre Town	2,687	1,856	\$	1,750,909	\$	943	384	\$	183,815	\$	479	69.1%
Berlin	819	586	\$	878,718	\$	1,500	123	\$	51,624	\$	420	71.6%
Cabot	444	335	\$	540,474	\$	1,613	95	\$	42,769	\$	450	75.5%
Calais	553	424	\$	806,467	\$	1,902	118	\$	72,639	\$	616	76.7%
Duxbury	461	346	\$	595,876	\$	1,722	67	\$	29,365	\$	438	75.1%
East Montpelier	845	579	\$	1,039,801	\$	1,796	86	\$	45,217	\$	526	68.5%
Fayston	420	287	\$	620,626	\$	2,162	25	\$	9,429	\$	377	68.3%
Marshfield	477	335	\$	488,117	\$	1,457	61	\$	31,428	\$	515	70.2%
Middlesex	620	415	\$	766,500	\$	1,847	58	\$	25,882	\$	446	66.9%
Montpelier	1,943	1,391	\$	2,064,706	\$	1,484	369	\$	422,709	\$	1,146	71.6%
Moretown	580	413	\$	638,963	\$	1,547	44	\$	18,429	\$	419	71.2%
Northfield	1,091	718	\$	668,533	\$	931	194	\$	111,145	\$	573	65.8%
Plainfield	386	283	\$	447,342	\$	1,581	84	\$	46,929	\$	559	73.3%
Roxbury	223	149	\$	216,364	\$	1,452	47	\$	33,220	\$	707	66.8%
Waitsfield	528	359	\$	780,876	\$	2,175	64	\$	38,166	\$	596	68.0%
Warren	527	364	\$	782,949	\$	2,151	62	\$	34,762	\$	561	69.1%
Waterbury	1,465	967	\$	1,668,463	\$	1,725	126	\$	64,282	\$	510	66.0%
Woodbury	326	242	\$	340,296	\$	1,406	40	\$	13,856	\$	346	74.2%
Worcester	313	244	\$	405,290	\$	1,661	46	\$	20,966	\$	456	78.0%
Total	16,445	11,481	\$	16,378,456	\$	1,427	2,636	\$	1,995,373	\$	757	69.8%

				Win	dhai	n Count							
		Education			A	verage	Munici	pal			1	Average	
		Tax Credit	E	ducation Tax	Ed	ucation	Tax Cre		M	unicipal Tax	M	unicipal	Adjustmen
Town	Housesites	Recipients		Credits	(	Credit	Recipier	ıts³		Credits		Credit	Coverage
Athens	127	97	\$	126,384	\$	1,303		57	\$	52,344	\$	918	76.4
Brattleboro	2,395	1,732	\$	2,405,063	\$	1,389		634	\$	693,900	\$	1,094	72.3
Brookline	163	124	\$	243,283	\$	1,962		24	\$	7,368	\$	307	76.1
Dover	410	326	\$	631,306	\$	1,937		68	\$	25,750	\$	379	79.5
Dummerston	649	456	\$	781,967	\$	1,715		41	\$	11,184	\$	273	70.3
Grafton	202	146	\$	300,300	\$	2,057		41	\$	34,099	\$	832	72.3
Guilford	658	491	\$	819,010	\$	1,668		151	\$	102,101	\$	676	74.6
Halifax	274	206	\$	230,382	\$	1,118		76	\$	58,938	\$	776	75.2
Jamaica	294	233	\$	435,320	\$	1,868		43	\$	15,869	\$	369	79.3
Londonderry	510	372	\$	578,893	\$	1,556		43	\$	11,700	\$	272	72.9
Marlboro	293	220	\$	439,958	\$	2,000		42	\$	14,575	\$	347	75.1
Newfane	539	401	\$	718,478	\$	1,792		97	\$	41,250	\$	425	74.4
Putney	574	436	\$	744,218	\$	1,707		135	\$	87,368	\$	647	76.0
Rockingham	1,080	718	\$	815,982	\$	1,136		340	\$	304,511	\$	896	66.5
Somerset	2 *	*	*		*		*		*		*		0.0
Stratton	75	42	\$	84,441	\$	2,011	*		*		*		56.0
Townshend	358	280	Ś	560,718	\$	2,003		68	\$	26,508	\$	390	78.2
Vernon	596	445	\$	539,582	\$	1,213		69	\$	25,938	\$	376	74.7
Wardsboro	264	203	\$	288,550	\$	1,421		54	\$	19,147	\$	355	76.9
Westminster	895	620	\$	857,177	\$	1,383		165	\$	79,208	\$	480	69.3
Whitingham	411	313	\$	611,241	\$	1,953		78	\$	38,232	\$	490	76.2
Wilmington	519	402	\$	1,047,938	\$	2,607		110	\$	59,154	\$	538	77.5
Windham	148	117	\$	247,056	\$	2,112		39	\$	29,375	\$	753	79.1
Total	11,436	8,380	\$	13,507,247	\$	1,612	2	,375	\$	1,738,519	\$	732	73.3

				Win	idso	r County	7					
		Education			A	verage	Municipal				Average	
		Tax Credit	E	ducation Tax	Εċ	lucation	Tax Credit	N	funicipal Tax		<b>funicipal</b>	Adjustment
Town	Housesites	Recipients		Credits	(	Credit	Recipients <sup>3</sup>		Credits		Credit	Coverage
Andover	179	139	\$	233,420	\$	1,679	22	\$	8,725	\$	397	77.7%
Baltimore	77	55	\$	74,087	\$	1,347	*	*		*		71.4%
Barnard	304	209	\$	466,909	\$	2,234	41	\$	19,908	\$	486	68.8%
Bethel	563	394	\$	568,506	\$	1,443	145	\$	133,945	\$	924	70.0%
Bridgewater	268	195	\$	302,743	\$	1,553	15	\$	4,087	\$	272	72.8%
Cavendish	405	300	\$	332,923	\$	1,110	35	\$	10,827	\$	309	74.1%
Chester	876	628	\$	765,893	\$	1,220	226	\$	135,885	\$	601	71.7%
Hartford	2,743	1,893	\$	2,688,744	\$	1,420	522	\$	425,065	\$	814	69.0%
Hartland	1,059	749	\$	1,310,181	\$	1,749	152	\$	67,618	\$	445	70.7%
Ludlow	515	376	\$	741,060	\$	1,971	57	\$	19,218	\$	337	73.0%
Norwich	1,037	432	\$	1,115,343	\$	2,582	88	\$	67,264	\$	764	41.7%
Plymouth	175	120	\$	222,587	\$	1,855	29	\$	21,068	\$	726	68.6%
Pomfret	279	182	\$	354,999	\$	1,951	19	\$	4,704	\$	248	65.2%
Reading	231	161	\$	235,262	\$	1,461	30	\$	12,185	\$	406	69.7%
Rochester	337	234	\$	317,012	\$	1,355	52	\$	22,743	\$	437	69.4%
Royalton	662	499	\$	684,765	\$	1,372	147	\$	79,134	\$	538	75.4%
Sharon	413	286	Ś	381,554	\$	1,334	75	\$	43,907	\$	585	69.2%
Springfield	2,347	1,473	\$	1,586,914	\$	1,077	758	\$	900,229	\$	1,188	62.8%
Stockbridge	233	153	\$	194,959	\$	1,274	25	\$	5,793	\$	232	65.7%
Weathersfield	990	743	Ś	978,779	\$	1,317	170	\$	64,608	\$	380	75.1%
West Windsor	435	278	\$	480,326	\$	1,728	43	\$	20,211	\$	470	63.9%
Weston	201	118	\$	207,502	\$	1,758	24	\$	12,112	\$	505	58.7%
Windsor	855	590	\$	635,477	\$	1,077	233	\$	302,406	\$	1,298	69.0%
Woodstock	833	553	Ś	1,264,725	\$	2,287	125	\$	94,626	\$	757	66.4%
Total	16,017	10,760	\$	16,144,670	\$	1,500	3,033	\$	2,476,268	\$	816	67.2%

		Education		Average	Municipal		Average	
		Tax Credit	<b>Education Tax</b>	Education	Tax Credit	Municipal Tax	Municipal	Adjustment
	Housesites	Recipients	Credits	Credit	Recipients <sup>3</sup>	Credits	Credit	Coverage
State Total	170,318	118,674	\$ 171,206,976	\$ 1,443	25,504	\$ 16,594,156	\$ 651	69.7%

#### Notes:

State totals include supressed data.

- 1. Property Tax Adjustments are applied for at the same time as Personal Income Tax returns for Tax Year 2019 and are applied to 2020 2021 (fiscal year 2021) property taxes. Both School Property Tax Adjustments (Prebates) and Circuit Breaker Adjustments (Homeowner Rebates) are calculated on prior year household income and housesite property taxes paid.
- 2. A housesite is the owner-occupied residence and surrounding land, up to two acres. This column reports the number of housesites in a town as reported on Homestead Declarations received before October 15, 2020. (For property enrolled in Current Use only, a housite may contain more than one dwelling on the same two acres.)
- 3. Circuit Breaker Adjustment is calculated on education property taxes remaining after education fund adjustment and municipal taxes for claimants with Household Income of \$47,000 or less. Also called, "Homeowner Rebate," "Rebate," or "Additional Adjustment."

# **Actual Taxes and Tax Rates**

The tax year 2020 (Fiscal Year 2021) actual taxes and tax rates are shown in **Figure 2**. These rates were levied on the April 1, 2020 grand lists. State education property tax rates are set by the Commissioner of Taxes under 32 V.S.A. § 5402. Municipal rates are, for the most part, set by the municipal legislative body under 17 V.S.A. § 2664.

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

The homestead base rate remained the same at 1.00. However, starting in tax year 2016 the primary factor for calculating the homestead tax rate became the homestead property yield. For tax year 2020 the homestead property yield was set at \$10,998.

The nonhomestead rate increased to \$1.628 per \$100 of property value.

Figure 1. Education Base Rates for Homesteads and Nonresidential Properties

Fiscal Year	Tax Year	Homestead Base	Homestead Property Yield	Nonhomestead Tax Rate
FY21	2020	1.00	10,998	1.628
FY20	2019	1.00	10,648	1.594
FY19	2018	1.00	10,220	1.58
FY18	2017	1.00	10,160	1.535
FY17	2016	1.00	9,701	1.535
FY16	2015	0.99		1.535
FY15	2014	0.98		1.515
FY14	2013	0.94		1.44
FY13	2012	0.89		1.38
FY12	2011	0.87		1.36
FY11	2010	0.86		1.35
FY10	2009	0.86		1.35
FY09	2008	0.87		1.36

Figure 2. 2020 Actual Taxes and Tax Rates

	2020 ACTUAL Taxes and Tax Rates										
		A	ddison								
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate				
Addison	1,976,881	1,444,588	913,343	1.7148	1.5752	0.4390	0.0021				
Bridport	1,525,137	980,650	893,465	1.7470	1.6971	0.5989	0.0036				
Bristol	3,794,487	1,999,002	2,447,329	1.7206	1.6853	0.7232	0.0041				
Bristol Police Distr	0	0	403,054	0	0	0.2980	0				
Comwall	2,252,951	1,411,348	971,280	1.7235	1.6742	0.4518	0.0010				
Ferrisburgh	4,591,735	4,517,740	1,770,018	1.7597	1.6165	0.3224	0.0004				
Goshen	202,664	250,521	318,583	1.5668	1.8323	1.1987	0				
Granville	209,333	479,970	303,833	1.8501	1.6525	0.7540	0				
Hancock	235,565	307,834	262,113	1.7046	1.5225	0.7325	0				
Leicester	1,035,098	1,691,222	614,381	1.3541	1.5835	0.3364	0.0012				
Lincoln	1,828,520	948,855	1,138,130	1.5702	1.5380	0.6413	0.0013				
Middlebury	6,995,175	8,433,070	7,765,329	1.6261	1.5797	0.8021	0.0013				
Middlebury Dtown	0	0	34,440	0	0	0.0532	0				
Monkton	2,989,676	1,407,198	1,003,898	1.7294	1.6939	0.3937	0				
New Haven	2,584,755	2,536,682	1,518,948	1.7775	1.7410	0.5060	0.0007				
Orwell	1,310,675	903,582	658,046	1.4206	1.5944	0.4381	0				
Panton	1,158,256	751,464	660,782	1.9005	1.7458	0.6083	0.0005				
Ripton	714,156	497,989	363,923	1.8748	1.8212	0.5592	0.0100				
Salisbury	1,521,151	1,935,103	692,498	1.7964	1.7451	0.3541	0.0022				
Shoreham	1,431,535	1,048,659	759,525	1.7143	1.6653	0.5152	0.0017				
Starksboro	2,018,041	930,363	1,046,101	1.7544	1.7184	0.6206	0.0011				
Vergennes	2,294,096	1,777,397	2,131,951	1.8458	1.6957	0.9259	0				
Waltham	671,509	240,691	164,152	1.7231	1.5829	0.3000	0				
Weybridge	1,464,406	860,806	642,028	1.7419	1.6921	0.4761	0.0004				
Whiting	331,481	199,976	260,546	1.3398	1.5669	0.6813	0.0023				
County Totals	43,137,284	35,554,708	27,737,696								

	2	020 ACTUA	L Taxes	and Tax	Rates		
		Ben	nington				
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Arlington	2,350,955	2,364,255	1,320,884	1.5001	1.4839	0.4200	0.0050
Bennington	6,807,504	8,795,538	7,154,526	1.5403	1.7389	0.7540	0.0033
Benn Dwntwn Improve	0	0	79,689	0	0	0.2318	0
Benn FD Inside	0	0	342,811	0	0	0.0842	0
Benn FD Rural	0	0	464,811	0	0	0.0858	0
Old Benn Village	0	0	97,383	0	0	0.3074	0
Benn Highway	0	0	3,707,309	0	0	0.4042	0
Dorset	3,292,118	7,196,594	2,498,500	1.4777	1.5006	0.3565	0.0018
Glastenbury	6,420	48,406	27,251	1.0684	1.7393	0.8053	0
Landgrove	436,787	1,165,079	236,888	1.6168	1.6418	0.2417	0
Manchester	5,580,854	12,808,989	3,472,572	1.5371	1.5609	0.2935	0.0024
Manchester Village	0	0	488,597	0	0	0.1510	0
North Bennington	575,395	624,006	566,683	1.6387	1.7380	0.8003	0.0046
Peru	672,492	2,670,610	586,849	1.5423	1.5661	0.2631	0
Pownal	2,394,641	1,704,288	1,689,072	1.4329	1.6108	0.6094	0.0035
Readsboro	535,844	1,001,157	1,110,107	1.3906	1.5071	0.9053	0.0109
Rupert	875,709	1,231,539	606,743	1.4782	1.6316	0.4509	0.0487
Sandgate	343,017	600,680	378,370	1.4585	1.4789	0.5908	0.0037
Searsburg	54,068	630,664	0	1.2698	1.6164	0	0
Shaftsbury	3,020,304	1,878,025	1,534,978	1.3535	1.5177	0.4449	0.0047
Shaftsbury ID	669,361	215,499	267,948	1.4483	1.5360	0.4449	0.0047
Stamford	820,287	699,946	768,383	1.4628	1.7168	0.7934	0
Sunderland	978,329	1,104,949	664,029	1.1695	1.6448	0.4340	0.0033
Winhall	1,456,722	10,337,581	3,406,242	1.7725	1.6794	0.4887	0
Woodford	293,638	590,752	103,150	1.4298	1.6152	0.1817	0.0022
County Totals	31,164,444	55,668,559	31,573,776				

	2020 ACTUAL Taxes and Tax Rates									
		Ca	ledonia							
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate			
Barnet	1,676,594	2,237,357	1,660,983	1.6042	1.6036	0.6819	0.0033			
Barnet FD #1	0	0	4,347	0	0	0.0575	0			
Barnet FD #2	0	0	12,317	0	0	0.0853	0			
Barnet FD #3	0	0	7,756	0	0	0.0500	0			
Barnet FD #5	0	0	3,554	0	0	0.0200	0			
Burke	1,306,123	2,885,114	1,737,197	1.3946	1.6546	0.6332	0.0010			
Danville	2,635,818	2,259,131	1,718,226	1.6103	1.6180	0.5675	0			
Groton	863,389	1,164,811	663,995	1.5394	1.6002	0.5147	0.0028			
Hardwick	1,973,171	1,359,381	2,414,459	1.8112	1.7078	1.2854	0.0107			
Kirby	424,065	368,366	371,955	1.2232	1.5871	0.6432	0.0007			
Lyndon	2,627,487	2,887,153	1,641,590	1.3544	1.6235	0.4412	0.0038			
Lyndonville Village	0	0	579,531	0	0	0.8324	0			
Lyndon Highway	0	0	981,538	0	0	0.3245	0			
Newark	458,695	914,255	618,196	1.3613	1.5891	0.6792	0.0032			
Peacham	1,252,026	1,186,843	858,663	1.9483	1.6308	0.6275	0			
Ryegate	1,048,362	1,067,227	757,847	1.5623	1.6239	0.5698	0.0033			
East Ryegate Lightin	0	0	49	0	0	0.0700	0			
South Ryegate Lighti	0	0	43	0	0	0.0300	0			
Sheffield	428,884	496,822	716,458	1.5156	1.7288	0.7123	0			
St. Johnsbury	3,264,722	4,658,474	4,749,392	1.4562	1.6728	0.9456	0.0028			
St. J Spec Serv Dist	0	0	1,199,992	0	0	0.5548	0			
Stannard	151,569	171,215	149,196	1.7910	1.7788	0.8262	0			
Sutton	818,364	644,688	714,712	1.3992	1.5120	0.7096	0.0057			
Walden	736,628	693,539	546,411	1.4600	1.5518	0.5761	0.0046			
Waterford	1,536,777	1,532,835	976,068	1.6407	1.6401	0.5030	0.0028			
Wheelock	532,425	422,447	403,383	1.4345	1.6363	0.6447	0			
County Totals	21,735,102	24,949,659	23,487,861							

2020 ACTUAL Taxes and Tax Rates									
		Ch	ittenden						
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate		
Bolton	1,167,981	946,208	899,128	1.5698	1.7369	0.6886	0		
Buels Gore	13,057	40,893	0	1.2447	2.0264	0	0		
Burlington	31,512,392	46,535,816	35,208,269	2.0576	2.1773	0.8995	0.0007		
Charlotte	8,853,607	5,977,102	1,874,484	1.5335	1.7008	0.2011	0.0005		
Colchester	18,806,958	18,346,768	12,036,857	1.5800	1.8210	0.5480	0		
Essex Town	26,917,445	18,044,068	14,132,623	1.6179	1.7723	0.5267	0.0022		
Essex Highway	0	0	172,324	0	0	0.0110	0		
Essex Jct Village	0	0	3,687,465	0	0	0.3402	0		
Hinesburg	6,713,056	2,996,711	3,412,051	1.5015	1.6653	0.5442	0.0008		
Huntington	2,623,059	858,686	1,746,285	1.5730	1.7404	0.8105	0.0025		
Jericho	8,165,812	2,335,128	3,177,577	1.5169	1.6784	0.4710	0.0041		
Milton	11,484,059	6,705,350	6,779,082	1.5330	1.7097	0.5752	0.0053		
Richmond	5,964,179	2,005,952	3,455,242	1.6435	1.8184	0.7297	0		
Shelburne	14,606,716	11,293,394	7,279,369	1.5842	1.7570	0.4644	0.0007		
South Burlington	24,902,668	27,695,265	17,036,294	1.6337	1.8105	0.5535	0.0007		
St. George	931,627	445,428	238,117	1.6579	1.8387	0.2926	0		
Underhill	5,087,609	1,132,124	1,874,847	1.5275	1.6900	0.4764	0.0205		
Westford	3,142,283	990,619	1,737,039	1.6271	1.7824	0.7044	0.0063		
Williston	15,777,315	18,555,168	5,658,816	1.5818	1.7543	0.2744	0.0008		
Winooski	3,382,310	5,743,754	6,653,111	1.7212	1.9439	1.1459	0.0028		
County Totals	190,052,135	170,648,433	127,058,981						

	2020 ACTUAL Taxes and Tax Rates									
		E	ssex							
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate			
Averill	19,516	587,433	44,479	1.0253	1.6692	0.1200	0			
Averys Gore	0	36,001	2,588	1.0253	1.6692	0.1200	0			
Bloomfield	148,465	306,624	120,527	1.4519	1.5363	0.4005	0.0043			
Brighton	696,286	1,451,003	1,146,650	1.5493	1.5309	0.8229	0.0057			
Brunswick	67,408	119,859	3,615	1.3195	1.7119	0.0300	0			
Canaan	582,302	726,218	734,366	1.4736	1.4448	0.8180	0			
Concord	698,160	1,131,238	890,180	1.4635	1.6563	0.7652	0.0048			
East Haven	155,656	242,783	218,337	1.3203	1.7130	0.8439	0			
Ferdinand	6,493	223,765	16,847	1.0253	1.6692	0.1200	0			
Granby	43,183	242,022	87,479	1.1318	1.5917	0.4616	0.0059			
Guildhall	197,199	282,607	260,837	1.0960	1.5414	0.7210	0			
Lemington	69,314	186,543	63,685	1.3412	1.5059	0.3634	0			
Lewis	0	103,354	7,430	1.0253	1.6692	0.1200	0			
Lunenburg	578,643	1,009,142	602,080	1.3125	1.5733	0.5461	0			
Maidstone	243,859	749,219	226,494	1.1726	1.6491	0.3423	0.0011			
Norton	88,406	425,655	142,893	1.3356	1.7328	0.4600	0			
Victory	80,282	220,758	26,282	1.8071	1.5686	0.1424	0.0064			
Warners Grant	0	3,322	239	1.0253	1.6692	0.1200	0			
Warren Gore	3,740	121,645	9,183	1.0253	1.6692	0.1200	0			
County Totals	3,678,912	8,169,191	4,604,192							

	2020 ACTUAL Taxes and Tax Rates										
		Fr	anklin								
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate				
Bakersfield	1,144,170	658,436	659,611	1.4314	1.7155	0.5586	0				
Berkshire	1,116,347	779,471	726,896	1.3508	1.6189	0.5565	0.0047				
Enosburgh	1,568,944	1,521,624	832,581	1.3204	1.6108	0.3900	0.0060				
Enosburgh Falls Vill	0	0	527,526	0	0	0.5425	0				
Enosburgh Highway	0	0	613,510	0	0	0.5230	0				
Fairfax	5,217,910	1,799,175	2,727,699	1.4495	1.8253	0.5968	0.0036				
Fairfield	2,147,172	894,835	1,205,368	1.6290	1.8162	0.6639	0.0036				
Fletcher	1,751,537	601,007	1,036,650	1.8786	1.8893	0.8308	0.0041				
Franklin	1,293,436	1,215,047	618,787	1.4750	1.6803	0.3870	0.0020				
Georgia	5,990,697	3,368,174	1,933,733	1.4715	1.7321	0.3098	0.0029				
Highgate	3,031,451	2,995,519	1,498,697	1.3890	1.5823	0.3687	0.0027				
Montgomery	1,069,245	1,282,195	1,236,991	1.3137	1.5745	0.7614	0.0025				
Richford	935,867	1,234,279	1,547,689	1.1761	1.4347	0.9358	0.0023				
Sheldon	1,851,279	1,781,844	1,101,983	1.4071	1.6863	0.4150	0.0016				
St. Albans City	3,499,164	4,752,841	5,458,685	1.6423	1.8311	0.9810	0.0032				
St. Albans Town	6,744,033	7,121,585	3,949,095	1.4435	1.6093	0.3889	0.0021				
Swanton	5,951,608	3,954,450	1,023,611	1.4183	1.6157	0.1493	0.0036				
Swanton Police/Hwy	0	0	1,002,866	0	0	0.1917	0				
Swanton Fire	0	0	255,817	0	0	0.0489	0				
County Totals	43,312,860	33,960,482	27,957,797								

	2020 ACTUAL Taxes and Tax Rates										
		Gra	and Isle								
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate				
Alburgh	1,920,855	2,665,802	1,265,638	1.6565	1.5874	0.4464	0.0032				
Grand Isle	3,435,394	3,663,070	1,330,041	1.6126	1.6385	0.3026	0				
Isle La Motte	537,591	1,499,989	435,743	1.5907	1.6162	0.3445	0.0027				
North Hero	1,721,833	3,444,970	938,522	1.6868	1.7139	0.3108	0.0009				
South Hero	4,289,818	3,855,043	2,010,080	1.6981	1.6506	0.4137	0.0010				
County Totals	11,905,493	15,128,873	5,980,023								

2020 ACTUAL Taxes and Tax Rates								
Lamoille								
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate	
Belvidere	264,565	247,723	170,079	1.6298	1.6822	0.5499	0	
Cambridge	3,593,753	4,638,348	2,577,223	1.5573	1.6616	0.5036	0.0032	
Jeffersonville Vill	0	0	82,012	0	0	0.1580	0	
Cambridge Village	0	0	24,768	0	0	0.1700	0	
Eden	1,009,186	1,156,565	866,093	1.6513	1.7044	0.6731	0.0039	
Elmore	1,238,567	1,268,857	678,910	1.4799	1.6246	0.4200	0	
Hyde Park	2,951,679	1,577,811	2,188,008	1.6189	1.6709	0.7902	0.0028	
Hyde Park Village	0	0	36,184	0	0	0.0880	0	
Johnson	2,082,908	1,634,350	1,897,883	1.5814	1.6322	0.8232	0.0040	
Johnson Village	0	0	111,927	0	0	0.1816	0	
Morristown	4,831,828	5,266,468	6,097,802	1.4887	1.6342	0.9349	0.0020	
Morrisville Village	0	0	11,612	0	0	0.0075	0	
Stowe	8,433,913	30,936,360	9,798,957	1.6320	1.7916	0.4350	0.0052	
Waterville	651,096	249,362	331,089	1.6348	1.6874	0.6070	0	
Wolcott	1,594,525	996,619	1,273,118	1.6757	1.7045	0.8307	0.0030	
County Totals	26,652,019	47,972,463	26,145,664					

2020 ACTUAL Taxes and Tax Rates							
		0	range				
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Bradford	0	0	2,225,339	0	0	0.9832	0.0060
Bradford Street Bond	0	0	3,362	0	0	0.0081	0
Braintree	1,012,538	593,249	960,954	1.4723	1.4876	0.8856	0
Brookfield	1,550,157	1,025,121	861,651	1.5746	1.5909	0.5306	0.0032
Chelsea	977,117	1,147,992	1,077,101	1.6282	1.6605	0.8378	0
Corinth	1,132,708	1,106,527	1,041,058	1.4512	1.5461	0.6983	0.0058
Fairlee	1,389,456	2,520,282	1,265,691	2.0824	1.7492	0.5987	0.0004
Newbury	0	0	563,227	0	0	0.2800	0
Newbury Village	0	0	30,108	0	0	0.0900	0
Newbury (1/3 WR	0	0	35,788	0	0	0.3750	0
Orange	972,179	542,386	550,000	1.4195	1.6468	0.5380	0.0088
Randolph	3,623,039	3,428,040	3,502,216	1.5576	1.5737	0.7910	0.0038
Randolph Police	0	0	297,721	0	0	0.2064	0
Randolph FD (VTC)	0	0	11,525	0	0	0.0400	0
Strafford	1,791,018	1,235,894	1,357,132	1.6482	1.6016	0.7210	0.0013
Thetford	4,533,779	2,218,572	2,887,159	1.9808	1.7684	0.8088	0.0024
Topsham	831,378	843,999	773,471	1.4866	1.5838	0.7111	0.0225
Tunbridge	1,490,806	1,079,788	1,271,355	1.5615	1.5925	0.7817	0.0065
Vershire	766,773	557,230	596,110	2.0559	1.7270	0.8588	0.0044
Washington	758,279	835,571	722,635	1.4112	1.6372	0.6920	0.0029
Wells River	136,434	290,991	80,165	1.5115	1.5711	0.2800	0
Wells River Village	0	0	343,566	0	0	1.2000	0
Wells River Highway	0	0	71,576	0	0	0.3750	0
West Fairlee	697,717	557,125	646,222	1.9178	1.6109	0.8784	0
Williamstown	2,801,896	2,566,703	2,332,044	1.3842	1.5695	0.6224	0.0050
County Totals	24,465,275	20,549,471	23,507,177				

2020 ACTUAL Taxes and Tax Rates							
		0	rleans				
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Albany	712,176	646,429	557,681	1.2216	1.5009	0.5521	0
Albany Village Corp	0	0	5,108	0	0	0.0500	0
Barton	1,079,501	1,379,008	518,719	1.4069	1.7067	0.3231	0.0047
Barton Village	0	0	66,210	0	0	0.1564	0
Barton Highway	0	0	620,651	0	0	0.4853	0
Barton Sewer	0	0	53,922	0	0	0.1064	0
Barton Water	0	0	62,527	0	0	0.1188	0
Barton Highway 2	0	0	331,515	0	0	0.7831	0
Brownington	573,958	630,493	608,871	1.2834	1.5660	0.7190	0.0061
Charleston	784,633	972,909	739,317	1.5294	1.6167	0.6687	0.0042
Coventry	727,305	1,022,357	0	1.3062	1.4824	0	0.0035
Craftsbury	963,187	1,369,672	875,895	1.7228	1.6746	0.6360	0
Derby	3,715,941	4,326,253	2,243,876	1.3964	1.6491	0.4257	0.0034
Derby Line Village	0	0	199,035	0	0	0.4668	0
Derby Ctr Village	0	0	40,153	0	0	0.0708	0
Glover	891,491	1,260,856	893,290	1.3601	1.6474	0.6302	0.0021
Greensboro	967,980	3,202,729	1,593,547	1.7542	1.6413	0.6368	0.0008
Holland	470,930	496,817	561,837	1.6183	1.7547	0.9796	0.0017
Irasburg	824,006	822,304	592,528	1.3154	1.6008	0.5216	0
Jay	530,758	4,568,919	1,027,741	1.5603	1.5889	0.3103	0.0003
Lowell	602,992	684,526	27,816	1.4533	1.6645	0.0337	0
Morgan	632,847	1,961,014	584,804	1.3488	1.6431	0.3512	0.0020
Newport City	1,970,567	3,215,867	4,247,095	1.5209	1.6822	1.3304	0.0157
Newport Town	1,446,568	1,473,176	1,063,576	1.4933	1.4977	0.5472	0
Orleans ID	327,225	468,810	163,876	1.3913	1.7142	0.3231	0.0047
Vil-St/HI/Fr/Wa/Swr	0	0	513,633	0	0	1.2472	0
Troy	1,076,659	1,065,530	282,137	1.5021	1.6262	0.2077	0.0097
Troy Highway	0	0	419,849	0	0	0.3906	0
Westfield	489,199	609,412	676,907	1.4788	1.5515	0.9325	0.0034
Westmore	457,890	1,722,179	727,702	1.2089	1.4827	0.4730	0.0014
County Totals	19,245,813	31,899,259	20,299,818				

# 2020 ACTUAL Taxes and Tax Rates

Rutland									
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate		
Benson	694,359	866,225	760,510	1.4064	1.5784	0.7165	0.0003		
Brandon	2,698,813	2,283,179	3,273,108	1.3479	1.5763	0.9521	0.0064		
Castleton	3,167,174	4,804,641	2,225,463	1.5305	1.7177	0.4588	0.0050		
Chittenden	1,471,446	1,203,825	957,492	1.4611	1.6446	0.5529	0.0016		
Clarendon	2,461,100	1,592,802	1,327,192	1.5953	1.6122	0.5010	0.0023		
Danby	1,140,580	1,439,843	1,059,976	1.4384	1.4606	0.5764	0.0016		
Danby (-Mt Tabor) FD	0	0	65,170	0	0	0.2400	0		
Fair Haven	1,391,546	1,192,682	1,951,122	1.3359	1.4992	1.0639	0		
Hubbardton	694,961	1,127,511	832,356	1.5563	1.7466	0.7640	0		
Ira	455,943	228,075	290,659	1.4431	1.6759	0.6427	0		
Killington	1,209,180	11,022,904	3,705,920	1.6998	1.6715	0.4717	0.0001		
Mendon	1,424,673	1,400,582	958,496	1.5092	1.6988	0.5435	0.0018		
Middletown Springs	922,293	534,297	714,327	1.6326	1.6355	0.8070	0		
Mount Holly	1,526,283	2,695,909	1,032,134	1.5524	1.5175	0.3756	0.0017		
Mount Tabor	162,299	192,972	99,279	1.5107	1.5937	0.4300	0		
Pawlet	1,315,826	1,205,325	952,777	1.3872	1.5312	0.5520	0.0058		
Pittsfield	599,881	968,577	577,337	1.5705	1.5052	0.5635	0		
Pittsford	2,337,330	2,698,426	2,301,728	1.4313	1.6739	0.6343	0.0023		
Pittsford Vill Dist	0	0	16,012	0	0	0.0359	0		
Poultney	1,975,165	3,312,787	1,199,831	1.5072	1.6587	0.3577	0.0034		
Poultney Village	0	0	327,029	0	0	0.5104	0		
Poultney Highway	0	0	786,662	0	0	0.2899	0		
Proctor	1,056,529	853,940	1,278,087	1.5021	1.6531	1.0486	0		
Proctor Street Light	0	0	25,656	0	0	0.0232	0		
Rutland City	6,585,066	9,044,517	18,091,272	1.5147	1.6978	1.7637	0.0038		
Rutland Special Bene	0	0	278,042	0	0	0.5192	0		
Rutland Town	3,717,398	6,392,456	1,793,686	1.5138	1.6321	0.2010	0.0010		
Shrewsbury	1,375,100	1,084,467	460,803	1.5755	1.5922	0.2981	0.0009		
Sudbury	630,272	651,194	346,589	1.2474	1.4588	0.3522	0.0033		
Tinmouth	631,300	679,529	581,310	1.6414	1.6589	0.7355	0.0016		

86

# Rutland, continued

2020 ACTUAL Taxes and Tax Rates								
Wallingford	2,076,762	1,560,079	918,884	1.5713	1.5880	0.3972	0.0060	
Wallingford FD 1	0	0	36,479	0	0	0.0582	0	
E Wallingford FD 2	0	0	21,861	0	0	0.0492	0	
Wallingford FD 3	0	0	55,738	0	0	0.0582	0	
Wells	1,123,191	1,786,943	852,862	1.5068	1.6704	0.4683	0.0015	
West Haven	240,591	259,102	282,703	1.4924	1.6749	0.8896	0	
West Rutland	1,345,000	1,724,291	1,440,926	1.3783	1.5168	0.6836	0.0537	
County Totals	44,430,062	62,807,080	51,879,479					

	2020 ACTUAL Taxes and Tax Rates								
		Wa	shington						
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate		
Barre City	3,319,249	4,596,025	9,674,219	1.4190	1.6893	1.9141	0.0234		
Barre Town	7,480,152	3,741,957	6,522,212	1.6381	1.9502	0.9792	0.0039		
Berlin	3,014,494	4,649,012	3,031,265	1.7227	1.5792	0.5962	0.0012		
Cabot	1,489,295	1,198,720	1,149,853	1.6814	1.6127	0.6498	0.0037		
Calais	2,469,366	1,217,542	1,519,721	1.8574	1.7028	0.7476	0.0065		
Duxbury	1,916,078	1,008,753	1,319,439	1.7623	1.7568	0.7952	0.0019		
East Montpelier	3,928,883	1,733,738	1,976,331	1.8929	1.7352	0.6422	0.0030		
Fayston	2,311,953	4,008,616	1,079,741	1.6810	1.6758	0.2816	0.0002		
Marshfield	1,502,480	759,572	927,420	1.8870	1.8174	0.7662	0.0065		
Middlesex	2,844,601	1,182,022	1,204,598	1.7951	1.6456	0.5245	0.0024		
Montpelier	7,281,394	7,957,400	10,282,428	1.7257	1.8743	1.1769	0.0012		
Montpel Swr Separat	0	0	589,019	0	0	0.0700	0		
Montpel Swr Benefit	0	0	168,291	0	0	0.0200	0		
Moretown	2,397,726	1,491,345	1,130,247	1.7214	1.7160	0.5000	0		
Northfield	2,813,103	2,424,902	3,372,027	1.5149	1.7177	1.0443	0.0184		
Plainfield	1,445,799	626,969	909,200	1.8008	1.7343	0.7826	0.0043		
Roxbury	642,622	605,128	755,544	1.6095	1.6673	0.9923	0		
Waitsfield	2,937,818	3,276,869	1,707,611	1.6509	1.6458	0.4535	0.0035		
Warren	2,661,478	9,556,480	3,019,803	1.6814	1.6761	0.4100	0.0002		
Waterbury	7,445,976	5,789,442	3,890,672	1.7368	1.7314	0.5100	0.0019		
Woodbury	1,013,860	1,148,809	699,899	1.6915	1.6011	0.5330	0		
Worcester	1,170,420	446,440	571,663	1.7697	1.6223	0.6114	0.0005		
County Totals	60,086,746	57,419,740	55,501,202						

2020 ACTUAL Taxes and Tax Rates								
		W	indham					
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate	
Athens	342,317	215,445	446,171	1.5656	1.4551	1.2200	0	
Brattleboro	7,681,632	10,584,416	15,268,346	1.6991	1.6069	1.2938	0.0010	
Bratt Downtown Dist	0	0	80,001	0	0	0.1303	0	
Brookline	605,049	590,923	287,928	1.7842	1.5383	0.4012	0.0015	
Dover	1,232,279	14,303,304	4,526,597	1.5885	1.5871	0.4538	0.0001	
Dummerston	2,679,559	1,646,195	993,254	1.6539	1.5642	0.3732	0.0061	
Grafton	933,911	1,573,036	1,060,024	1.6399	1.5178	0.6659	0.0141	
Guilford	2,531,362	1,599,794	1,895,298	1.7434	1.6488	0.7794	0	
Halifax	896,202	1,067,286	1,181,401	1.4486	1.5701	0.9131	0.0061	
Jamaica	1,093,354	3,302,458	1,079,904	1.9865	1.6368	0.4207	0.0033	
Londonderry	2,003,614	4,665,194	1,638,731	1.6130	1.6380	0.4012	0.0028	
Marlboro	1,428,028	1,306,276	659,858	1.9720	1.6101	0.4300	0.0013	
Newfane	2,180,424	2,315,285	1,614,971	1.9510	1.6808	0.6496	0	
Putney	2,302,118	1,849,815	1,868,983	1.7560	1.6607	0.7734	0.0059	
Rockingham	2,924,785	4,972,813	5,162,228	1.8485	1.6633	1.0987	0.0071	
Bellows Falls Vill	0	0	1,464,023	0	0	0.5498	0	
Saxton River Village	0	0	55,086	0	0	0.1840	0	
Somerset	1,887	215,739	74,705	1.0088	1.6423	0.5607	0	
Stratton	522,412	12,656,125	1,599,842	1.6459	1.6965	0.2000	0.0002	
Townshend	1,151,787	2,125,975	885,234	1.9670	1.6377	0.4700	0.0013	
Vernon	1,914,171	4,278,799	1,665,969	1.4931	1.5582	0.5092	0.0025	
Wardsboro	712,784	1,799,913	925,168	1.6560	1.6545	0.6097	0	
Westminster	2,864,869	2,110,943	2,025,141	1.7779	1.6602	0.7039	0.0036	
Whitingham	1,470,580	2,851,107	2,042,873	1.7762	1.5468	0.7660	0.0035	
Wilmington	2,781,964	11,391,365	4,391,539	2.1112	1.8385	0.5809	0.0023	
Windham	532,948	1,090,550	799,834	1.7586	1.5925	0.8100	0	
County Totals	40,788,036	88,512,756	53,693,106					

2020 ACTUAL Taxes and Tax Rates								
		W	indsor					
Town Name	Education Homestead Taxes	Education Nonhomestead Laxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate	
Andover	771,689	1,588,604	729,135	1.4645	1.6006	0.4800	0	
Baltimore	228,014	89,523	112,284	1.5343	1.6770	0.5592	0.0092	
Barnard	1,703,094	2,930,779	1,321,725	1.6899	1.6617	0.4771	0	
Bethel	1,671,147	1,433,682	2,057,446	1.5608	1.5610	1.0382	0.0042	
Bridgewater	908,744	2,094,549	763,603	1.6858	1.6577	0.4173	0.0022	
Cavendish	1,110,248	3,062,300	1,177,250	1.4702	1.6069	0.4414	0.0073	
Cavendish FD #1	0	0	241,400	0	0	0.1622	0	
Cavendish FD #2	0	0	164,796	0	0	0.1398	0	
Chester	1,962,577	3,780,483	3,388,200	1.3728	1.5005	0.8531	0.0049	
Hartford	9,676,573	13,690,232	14,154,569	1.6922	1.7086	1.0117	0.0021	
Hartland	3,720,508	3,798,941	2,434,968	1.7359	1.6156	0.5415	0.0194	
Ludlow	2,065,128	20,833,153	4,152,320	1.7301	1.6913	0.3068	0.0064	
Ludlow Village	0	0	333,088	0	0	0.2373	0	
Norwich	8,932,439	4,568,652	4,057,764	1.8185	1.7290	0.5382	0.0024	
Norwich Fire Dist	0	0	130,441	0	0	0.7100	0	
Plymouth	589,799	3,278,958	1,222,580	1.6693	1.6415	0.5200	0.0078	
Pomfret	1,648,862	2,282,914	923,392	1.5735	1.5472	0.3650	0.0005	
Reading	865,546	1,109,575	649,975	1.5705	1.5443	0.5084	0	
Rochester	1,026,047	1,466,137	939,064	1.5155	1.4815	0.5677	0	
Royalton	2,095,673	2,240,582	1,927,792	1.6409	1.6411	0.7357	0.0033	
Sharon	1,399,918	1,058,516	1,266,619	1.5258	1.5900	0.7672	0.0023	
Springfield	5,436,876	3,754,357	11,076,780	1.7704	1.6629	2.0214	0.0091	
Stockbridge	678,171	1,113,870	606,537	1.5814	1.5459	0.5284	0.0037	
Weathersfield	2,979,963	2,851,303	2,103,790	1.7879	1.7330	0.6344	0.0062	
West Windsor	2,029,508	2,182,447	1,288,080	1.5509	1.6653	0.4916	0	
Weston	1,075,042	2,270,106	1,054,533	1.6564	1.6820	0.5298	0.0017	
Windsor	1,989,187	1,825,615	3,982,501	1.4935	1.6036	1.6059	0.0099	
Woodstock	5,303,932	10,042,861	4,830,494	1.7508	1.7217	0.5500	0.0215	
Woodstock Village	0	0	571,689	0	0	0.2010	0	
Woodstock Police Dis	0	0	404,284	0	0	0.0681	0	
County Totals	59,868,684	93,348,139	68,067,097					

STATE TOTALS 620,522,865 746,588,812 547,493,869

# F

# **Acronyms and Terms**

# Arm's Length Sale

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

# **Average Circuit Breaker**

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

## Average Educational Fund Adjustment

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

## CLA or Common Level of Appraisal

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

# CAMA or Computer Assisted Mass Appraisal System

A tool used by listers and appraisers to standardize property assessment

# Circuit Breaker Adjustment

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

# **Circuit Breaker Recipients**

The number of housesite claimants qualifying for the Circuit Breaker Adjustment

# COD or Coefficient of Dispersion

Measure of the equity across property assessments in a given category and the municipality's grand list. The COD represents the degree to which individual property valuations

vary from the average level of appraisal in that particular municipality. A high COD indicates a need for a reappraisal.

## **CUAB** or Current Use Advisory Board

Charged with adopting rules, providing administrative oversight, and establishing use values for the Current Use Program

# Current Use Program (also known as the Use Value Appraisal Program)

The purpose of the Current Use Program is to allow the valuation and taxation of farm and forest land based on its remaining in agricultural or forest use instead of its value in the marketplace. The primary objectives of the program are to keep Vermont's agricultural and forest land in production, help slow the development of these lands, and achieve greater equity in property taxation on undeveloped land.

# **Education Fund Tax Adjustment**

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

# **EEPV or Equalized Education Property Value**

The equalization study's estimate of market value for a municipality

#### **EFT or Effective Tax Rate**

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

#### Fair Market Value

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

#### **Grand List**

Sum total of property value in a municipality divided by 100

#### **Grand List Administration Module**

A tax administration application hosted by PVR to collect the Grand List Data and distribute data to municipalities for all aspects of statewide property tax administration. A new system is currently under development by Axiomatic LLC out of New Hampshire and is anticipated to Go Live in Spring of 2022.

#### Housesite

A residence including supporting buildings and the surrounding land, up to two acres. For the purposes of enrollment in the Current Use program, more than one dwelling may share the same housesite, provided the dwellings are contained within a two-acre area. This allowance does not apply for unenrolled property.

# IAAO or International Association of Assessing Officers

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

# **LUCT or Land Use Change Tax**

A tax that is assessed to participants in the Current Use Program (also known as Use Value Appraisal Program) when any portion of enrolled land is developed or removed from t the program by the owner

# NEMRC or New England Municipal Resource Center

Develops computer products and services for municipal governments. See http://www.nemrc.com/generalInfo.php.

#### Nonhomestead

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

# PILOT or Payment-In-Lieu-Of-Taxes

Annual payments made to municipalities to compensate them for lost municipal tax revenue due to the presence of state-owned buildings in a municipality

### PVR or Property Valuation and Review

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

# R1 or Residential property, under 6 acres

A property category code used in identifying categories of properties on the Grand List

### S1 or Seasonal property, under 6 acres

A property category code used in identifying categories of properties on the Grand List

## TIF or Tax Increment Financing district

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

### **Use Value Program**

See Current Use Program

# **UTG or Unified Towns and Gores of Essex County**

The municipal government that consolidated administration for Averill, Avery's Gore, Ferdinand, Lewis, Warner's Grant, and Warren Gore

## VALA or Vermont Assessors and Listers Association

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

#### **VTax**

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

93