



ANNUAL REPORT

BASED ON 2021 GRAND LIST DATA

Division of Property Valuation And Review
Vermont Department Of Taxes
tax.vermont.gov

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State of Vermont
Department of Taxes
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Agency of Administration

To: Honorable Jill Krowinski, Speaker of the House
Honorable Becca Balint, Senate President Pro Tem

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

Date: January 15, 2022

Subject: Property Valuation and Review Division Annual Report

I am pleased to present the Department of Taxes Property Valuation and Review Division 2022 Annual Report of the 2021 Grand List Year. This document fulfills the requirements of 32 V.S.A. § 3412.

A handwritten signature in cursive script that reads 'Jill Remick'.

cc Governor Phil Scott
Craig Bolio, Commissioner

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DEPARTMENT OF TAXES

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Property Tax Administration for 2021 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 2021 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, 2021.

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 (SPSS) 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.

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

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 level, that ratio is applied to equalize the category. 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 applied at the municipal level.

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 median level of appraisal in that municipality. A high COD also indicates a need for a reappraisal.

Property Values

Statewide, the total listed value went up about 4.8%. Two factors generally affect the change in listed values: new construction and reappraisals.

For the 2021 tax year, there were reappraisals in 15 towns (see Figure 2).

Figure 2. Reappraisals

Tax Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reappraisals	15	16	22	14	17	18	11	17	20

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, 2020 (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
2020	2077	1154	74	42	807	48
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 7.1% this year. This growth rate is considerably higher than the prior years' which have been consistently increasing by approximately 1-3% as the real estate market recovered over the past decade from the 2008-2009 economic downturn. In 2021 this continual improvement was further augmented by the current COVID-19 pandemic which has significantly bolstered Vermont's real estate market.

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
2021	87.1	4.8%	95.5	7.1%
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)
2021	96.7
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 personal property (machinery/equipment and inventory) value this year increased to \$1,006 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
2021	1006.5	46	8
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. Lamoille saw the greatest percentage increase over 2020 (see Figure 7).

Figure 7. Change in Education Equalization Property Values by County (2020-2021)

County	% Change	Rank
Lamoille	10.5%	1
Windsor	7.9%	2
Bennington	7.9%	3
Washington	7.8%	4
Grand Isle	7.6%	5
Rutland	7.6%	6
Chittenden	6.7%	7
Windham	6.3%	8
Addison	6.2%	9
Franklin	6.1%	10
Essex	5.7%	11
Caledonia	5.7%	12
Orange	5.4%	13
Orleans	5.3%	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 2021 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 \$11,317.

Figure 8. Education Spending by Year ¹

	Homestead Base Rate	Homestead Property Yield	Nonhomestead Base Rate	EEPV (Billion \$)	Education Spending ¹	Education Fund Tax Adjustments (State Payments)
2021	1.00	11,371	1.612	95.5	1,496,610,620	171,553,982
2020	1.00	10,998	1.628	89.1	1,481,991,518*	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

¹ Education spending defined in 16 V.S.A. § 4001(6)

*Revised FY 21 education spending to include Oxbow USD; in January of 2020 they had not yet passed their FY21 school budget.

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

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

Tax Year	Education funding Taxes ¹ (Millions)	Municipal Taxes ² (Millions)	Total Taxes (Millions)	%Change Education funding Taxes	%Change Muni Taxes	Total % Change
2021	1,406	559	1,965	2.8%	2.1%	2.6%
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%

¹ Does not include education taxes levied on “increment” in tax increment financing (TIF) districts, approx. \$7.5 million in tax year

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

Figure 10. Education, Municipal and Total Effective Tax Rates

Tax Year	Homestead Education ETR	Nonhomestead Education ETR	Municipal ETR ¹	Homestead Total ETR	Nonhomestead Total ETR
2021	1.44	1.50	0.58	2.01	2.08
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

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

Assessment practices in Vermont

There are two widely used measures for evaluating assessment practices in Vermont—the common level of appraisal (CLA) and the coefficient of dispersion (COD), as explained above. 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 91.2% this year.

Figure 11. Statewide CLA by Year

Tax Year	Statewide CLA
2021	91.2%
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 historical statutory threshold below which a district would receive a reappraisal order from PVR. In recent years there have been a handful of towns that had calculated CLA’s of around 80% while scheduling or completing reappraisal activity.

There is also a concern for towns with a CLA above 100%, not only in terms of appraisal accuracy, but also as a potential legal issue. Grand list valuations should not exceed 100% of fair market value. It is reasonable to see some minor variation around the 100% mark because markets are dynamic, and the evaluation and reporting of the grand list is a snapshot at a specific time. Given the significance of the issue, it was especially concerning that in 2018 there were 17 municipalities with CLAs more than 110%. In 2019 the number of municipalities in this category was reduced to 8, and this downward trend continued in 2020 and 2021. In 2021 only one town has a CLA 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% (Act 51 of 2019, Section 24). Before 2019, there was only the lower 80% threshold.

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

Tax Year	80% and less	>80% and <=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%
2021	4	20	62	74	61	27	5	1	0	0	0
2020	3	2	19	65	87	50	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.¹

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

Distribution of grand list CODs over time

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

Figure 13. Municipalities and COD by Year

Tax Year	10% and less	>10% and <=20%	>20% and <=30%	>30%
2021	42	190	22	0
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 2021, 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 2021 is described in Figure 14.

Figure 14. Payments to Municipalities

Current Use Hold Harmless Payment	General Fund	\$17,708,638
PILOT for State Owned Buildings	General Fund	\$9,750,000
Reappraisal and Grand List Maintenance	General Fund	\$2,855,184
Assistance with Equalization Study	General Fund	\$335,904
Lister Education	General Fund	\$100,000
Request for List Value Adjustment	Education 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 2021, State Buildings PILOT payments totaled \$9.75 million.

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

- Payments (\$8.50 per parcel) that must be used by a municipality for grand list maintenance and reappraisal costs
- Payments (\$1 per parcel) 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. Lister Education 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.

Finally, municipalities are eligible to receive assistance from the Education Fund for list value adjustments. As per 32 V.S.A. § 5412 PVR annually considers requests from municipalities for a recalculation of education property tax liabilities when the municipal education grand list lost value due to a determination, declaratory judgement, or settlement. The municipality must apply for this recalculation with the director and must demonstrate that their actions in the appeal or court action were consistent with the best practices for property valuation as published and maintained by PVR. PVR will review each determination for proof that the settlement resulted in a parcel valuation that is consistent with fair market value.

Applications are due in January for determinations of property valuation appeals that were resolved in the previous year. The appeals and settlements can span multiple years and can be attributed to any education property tax classification.

There is an annual limit of \$100,000 for the total reductions to municipal grand lists across the state. If reduction amount associated with appeals and settlements exceeds \$100,000, PVR will prorate the reduction adjustments across municipalities. This may result in all approved municipalities receiving an adjustment of less than the full financial impact of the settled reduction in grand list value.

The approved and prorated (if applicable) reduction amount will be applied as a property exemption in the education grand list associated with the calendar year of settlement. The exemption value when multiplied by the municipal education tax rate will equate to the financial reduction owed to the municipality. No money will directly exchange hands, the overall current year education tax liability for the municipality will be reduced by the PVR awarded best practice settlement reduction amount.

The history of the best practice settlement exemptions and financial value of the awards for grand list years 2017 – 2021 are summarized in Figure 15. The program was initiated in Tax Year 2017.

Figure 15. Awarded Requests for List Value Adjustments

Tax Year	Number of Towns Awarded Adjustment	Total Reduction Value Requested	Total Reduction Value
2020	2	56,012	56,012
2019	1	3,163	3,163
2018	1	8,191	8,191
2017	6	104,237	100,000

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 2021, 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, as in the previous year, PVR held 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 eighth year of the Vermont Property Assessor Certification Program (VPACP) for listers and assessors. VPACP creates four levels of designation. Each level has prerequisites and requirements, including levels of work experience and training. This certification is designed to encourage seasoned and beginning listers to participate and acquire essential knowledge. This is particularly important since their work impacts grand lists in every municipality in the state.

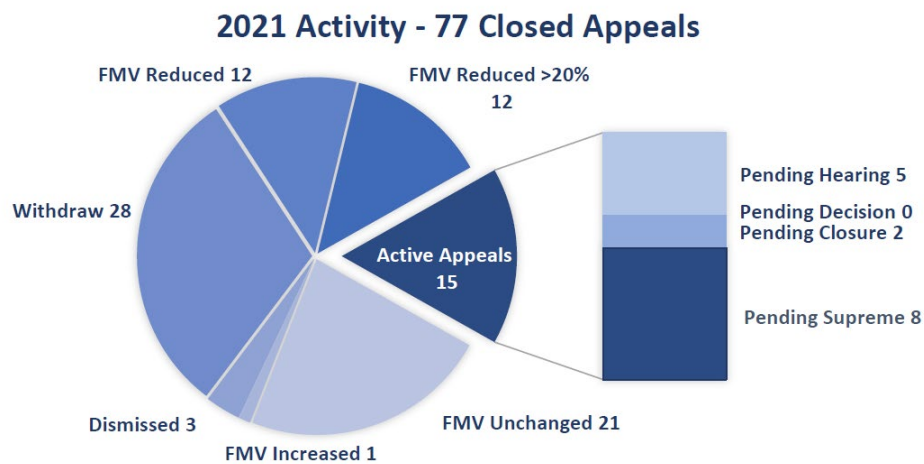
In addition to the VPACP Program, PVR is responsible for the accreditation and approval of Vermont appraisal firms. These firms comprise supervisors, appraisers, and appraiser trainees who are available to work for and with municipalities whose cities or towns require assessment services or may be undergoing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

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 hearings and decide appeals based on the evidence provided. Currently, there are four hearing officers. PVR is actively recruiting to increase the number of hearing officers to ensure hearings are conducted in a timely manner.

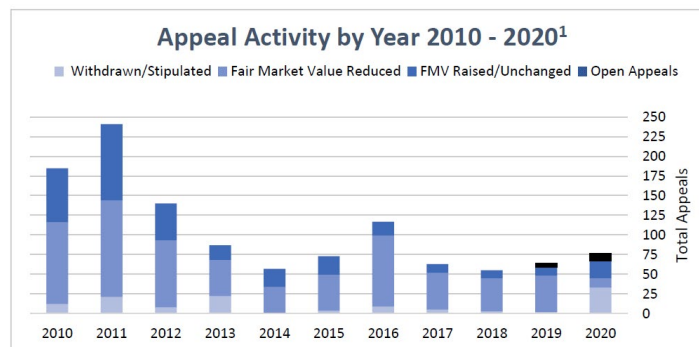
PVR received 67 appeals based on 2020 Grand List activity. Combined with prior-year active appeals, the 2021 results are as follows:

Figure 1. 2021 Appeal Activity



Of the appeals closed in 2021, 36% of appellants withdrew the appeal; 4% of appeals were dismissed; 29% resulted in the parcel's Fair Market Value (FMV) being raised or unchanged; 15.5% resulted in the FMV being reduced less than 20%; and 15.5% resulted in the FMV being reduced more than 20%. The remaining 15 active cases include (10) 2020 appeals and (5) 2019 appeals.

Figure 2. Appeal Activity, 2010-2020¹



As of December 2021, PVR has received 35 appeals based on 2021 grand list activity. Currently, one appeal has been withdrawn, one has been dismissed, and 33 are pending assignment.

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

Vermont Property Information Exchange (VTPIE)

The Department of Taxes hosts a statewide data and software system to collect the education grand lists from each municipality per 32 V.S.A. §5404(b) to implement the statewide education property tax system. This system facilitates the collection of municipal and education property tax and is used by every municipality in the state.

Grand List data is electronically aggregated from municipalities and analyzed at the Property Valuation and Review Division of the Department of Taxes and other offices. This is a mission-critical system for the State of Vermont as it collects millions of dollars in Education Fund revenue and provides key data for economic analysis.

In addition to compiling, aggregating, and publicizing the Statewide Grand List data, this system manages parcels enrolled in Current Use; Tax Increment Financing administration; analysis for the Statewide Equalization Study; oversight of town-wide reappraisals; exemption management and other required data, all of which culminates in the issuance of property tax bills reflecting current tax rates.

In order to carry out these functions, the software must integrate with towns' unique local property management programs (Computer Assisted Mass Appraisal software, known as CAMA); various accounting and municipal service software systems; as well as the Tax Department's VTax software. To achieve this functionality the State contracts with software developers specialized in property tax management.

In 2021 and 2022, PVR is working with a new incoming vendor, Axiomatic LLC, and the outgoing vendor, New England Municipal Resource Center, to ensure a successful transition. The timeline includes a multi-year, phased transition of conversion from the current system, which has been in place since 1995. As of publication of this report, two components of the new State management software have been implemented; a GIS and Data View portal which allows users to visualize grand list and property sale information geographically, thus providing increased usability of both current and historic information stored in the Statewide Grand List database. In January of 2022, local and state officials will begin to use the new system to review property sales for the Statewide Equalization Study. Later in 2022, Current Use, Tax Increment Financing and Exemption management will go live, and the remaining operations will be completely transitioned by July 2023.

The contractor, Axiomatic LLC, of New Hampshire, provides application and software development and design services, project management and consulting, support, maintenance and continued system upgrades, user training, as well as data backup and recovery services.

2021 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, 2021, 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 2021 totaled 34,556, with approximately 22,535 "Tax Due" returns.

Figure 1. Revenue from Property Transfer Tax

Fiscal Year	Property Transfer Tax Revenue
2021	\$82,409,545
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% 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 2021 totaled 251, including both buyer and seller returns, with 21 "Tax Due" returns.

Figure 2. Revenue from Land Gains Tax

Fiscal Year	Land Gains Tax Revenue
2021	\$421,171
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 2021 totaled 2,588.

Figure 3. Real Estate Withholding Tax Collected

Fiscal Year	Real Estate Withholding Collected
2021	\$28,710,839
2020	\$11,159,584
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

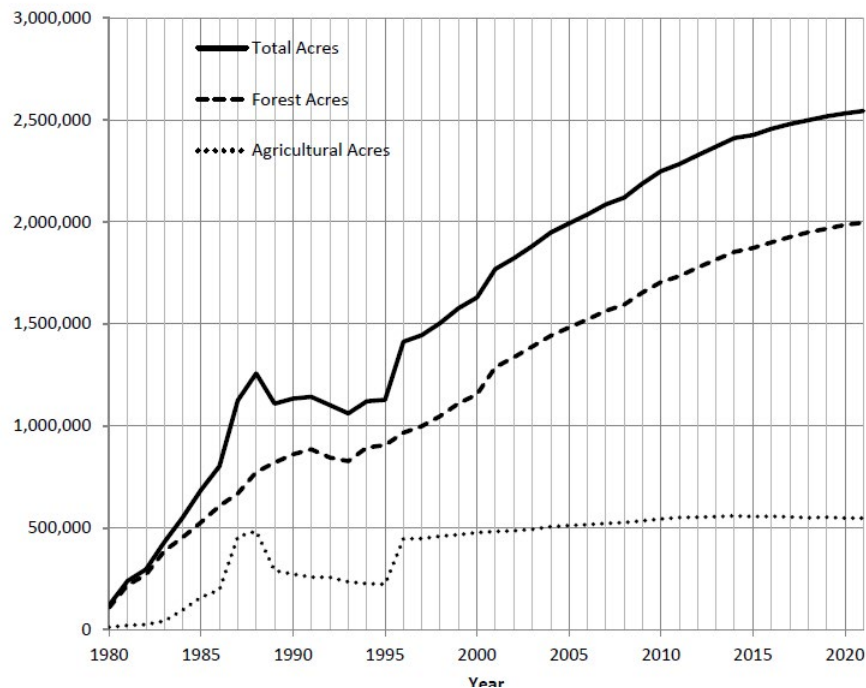
Real Estate Withholding Income Tax

Real Estate Withholding Income Tax is a tax derived from capital gains on the sale of real estate by nonresidents. 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. Revenue figures from this tax are incorporated into the overall income tax figures.

2021 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 2021, this number has soared to 2,543,995 acres and includes 15,840 landowners and 19,415 parcels (see Figure 1 and Figure 2 for details). Based upon ZIP codes of the owners, 4,455 of the enrolled parcels are owned by out-of-state persons (23%). The Vermont statute regulating the Current Use Program is found in 32 V.S.A. Chapter 124.

Figure 1. Annual Current Use Enrollment 1980-2021



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

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

Landowners may apply to have eligible land and farm buildings enrolled in the program. In return

for agreeing to keep the property in agricultural and forest production, the landowner pays property taxes based on *use value* rather than *fair market value*. Enrolled farm buildings are exempt from taxes.

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

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

Figure 2. Current Use Annual Enrollment

Tax Year	Parcels	Owners	Agricultural Acres	Forest Acres	Total Acres
2021	19,415	15,840	547,617	1,996,378	2,543,995
2020	19,258	15,669	547,019	1,984,714	2,531,733
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 2021, the value of farm buildings on a parcel enrolled in the program ranged from \$500 to \$5.708 million for the 1,793 parcels that had enrolled farm buildings (Figure 3). The total assessed value of enrolled farm buildings for the 2021 tax year was \$307,157,889.

Figure 3. Recent Farm Building Enrollment

Year	Parcels with Farm Buildings	Listed Value of Farm Buildings
2021	1,793	\$307,157,889
2020	1,810	\$305,068,797
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

For 2021, the Current Use Program received 1,986 applications. Of these, 353 were new enrollments, 339 were additions, and 1294 were associated with transfers. Of the 1,986 applications, the Department of Forests, Parks and Recreation's county foresters were involved in the review of 1,682 applications.

For the upcoming 2022 tax year, the Current Use Program received 378 applications for new enrollments and 223 applications to add to existing enrollments. As of December 30, 2021, the number of transfer applications is 757. Transfer applications will continue to be submitted for enrolled land and buildings that transfer before April 1, 2022.

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. The Current Use Advisory Board will be meeting in mid-January 2022 to establish the 2022 use values.

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
2022	\$170	\$128	\$429
2021	\$152	\$114	\$405
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 \$66.6 million in 2021 (see Figure 5). As shown in Figure 1, enrollment in the program has increased steadily for 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 2021, it was \$17.71 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 \$2.995 billion due to enrollment of land and buildings in the program (see Exempt Reduction amounts at the end of this section). 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 2021, the forgone revenue to the Education Fund was \$49,377,071. The breakdown of these numbers for each municipality is found at the end of this section. The value of the program to Vermont's working landscape, relating industries, and environmental quality are not quantified here, but are viewed as significant.

Figure 5. Tax Savings to Landowners

Tax Year	Municipal Tax Savings to Enrolled Landowners	Education Tax Savings to Enrolled Landowners	Total Savings to Enrolled Landowners
2021	\$17,237,387	\$49,377,071	\$66,614,458
2020	\$17,322,844**	\$49,179,608**	\$66,502,452**
2019	\$16,507,284	\$47,594,167	\$64,101,451
2018	\$16,195,274**	\$46,925,733**	\$63,121,007**
2017	\$15,553,999**	\$45,361,043**	\$60,915,042**
2016	\$14,530,332**	\$45,161,146**	\$59,691,478**
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

**These figures have been updated from prior year reports.

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.

Figure 6. Recent Withdrawals of Enrolled Land and Buildings

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
2021	\$1,289,306	\$407,463	1,466	18,259	90	511
2020	\$516,061	\$229,261	889	20,362	106	451
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

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 to the municipality where the land is located.

Figure 7. Participant Tax Savings

Figure 7 appears on pp. 25-33.

Current Use Appraisal Program Participant Tax Savings - Tax Year 2021

Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate		Total HS Taxes Saved	Total NonHS Taxes Saved	
Addison	95	7,625	8,496	1,643	14,478	7,419,400	3,011,275	12,620,938	0.4338	1.6929	1.6298	67,813	50,978	205,696	324,487
Albany	91	4,456	7,729	8,733	3,452	1,003,300	2,337,800	5,503,200	0.5605	1.1734	1.5138	43,949	27,432	83,307	154,688
Alburgh	44	1,876	4,329	1,294	4,911	3,609,400	1,104,300	5,871,150	0.4475	1.4725	1.5855	31,215	16,261	93,087	140,563
Andover	53	1,437	4,779	5,754	463	0	1,864,400	5,376,900	0.4900	1.5009	1.5952	35,482	27,983	85,772	149,237
Arlington	63	1,174	8,895	9,421	648	192,600	1,236,800	6,834,500	0.2830	1.4507	1.4798	22,842	17,942	101,137	141,921
Athens	28	1,080	3,027	3,962	145	0	622,304	1,742,027	1.1500	1.5750	1.4446	27,190	9,801	25,165	62,156
Averill	13	0	21,455	21,278	177	0	0	7,444,100	0.1400	1.0280	1.6571	10,422	0	123,356	133,778
Averys Gore	2	0	12,243	12,243	0	0	0	3,070,900	0.1400	1.0280	1.6571	4,299	0	50,888	55,187
Bakersfield	99	3,910	13,878	15,243	2,545	2,767,800	2,942,400	10,933,100	0.5707	1.4789	1.7328	79,187	43,515	189,449	312,151
Baltimore	10	80	1,195	1,181	94	0	47,100	465,500	0.3904	1.5623	1.6605	2,001	736	7,730	10,467
Barnard	169	4,300	14,414	17,052	1,662	226,300	6,892,800	21,666,100	0.4851	1.7326	1.7285	138,539	119,425	374,499	632,463
Barnet	147	6,147	7,336	10,237	3,246	1,137,700	5,313,900	7,537,500	0.5887	1.7041	1.6186	75,656	90,554	122,002	288,212
Barre City	3	0	217	184	33	0	0	405,200	1.9578	1.4268	1.6974	7,933	0	6,878	14,811
Barre Town	91	2,952	2,883	3,796	2,039	787,260	4,204,630	5,707,050	0.7121	1.2289	1.4620	70,581	51,671	83,437	205,689
Barton	74	2,745	5,420	5,953	2,212	370,300	2,197,200	5,170,600	0.2906	1.3539	1.7200	21,411	29,748	88,934	140,093
Belvidere	41	922	15,049	15,927	44	0	875,577	6,700,562	0.5305	1.6600	1.7596	40,191	14,535	117,903	172,629
Bennington	52	1,158	5,163	4,200	2,121	560,300	766,700	4,208,100	0.8135	1.4828	1.7186	40,470	11,369	72,320	124,159
Benson	53	3,761	6,801	3,810	6,752	1,401,100	756,600	3,911,900	0.7777	1.4481	1.6235	36,307	10,956	63,510	110,773
Berkshire	108	7,865	7,515	5,801	9,580	10,899,422	4,094,884	15,731,922	0.5212	1.3501	1.5819	103,337	55,285	248,863	407,485
Berlin	78	3,149	4,822	6,772	1,198	56,200	3,532,400	6,309,100	0.5917	1.5772	1.4820	58,232	55,713	93,501	207,446
Bethel	188	4,978	12,580	15,886	1,671	408,600	4,350,300	9,882,408	1.0408	1.5636	1.5835	148,134	68,021	156,488	372,643
Bloomfield	28	446	15,419	15,442	424	267,500	238,400	3,574,808	0.4107	1.4728	1.5497	15,661	3,511	55,399	74,571
Bolton	45	865	7,258	7,900	224	0	914,200	6,666,900	0.6803	1.6498	1.7989	51,574	15,082	119,931	186,587
Bradford	70	2,559	3,995	4,964	1,590	1,317,300	1,815,800	3,979,000	0.9517	1.6648	1.6837	55,149	30,229	66,994	152,372
Braintree	128	4,927	11,439	13,916	2,450	1,164,060	5,409,300	9,837,860	0.8964	1.5627	1.5940	136,676	84,531	156,815	378,022
Brandon	62	2,186	4,332	4,605	1,913	196,700	1,552,600	3,009,700	0.9661	1.3862	1.6356	44,076	21,522	49,227	114,825
Brattleboro	106	4,176	4,418	7,184	1,411	328,020	5,879,570	8,386,540	1.3069	1.7401	1.6314	186,444	102,310	136,818	425,572
Bridgewater	106	1,743	16,175	17,326	592	47,700	2,508,239	15,901,804	0.4230	1.6744	1.6705	77,874	41,998	265,640	385,512
Bridport	133	10,762	9,858	2,845	17,775	15,372,500	12,533,050	26,811,250	0.7994	1.7893	1.7497	314,518	224,254	469,116	1,007,888
Brighton	59	1,254	19,076	19,665	664	214,900	704,700	5,169,000	0.6334	1.4984	1.4913	37,204	10,559	77,085	124,848
Bristol	66	2,338	8,681	8,648	2,370	3,527,900	2,223,700	9,540,700	0.7249	1.7641	1.7474	85,280	39,228	166,714	291,222

Current Use Appraisal Program Participant Tax Savings - Tax Year 2021

Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total HS Taxes Saved		Total NonHS Taxes Saved	
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate	Total HS Taxes Saved	Total NonHS Taxes Saved	Total HS Taxes Saved	Total NonHS Taxes Saved
Brookfield	162	3,944	8,593	9,179	3,358	1,017,949	5,366,200	12,456,649	0.4852	1.5669	1.5983	86,476	84,083	199,095	369,654
Brookline	36	404	2,923	3,115	211	19,800	349,687	1,983,400	0.4048	1.8093	1.6048	9,444	6,327	31,830	47,601
Brownington	38	1,989	1,880	2,545	1,324	104,400	1,034,700	1,325,810	0.7498	1.1676	1.4930	17,699	12,081	19,794	49,574
Brunswick	18	379	5,706	5,806	279	569,500	176,200	1,770,500	0.0300	1.6183	1.7028	584	2,851	30,148	33,583
Buels Gore	6	129	681	800	9	0	121,100	572,400	0.0000	1.0796	1.7403	0	1,307	9,961	11,268
Burke	74	1,669	5,509	6,482	696	0	1,814,100	6,385,600	0.6370	1.5211	1.7204	52,232	27,594	109,858	189,684
Burlington	2	0	109	5	104	0	0	249,800	0.6701	1.4553	1.5306	1,674	0	3,823	5,497
Cabot	148	7,488	6,029	9,558	3,959	2,078,800	8,880,800	9,609,000	0.6341	1.7175	1.6576	117,244	152,528	159,279	429,051
Calais	145	6,416	6,723	11,422	1,717	140,300	7,358,884	7,637,507	0.7356	1.8264	1.7162	110,313	134,403	131,075	375,791
Cambridge	159	4,853	17,900	17,640	5,113	2,173,820	6,067,400	19,417,120	0.4382	1.5984	1.7589	111,673	96,981	341,528	550,182
Canaan	40	2,435	5,167	6,114	1,488	1,530,400	437,800	2,816,600	0.8503	1.5416	1.4923	27,659	6,749	42,032	76,440
Castleton	47	1,741	5,564	6,020	1,285	187,500	1,423,700	4,796,300	0.4083	1.5338	1.7197	25,396	21,837	82,482	129,715
Cavendish	84	1,774	7,906	8,919	760	0	1,584,300	7,138,400	0.4895	1.5129	1.6080	42,698	23,969	114,785	181,452
Charleston	87	4,403	6,972	8,510	2,864	2,328,000	4,515,000	9,566,900	0.6423	1.4603	1.6339	90,448	65,933	156,314	312,695
Charlotte	180	5,485	6,672	3,915	8,243	2,590,100	14,097,700	21,271,600	0.2016	1.5409	1.6970	71,305	217,231	360,979	649,515
Chelsea	179	6,086	10,328	12,416	3,998	578,800	4,377,300	9,410,300	0.7138	1.6564	1.6298	98,416	72,506	153,369	324,291
Chester	180	5,048	12,462	16,174	1,336	1,093,000	5,178,000	12,883,900	0.8500	1.5041	1.5986	153,526	77,882	205,962	437,370
Chittenden	50	1,076	7,253	7,709	620	261,900	654,000	3,361,300	0.5787	1.5793	1.6698	23,237	10,329	56,127	89,693
Clarendon	62	3,081	3,649	4,485	2,245	902,800	1,740,300	3,409,000	0.5092	1.5665	1.6247	26,220	27,262	55,386	108,868
Colchester	36	1,053	1,403	1,122	1,335	274,080	1,617,767	8,731,696	0.5593	1.5982	1.8681	57,885	25,855	163,117	246,857
Concord	68	1,905	16,641	18,208	338	69,900	951,800	10,122,800	0.7652	1.4511	1.6412	84,743	13,812	166,135	264,690
Corinth	166	6,312	10,409	14,584	2,137	550,800	5,425,700	9,700,800	0.6556	1.4546	1.5741	99,169	78,922	152,700	330,791
Cornwall	89	2,610	5,221	1,606	6,226	2,812,655	3,405,200	8,902,355	0.3884	1.7443	1.7056	47,803	59,397	151,839	259,039
Coventry	32	707	3,735	1,962	2,480	1,916,100	553,000	4,987,200	0.0000	1.0505	1.2042	0	5,809	60,056	65,865
Craftsbury	146	4,473	10,809	11,433	3,849	3,420,000	4,299,079	13,153,916	0.5400	1.6864	1.6544	94,246	72,500	217,618	384,364
Danby	64	2,642	12,109	12,387	2,364	870,300	3,224,380	9,724,900	0.5622	1.3871	1.4371	72,801	44,725	139,757	257,283
Danville	184	9,141	10,285	15,128	4,297	1,890,000	6,723,300	12,337,900	0.5265	1.4612	1.5185	100,357	98,241	187,351	385,949
Derby	78	2,750	5,788	4,737	3,801	2,987,900	3,876,320	11,786,000	0.3297	1.3405	1.6212	51,639	51,962	191,075	294,676
Dorset	63	886	7,093	7,560	420	0	2,114,550	12,057,705	0.3225	1.5103	1.5647	45,697	31,936	188,667	266,300
Dover	41	1,385	2,241	3,198	428	350,240	1,989,272	5,058,869	0.4082	1.6931	1.5869	28,771	33,680	80,279	142,730
Dummerston	117	4,239	5,503	8,456	1,286	1,130,700	5,990,626	10,048,895	0.3324	1.6151	1.5142	53,315	96,755	152,160	302,230

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		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate	Total HS Taxes Saved	Total NonHS Taxes Saved			
Duxbury	69	1,330	6,744	7,900	174	0	1,334,700	6,344,400	0.7080	1.8295	1.7861	54,368	24,418	113,317	192,103	
East Haven	20	282	20,321	20,573	30	0	178,075	8,143,900	0.8441	1.6541	1.7404	70,246	2,946	141,736	214,928	
East Montpelier	110	4,406	5,245	6,235	3,416	2,040,200	6,766,704	9,979,008	0.6566	1.8215	1.7116	109,952	123,256	170,801	404,009	
Eden	58	1,291	19,700	20,276	715	555,300	792,810	10,992,600	0.6683	1.6336	1.7317	78,762	12,951	190,359	282,072	
Elmore	84	3,276	13,427	15,701	1,002	152,900	5,723,000	8,677,100	0.4200	1.5147	1.6224	60,480	86,686	140,777	287,943	
Enosburgh	115	6,924	10,492	11,283	6,133	6,393,200	4,242,100	13,004,300	0.3963	1.3782	1.6566	68,347	58,465	215,429	342,241	
Essex Town	49	1,282	2,324	2,332	1,274	144,000	1,838,400	2,951,800	0.5485	1.6555	1.8102	26,274	30,435	53,433	110,142	
Fair Haven	12	733	1,283	1,326	690	192,000	193,500	836,800	1.1345	1.2955	1.4525	11,689	2,507	12,155	26,351	
Fairfax	111	8,110	4,686	6,641	6,155	2,906,300	5,774,000	8,258,100	0.6112	1.5042	1.8759	85,764	86,853	154,914	327,531	
Fairfield	200	13,939	17,110	16,273	14,776	14,461,136	9,043,180	25,834,184	0.6717	1.7027	1.8412	234,271	153,978	475,659	863,908	
Fairlee	65	1,747	5,347	6,025	1,068	3,220,900	3,759,100	9,331,700	0.5970	2.1380	1.7616	78,152	80,370	164,387	322,909	
Fayston	71	1,716	9,886	11,196	407	22,700	3,166,300	14,540,200	0.3000	1.7825	1.7403	53,120	56,439	253,043	362,602	
Ferdinand	7	0	15,141	15,104	37	0	0	4,147,200	0.1400	1.0280	1.6571	5,806	0	68,723	74,529	
Ferrisburgh	120	6,258	8,922	2,882	12,297	7,957,400	9,313,800	25,331,100	0.3301	1.7047	1.6412	114,363	158,772	415,734	688,869	
Fletcher	128	6,329	10,794	14,086	3,037	1,837,800	4,400,400	14,193,750	0.8206	1.7366	1.8670	152,584	76,417	264,997	493,998	
Franklin	74	8,043	3,674	5,164	6,553	6,288,900	4,050,300	8,790,100	0.3506	1.4036	1.6774	45,018	56,850	147,445	249,313	
Georgia	79	3,366	6,927	5,416	4,878	1,913,700	3,352,710	10,420,990	0.3142	1.5719	1.7951	43,277	52,701	187,067	283,045	
Glastenbury	1	0	985	985	0	0	0	578,400	0.7900	1.0514	1.6949	4,569	0	9,803	14,372	
Glover	106	6,751	7,541	10,834	3,458	1,169,000	6,784,400	8,039,700	0.5245	1.1674	1.4731	77,752	79,201	118,433	275,386	
Goshen	19	439	2,086	2,389	135	0	407,900	1,725,700	0.9264	1.4631	1.7263	19,766	5,968	29,791	55,525	
Grafton	99	1,750	13,309	14,557	502	47,400	2,106,600	15,175,400	0.7168	1.6942	1.5540	123,877	35,690	235,826	395,393	
Granby	28	256	20,765	20,951	69	0	158,500	4,010,250	0.4179	1.2179	1.6152	17,421	1,930	64,774	84,125	
Grand Isle	47	818	2,626	818	2,626	2,408,100	3,547,200	11,571,766	0.2939	1.6717	1.6896	44,435	59,299	195,517	299,251	
Granville	48	999	12,682	13,453	228	0	581,600	5,022,800	0.5555	1.7837	1.6806	31,132	10,374	84,413	125,919	
Greensboro	148	4,212	12,371	13,547	3,036	1,365,100	5,538,600	16,746,700	0.6504	1.7521	1.6851	144,944	97,042	282,199	524,185	
Groton	59	1,113	9,737	10,482	368	70,300	1,238,000	7,648,900	0.5784	1.4760	1.5934	51,402	18,273	121,878	191,553	
Guildhall	86	1,965	13,836	14,797	1,004	646,200	1,404,138	5,497,341	0.3104	1.1710	1.5530	21,422	16,442	85,374	123,238	
Guilford	142	6,133	7,303	11,758	1,678	751,030	4,603,355	6,676,932	0.6881	1.7664	1.6561	77,620	81,314	110,577	269,511	
Halifax	108	3,667	9,950	12,814	802	109,700	3,235,900	8,762,800	1.1019	1.4387	1.5328	132,214	46,555	134,316	313,085	
Hancock	19	0	1,966	1,842	124	0	0	1,529,900	0.7117	1.6256	1.5316	10,888	0	23,432	34,320	
Hardwick	120	5,934	7,120	9,080	3,974	2,564,700	4,578,400	8,825,300	1.2988	1.7782	1.7122	174,087	81,413	151,107	406,607	

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		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate	Total HS Taxes Saved	Total NonHS Taxes Saved			
Hartford	71	2,672	3,665	5,019	1,318	957,900	3,228,400	6,550,600	1.0258	1.6324	1.7272	100,313	52,700	113,142	266,155	
Hartland	165	5,736	8,731	11,529	2,938	1,775,500	11,543,800	21,339,400	0.5728	1.7367	1.6024	188,355	200,481	341,943	730,779	
Hingham	93	5,545	8,186	4,911	8,820	7,817,800	4,432,100	15,688,700	0.4011	1.3848	1.6549	80,705	61,376	259,632	401,713	
Hinesburg	99	3,495	5,861	6,110	3,247	1,178,300	3,672,300	7,029,000	0.5696	1.5588	1.7167	60,955	57,244	120,667	238,866	
Holland	89	4,273	6,487	6,432	4,328	5,564,900	2,918,636	10,315,905	1.0158	1.5473	1.8094	134,436	45,160	186,656	366,252	
Hubbardton	43	1,413	5,355	6,325	442	48,600	952,300	2,877,800	0.7850	1.5060	1.6885	30,066	14,342	48,592	93,000	
Huntington	105	4,350	6,491	9,317	1,524	3,668,400	7,003,600	13,988,300	0.8019	1.6449	1.7935	168,334	115,202	250,880	534,416	
Hyde Park	122	4,044	6,807	7,833	3,018	1,472,800	3,461,500	8,530,500	0.8243	1.6413	1.7399	98,850	56,814	148,422	304,086	
Ira	47	1,564	5,223	6,120	667	11,300	909,500	3,445,200	0.7218	1.4968	1.6776	31,432	13,613	57,797	102,842	
Irasburg	56	3,335	8,910	5,888	6,357	4,142,100	939,300	6,884,640	0.5643	1.2704	1.6224	44,150	11,933	111,696	167,779	
Isle La Motte	15	256	758	607	406	31,400	258,900	2,423,200	0.3458	1.6425	1.6600	9,275	4,252	40,225	53,752	
Jamaica	62	2,110	8,851	10,762	199	0	1,721,800	6,928,900	0.4228	1.8796	1.6672	36,575	32,363	115,519	184,457	
Jay	25	489	6,821	7,202	108	0	492,500	5,688,500	0.3441	1.5249	1.5610	21,269	7,510	88,797	117,576	
Jericho	59	2,104	3,174	4,180	1,098	294,800	3,870,000	6,111,200	0.4814	1.5881	1.7317	48,049	61,459	105,828	215,336	
Johnson	130	6,130	8,274	12,469	1,934	887,800	4,856,400	7,273,500	0.8325	1.5322	1.6242	100,981	74,410	118,136	293,527	
Killington	25	5	9,639	9,601	43	0	8,200	9,569,959	0.5382	1.8106	1.8064	51,550	148	172,872	224,570	
Kirby	63	2,739	6,293	7,609	1,423	746,800	1,690,900	4,528,300	0.4344	1.5143	1.5934	27,016	25,605	72,154	124,775	
Landgrove	43	404	2,204	2,366	242	0	2,993,200	15,482,700	0.2606	1.5810	1.6380	48,148	47,322	253,607	349,077	
Leicester	33	2,339	1,195	2,199	1,335	304,000	1,674,000	1,579,200	0.3202	1.3836	1.6326	10,417	23,161	25,782	59,360	
Lemington	17	55	12,009	11,766	298	3,000	22,200	2,302,500	0.3669	1.4639	1.5500	8,529	325	35,689	44,543	
Lewis	1	0	6,673	6,673	0	0	0	1,379,200	0.1400	1.0280	1.6571	1,931	0	22,855	24,786	
Lincoln	108	3,980	6,103	8,044	2,039	816,100	6,351,500	9,018,500	0.7226	1.5266	1.5122	111,064	96,962	136,378	344,404	
Londonderry	83	1,477	6,925	7,708	693	77,100	2,975,800	13,325,300	0.4168	1.5981	1.6557	67,943	47,556	220,627	336,126	
Lowell	78	1,374	13,344	14,017	701	76,700	809,000	6,781,250	0.1179	1.5735	1.7116	8,949	12,730	116,068	137,747	
Ludlow	44	876	3,168	3,730	315	0	1,075,400	3,849,700	0.2724	1.6207	1.5962	13,416	17,429	61,449	92,294	
Lunenburg	97	2,899	11,006	12,829	1,075	696,300	1,653,200	7,264,900	0.6687	1.4225	1.6088	59,635	23,517	116,878	200,030	
Lyndon	96	3,595	4,057	5,544	2,108	231,000	3,754,200	5,164,900	0.4408	1.4753	1.6686	39,315	55,386	86,182	180,883	
Maidstone	45	1,744	7,863	8,942	665	316,100	541,300	3,325,800	0.3310	1.2796	1.6970	12,800	6,926	56,439	76,165	
Manchester	54	366	8,230	7,636	960	868,380	3,630,400	27,797,698	0.3052	1.5525	1.6085	95,919	56,362	447,126	599,407	
Marlboro	107	3,019	10,787	13,266	540	0	2,751,300	9,676,000	0.5200	1.6389	1.5215	64,622	45,091	147,220	256,933	
Marshfield	97	4,002	10,239	12,753	1,488	56,300	3,395,700	7,637,100	0.7599	1.8241	1.8329	83,838	61,941	139,980	285,759	

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		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate		Total HS Taxes Saved	Total NonHS Taxes Saved			
Mendon	19	160	2,132	2,263	29	0	282,700	2,569,300	0.3793	1.1578	1.2241	10,818	3,273	31,451	45,542		
Middlebury	88	2,821	6,823	3,233	6,411	4,661,700	3,382,700	12,697,600	0.7957	1.6485	1.6120	127,951	55,764	204,685	388,400		
Middlesex	100	4,927	5,163	9,360	730	19,700	7,754,560	6,059,300	0.5245	1.7890	1.6811	72,454	138,729	101,863	313,046		
Middletown Springs	72	2,149	5,559	6,406	1,303	351,000	1,853,000	4,968,100	0.7960	1.5822	1.6324	54,296	29,318	81,099	164,713		
Milton	67	4,386	4,693	6,587	2,491	1,636,741	3,928,169	7,740,298	0.6289	1.5520	1.7604	73,383	60,965	136,260	270,608		
Monkton	96	6,199	6,542	8,037	4,704	871,600	5,449,700	6,930,063	0.4367	1.7482	1.7317	54,062	95,272	120,008	269,342		
Montgomery	93	5,196	15,328	18,901	1,623	437,500	5,272,900	10,899,900	0.5306	1.3573	1.5904	85,813	71,569	173,352	330,734		
Montpelier	15	290	936	1,074	151	0	521,900	2,696,400	1.1796	1.7744	1.9090	37,963	9,261	51,474	98,698		
Moretown	124	3,936	12,167	15,175	928	207,400	4,639,100	9,809,937	0.4100	1.7765	1.7345	59,241	82,414	170,153	311,808		
Morgan	48	2,294	7,207	8,090	1,410	602,500	884,900	5,658,500	0.3254	1.3054	1.6405	21,292	11,551	92,828	125,671		
Morristown	144	5,512	7,532	9,729	3,315	1,823,200	13,841,800	21,185,400	0.9528	1.5944	1.7078	333,739	220,694	361,804	916,237		
Mount Holly	87	3,290	8,013	10,319	984	55,000	4,375,780	9,159,220	0.3789	1.5378	1.5146	51,284	67,291	138,726	257,301		
Mount Tabor	3	0	361	350	11	0	0	345,900	0.4300	1.5132	1.5678	1,487	0	5,423	6,910		
New Haven	151	7,062	9,052	5,393	10,721	4,956,100	9,562,000	18,670,700	0.3683	1.7801	1.7633	103,981	170,213	329,220	603,414		
Newark	77	3,578	7,913	10,893	598	126,300	2,617,900	7,173,700	0.6720	1.4126	1.5976	65,800	36,980	114,607	217,387		
Newbury	193	6,516	12,808	15,229	4,095	1,372,500	8,178,700	16,212,500	0.2800	1.5879	1.6059	68,295	129,870	260,357	458,522		
Newfane	95	3,287	9,864	12,681	470	2,200	3,574,700	12,420,000	0.6172	1.8849	1.6719	98,719	67,380	207,650	373,749		
Newport City	3	0	310	126	184	0	0	1,894,200	1.3594	1.5787	1.6696	25,750	0	31,626	57,376		
Newport Town	75	4,716	7,128	6,133	5,711	2,779,100	3,487,413	7,166,610	0.5418	1.5127	1.5202	57,723	52,754	108,947	219,424		
North Hero	30	769	1,529	1,053	1,244	1,058,500	974,300	4,103,866	0.3100	1.7169	1.7352	15,742	16,728	71,210	103,680		
Northfield	154	5,023	11,129	14,956	1,196	7,500	4,815,700	9,258,400	1.0722	1.5669	1.7529	150,903	75,457	162,290	388,650		
Norton	15	48	14,797	14,462	383	834,300	23,404	3,282,400	0.5000	1.6947	1.7832	16,529	397	58,532	75,458		
Norwich	154	6,795	7,172	11,933	2,035	583,508	16,269,800	20,425,135	0.5708	1.8625	1.7856	209,455	303,025	364,711	877,191		
Orange	54	2,580	9,849	11,630	800	282,300	2,471,068	9,263,288	0.5184	1.4387	1.6729	60,831	35,551	154,966	251,348		
Orleans ID	4	0	419	182	237	0	0	262,700	0.2906	1.3426	1.7230	763	0	4,526	5,289		
Orwell	113	8,354	9,458	6,018	11,794	5,621,800	6,244,900	12,882,500	0.4870	1.4567	1.6332	93,150	90,969	210,397	394,516		
Panton	43	776	5,513	684	5,605	3,543,200	761,400	8,790,200	0.6000	1.7219	1.6578	57,310	13,111	145,724	216,145		
Pawlet	125	6,721	10,169	10,752	6,138	4,869,340	7,152,180	15,076,216	0.5740	1.3347	1.5231	127,591	95,460	229,626	452,677		
Peacham	151	5,179	10,524	12,779	2,925	1,540,100	5,406,800	12,005,600	0.6415	1.7239	1.5557	111,701	93,208	186,771	391,680		
Peru	36	658	1,860	2,272	247	0	1,878,700	6,336,300	0.2766	1.5419	1.5975	22,723	28,968	101,222	152,913		
Pittsfield	30	53	1,667	1,549	170	212,800	36,300	2,296,700	0.5042	1.2005	1.4769	11,763	436	33,920	46,119		

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		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate	Total HS Taxes Saved	Total NonHS Taxes Saved			
Pittsford	82	3,134	7,671	8,612	2,193	606,200	2,407,600	5,206,500	0.6314	1.4428	1.7024	48,075	34,737	88,635	171,447	
Plainfield	65	2,168	3,238	4,277	1,130	98,900	4,308,200	5,234,300	0.8568	1.7599	1.7683	81,760	75,820	92,558	250,138	
Plymouth	59	421	8,924	9,226	119	0	374,753	7,222,990	0.3900	1.6663	1.6624	29,631	6,245	120,075	155,951	
Pomfret	171	3,521	13,964	13,732	3,753	694,300	14,208,400	58,490,625	0.3776	1.5031	1.4995	274,512	213,566	877,067	1,365,145	
Poultney	66	2,310	6,016	5,885	2,441	414,500	1,415,057	4,588,584	0.3685	1.4807	1.6533	22,123	20,953	75,863	118,939	
Pownal	82	2,772	7,528	7,595	2,705	659,500	1,801,600	5,578,600	0.6155	1.3478	1.5533	45,425	24,282	86,652	156,359	
Proctor	14	0	1,704	1,293	411	71,180	0	990,578	1.0377	1.4456	1.6141	10,279	0	15,989	26,268	
Putney	84	3,833	3,335	5,354	1,815	3,001,400	6,009,900	9,449,900	0.7866	1.7730	1.6663	121,607	106,556	157,464	385,627	
Randolph	194	7,402	7,880	9,294	5,988	2,240,297	10,601,032	13,631,927	0.8254	1.5655	1.5968	200,019	165,959	217,675	583,653	
Reading	97	1,323	12,080	12,285	1,118	723,100	3,881,455	21,557,677	0.5191	1.5004	1.4969	132,055	58,237	322,697	512,989	
Readsboro	51	1,432	3,111	4,447	96	0	1,207,300	2,808,000	0.9377	1.2725	1.4655	37,651	15,363	41,151	94,165	
Richford	94	3,646	12,649	12,275	4,020	1,508,400	3,145,400	8,063,700	0.9681	1.1938	1.4349	108,515	37,550	115,706	261,771	
Richmond	91	3,677	6,049	8,136	1,590	1,197,000	4,314,200	7,193,500	0.7449	1.7261	1.8821	85,721	74,467	135,389	295,577	
Ripton	41	1,257	2,511	3,668	100	0	2,304,500	4,240,000	0.5925	1.8362	1.7955	38,776	42,315	76,129	157,220	
Rochester	100	2,346	12,117	13,055	1,407	785,500	2,141,000	8,716,319	0.5799	1.5886	1.5654	62,962	34,012	136,445	233,419	
Rockingham	115	3,894	9,003	11,549	1,348	280,400	4,184,200	9,387,500	1.0817	1.9323	1.6871	146,805	80,851	158,377	386,033	
Roxbury	95	2,002	9,569	10,995	576	0	823,800	3,106,100	1.0105	1.4662	1.5775	39,712	12,079	48,999	100,790	
Royalton	112	4,414	6,965	9,347	2,033	663,000	3,468,199	6,491,175	0.7296	1.6758	1.6972	72,664	58,120	110,168	240,952	
Rupert	103	3,158	14,599	14,364	3,393	1,601,100	3,915,300	20,724,500	0.4813	1.3654	1.5581	118,591	53,460	322,908	494,959	
Rutland City	3	0	297	163	133	0	0	1,164,600	1.7660	1.6402	1.7261	20,567	0	20,102	40,669	
Rutland Town	33	1,653	1,868	1,938	1,583	558,400	1,551,400	3,692,800	0.1980	1.4751	1.6117	10,384	22,885	59,517	92,786	
Ryegate	88	4,836	5,373	7,617	2,592	2,163,900	2,809,500	5,680,700	0.6705	1.4662	1.5827	56,927	41,193	89,908	188,028	
Salisbury	44	1,401	6,056	2,798	4,659	2,977,800	1,894,400	13,639,500	0.2788	1.8759	1.8343	43,309	35,537	250,189	329,035	
Sandgate	59	1,411	17,319	18,158	572	0	1,071,647	10,778,234	0.8892	1.3790	1.5770	105,369	14,778	169,973	290,120	
Searsburg	5	38	637	665	10	0	61,100	474,100	0.0000	1.4176	1.5930	0	866	7,552	8,418	
Shaftsbury	65	3,400	4,785	6,253	1,933	382,300	4,943,400	4,272,400	0.4514	1.3481	1.5503	41,600	66,642	66,235	174,477	
Shaftsbury ID	3	32	337	128	242	106,200	75,500	457,800	0.4514	1.5067	1.5773	2,407	1,138	7,221	10,766	
Sharon	130	3,475	11,537	13,864	1,148	6,900	3,450,400	11,047,800	0.7639	1.6764	1.6981	110,752	57,843	187,603	356,198	
Sheffield	53	2,138	6,494	8,089	543	0	1,515,613	3,155,730	0.2395	1.5489	1.7518	11,188	23,475	55,282	89,945	
Shelburne	50	1,199	2,491	1,122	2,569	694,200	8,892,893	23,322,954	0.4602	1.6002	1.7623	148,257	142,304	411,020	701,581	
Sheldon	87	8,111	6,053	5,280	8,883	11,595,200	5,686,738	16,230,118	0.3963	1.4605	1.7113	86,657	83,055	277,746	447,658	

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		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate				
Shoreham	122	6,489	12,765	4,243	15,011	8,006,500	4,106,900	17,406,700	0.6518	1.6770	1.6399	140,226	68,873	285,452	494,551
Shrewsbury	94	2,967	8,528	10,250	1,245	226,900	3,004,100	8,326,300	0.4859	1.5727	1.6311	55,054	47,245	135,810	238,109
South Burlington	10	292	526	182	635	216,200	583,107	3,198,900	0.4345	1.3249	1.4389	16,433	7,726	46,029	70,188
South Hero	46	1,887	2,089	1,538	2,439	1,679,070	8,751,500	14,985,692	0.4115	1.6357	1.6571	97,679	143,148	248,328	489,155
Springfield	151	5,804	7,799	10,845	2,757	691,400	4,505,356	7,310,200	2.0259	1.7004	1.7008	239,371	76,609	124,332	440,312
St. Albans Town	89	1,828	9,495	2,666	8,657	5,538,700	3,212,552	22,067,375	0.4057	1.5688	1.6965	102,561	50,399	374,373	527,333
St. George	8	147	669	644	172	15,500	271,700	1,126,800	0.3200	1.7261	1.9009	4,475	4,690	21,419	30,584
St. Johnsbury	89	4,113	3,734	5,805	2,042	258,300	4,446,800	4,899,800	1.0003	1.4048	1.6273	93,494	62,469	79,734	235,697
Stamford	18	557	2,846	3,375	28	0	269,900	1,235,100	0.7667	1.4996	1.7508	11,539	4,047	21,624	37,210
Stannard	32	746	2,430	2,872	304	4,700	592,700	2,152,500	0.6200	1.7988	1.7822	17,020	10,661	38,362	66,043
Starksboro	137	6,299	10,864	14,753	2,409	2,706,700	6,119,400	12,246,800	0.5987	1.7486	1.7320	109,958	107,004	212,115	429,077
Stockbridge	69	1,061	15,400	15,949	511	18,400	672,400	7,992,474	0.5385	1.6140	1.5904	46,660	10,853	127,112	184,625
Stowe	121	1,598	10,448	10,674	1,372	339,100	13,664,300	68,396,300	0.4391	1.7198	1.8421	360,328	234,999	1,259,928	1,855,255
Stratford	169	6,550	11,065	15,370	2,246	46,000	5,943,600	12,578,940	0.6930	1.6638	1.6505	128,361	98,890	207,615	434,866
Stratton	17	317	2,113	2,394	35	0	872,700	3,297,300	0.1138	1.4838	1.6827	4,745	12,949	55,484	73,178
Sudbury	39	1,169	5,018	4,541	1,647	610,300	1,057,558	4,785,026	0.2666	1.2488	1.4735	15,576	13,207	70,507	99,290
Sunderland	29	248	1,709	1,750	207	0	619,200	4,128,200	0.4215	1.2303	1.6316	20,010	7,618	67,356	94,984
Sutton	59	3,680	4,432	5,631	2,481	4,005,000	2,859,200	7,530,200	0.7513	1.3211	1.4880	78,056	37,773	112,049	227,878
Swanton	93	4,978	9,124	4,071	10,031	6,453,400	3,315,500	13,672,800	0.1047	1.3710	1.6384	17,787	45,456	224,015	287,258
Theford	158	5,108	7,652	10,809	1,950	2,891,590	7,080,434	14,858,437	0.8198	1.8848	1.7488	179,855	133,452	259,844	573,151
Tinmouth	70	1,856	7,251	6,999	2,107	1,075,200	1,543,600	6,924,100	0.7493	1.5820	1.6407	63,448	24,420	113,604	201,472
Topsham	125	2,690	12,123	13,811	1,001	98,100	2,159,474	9,105,410	0.6826	1.4791	1.6005	76,894	31,941	145,732	254,567
Townshend	102	2,522	11,282	13,274	530	127,300	2,503,500	11,025,200	0.5527	1.8615	1.6154	74,773	46,603	178,101	299,477
Troy	70	1,625	7,512	5,387	3,750	2,852,000	1,252,500	8,845,900	0.2000	1.4641	1.6562	20,197	18,338	146,506	185,041
Tunbridge	213	7,255	11,507	15,021	3,741	196,800	11,782,000	20,098,300	0.7635	1.5872	1.5617	243,406	187,004	313,875	744,285
Underhill	97	4,391	4,342	8,144	590	42,000	5,945,800	5,459,500	0.5077	1.6542	1.8037	57,905	98,355	98,473	254,733
Vergennes	2	0	48	0	48	0	0	188,600	0.9100	1.8220	1.7541	1,716	0	3,308	5,024
Vernon	43	1,166	3,188	2,835	1,518	1,599,900	1,235,400	5,773,900	0.5083	1.4753	1.5262	35,628	18,226	88,121	141,975
Vershire	123	3,551	12,342	14,375	1,518	329,600	2,925,800	9,772,100	0.8607	2.1422	1.7650	109,291	62,676	172,478	344,445
Victory	16	885	3,498	4,313	69	0	395,100	1,546,500	0.0894	1.7621	1.5941	1,736	6,962	24,653	33,351
Waitsfield	78	1,776	5,757	5,798	1,735	884,500	6,888,600	16,582,400	0.4545	1.7183	1.6776	106,676	118,367	278,186	503,229

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		Homestead	NonHS	Forest	Agricultural	Homestead	NonHS	Homestead	NonHS		Ed. HS	Ed NonHS	Taxes Saved	Total NonHS Taxes Saved	Taxes Saved	Total NonHS Taxes Saved	
Walden	86	4,741	4,096	7,021	1,816	446,100	3,963,500	4,419,500	0.6154	1.6628	1.6667	51,589	65,905	73,660	191,154		
Wallingford	75	2,242	4,495	5,591	1,145	313,400	3,146,100	6,517,600	0.3936	1.5634	1.6214	38,036	49,186	105,676	192,898		
Walthingam	27	1,390	1,408	1,068	1,730	994,600	850,800	1,997,700	0.3240	1.7257	1.6613	9,229	14,682	33,188	57,099		
Wardsboro	44	1,139	4,440	5,242	337	31,080	1,335,226	4,010,758	0.5898	1.8089	1.6954	31,531	24,153	67,998	123,682		
Warners Grant	1	0	1,607	1,607	0	0	0	464,500	0.1400	1.0280	1.6571	650	0	7,697	8,347		
Warren	86	1,504	5,565	6,006	1,063	371,600	3,667,800	15,248,447	0.3700	1.7869	1.7446	69,990	65,540	266,024	401,554		
Warren Gore	3	0	5,213	5,167	46	440,700	0	2,547,300	0.1400	1.0280	1.6571	3,566	0	42,211	45,777		
Washington	123	4,725	9,162	12,112	1,776	649,531	3,205,200	8,215,831	0.6520	1.4168	1.6474	74,465	45,411	135,348	255,224		
Waterbury	74	2,993	3,948	6,120	821	52,000	9,210,900	11,430,200	0.5218	1.7986	1.7560	107,705	165,667	200,714	474,086		
Waterford	56	1,498	6,499	7,236	762	652,100	942,900	4,632,301	0.4690	1.6172	1.5361	26,148	15,249	71,157	112,554		
Waterville	55	3,982	2,417	5,625	774	244,900	2,934,800	1,950,800	0.5924	1.6535	1.7527	28,942	48,527	34,192	111,661		
Weathersfield	110	4,676	5,496	8,276	1,896	186,200	4,344,300	6,956,300	0.5978	1.9482	1.7313	67,555	84,636	120,434	272,625		
Wells	30	1,070	1,902	2,392	579	329,500	848,100	1,683,900	0.4987	1.6253	1.6992	12,627	13,784	28,613	55,024		
Wells River	5	121	207	157	170	5,000	168,300	319,000	0.2800	1.4680	1.5847	1,364	2,471	5,055	8,890		
West Fairlee	74	2,296	7,212	8,607	901	187,400	1,482,500	4,151,800	0.8662	1.9236	1.5849	48,804	28,517	65,802	143,123		
West Haven	39	1,662	9,696	8,033	3,325	1,004,300	1,018,600	7,198,200	0.8672	1.4889	1.6693	71,256	15,166	120,160	206,582		
West Rutland	31	857	3,185	3,387	655	152,600	423,600	1,597,000	0.6939	1.3666	1.5259	14,021	5,789	24,369	44,179		
West Windsor	89	2,945	3,718	5,340	1,324	26,200	7,316,000	10,000,400	0.4827	1.4576	1.6828	83,586	106,638	168,287	358,511		
Westfield	42	1,883	10,654	11,093	1,444	881,500	1,455,300	4,354,500	0.6665	1.3708	1.5754	38,722	19,949	68,601	127,272		
Westford	121	6,507	7,012	11,254	2,265	240,600	5,726,300	6,816,400	0.6931	1.6416	1.7951	86,933	94,003	122,361	303,297		
Westminster	134	4,169	8,695	10,674	2,191	2,285,600	4,692,900	10,363,400	0.6997	1.8361	1.6836	105,349	86,166	174,478	365,993		
Westmore	41	5,373	6,316	10,979	710	460,900	3,829,100	6,553,362	0.4600	1.1572	1.5113	47,759	44,310	99,041	191,110		
Weston	72	967	5,461	5,836	592	24,490	3,796,666	12,878,758	0.5227	1.6063	1.6643	87,162	60,986	214,341	362,489		
Weybridge	45	661	6,113	2,028	4,746	3,088,600	704,800	9,672,101	0.4675	1.7062	1.6684	48,512	12,025	161,369	221,906		
Wheelock	87	1,650	10,894	11,987	558	84,900	1,204,000	7,283,800	0.6805	1.4419	1.6308	57,759	17,360	118,784	193,903		
Whiting	47	2,047	3,617	1,178	4,486	2,104,600	1,598,400	4,941,500	0.7281	1.2976	1.5310	47,617	20,741	75,654	144,012		
Whitingham	63	1,883	3,698	4,943	637	1,046,300	2,049,900	5,469,100	0.7380	1.6852	1.6017	55,490	34,545	87,599	177,634		
Williamstown	105	4,133	5,790	7,683	2,241	1,188,400	2,443,200	5,741,500	0.6303	1.4214	1.5902	51,588	34,728	91,301	177,617		
Williston	46	629	3,793	2,208	2,214	1,175,350	1,832,670	9,713,205	0.2715	1.5905	1.7516	31,347	29,149	170,136	230,632		
Wilmington	52	1,495	3,310	4,273	532	10,000	2,212,670	5,255,750	0.5908	1.6908	1.6070	44,123	37,412	84,460	165,995		
Windham	55	1,606	9,701	11,018	289	220,000	1,521,700	6,716,100	0.8020	1.6402	1.6478	66,067	24,959	110,668	201,694		

Current Use Appraisal Program Participant Tax Savings - Tax Year 2021

Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved		School Taxes Saved		Total Taxes Saved
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS	Ed NonHS	Total HS Taxes Saved	Total NonHS Taxes Saved			
Windsor	42	1,934	1,464	2,658	740	117,560	2,894,295	1,895,342	1.6668	1.4150	1.6337	79,834	40,954	30,964	151,752	
Winhall	25	171	2,053	2,037	187	0	435,900	4,779,700	0.5251	1.7793	1.6409	27,387	7,756	78,430	113,573	
Wolcott	126	3,684	9,183	11,402	1,465	76,800	4,195,450	9,893,150	0.7680	1.6757	1.7111	108,200	70,303	169,282	347,785	
Woodbury	74	2,426	11,789	13,620	595	0	2,075,100	5,310,500	0.5420	1.7022	1.6394	40,030	35,322	87,060	162,412	
Woodford	6	33	629	644	19	0	40,300	534,600	0.1951	1.3760	1.5971	1,122	555	8,538	10,215	
Woodstock	191	3,035	13,628	13,681	2,982	1,278,300	9,797,150	51,079,100	0.5515	1.7876	1.7834	335,733	175,134	910,945	1,421,812	
Worcester	90	3,906	6,807	10,208	506	700	4,331,626	4,400,187	0.6107	1.7233	1.6193	53,325	74,647	71,252	199,224	

Homestead and Nonhomestead Totals
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Program Acreage		Exempt Reduction		School Taxes Saved	
Homestead	Nonhomestead	Homestead	Nonhomestead	Homestead	Nonhomestead
720,100	1,823,975	\$805,363,797	\$2,189,344,404	\$12,981,642	\$36,396,993

STATE TOTALS

Total No. Parcels	Total Acreage	Total Forest	Total Agricultural	Total Enrolled Farm Bldg Value	Total Reduction Amount	Total Mun Tax Saved	Total State Ed Tax Saved	Total Taxes Saved
19,416	2,544,075	1,996,590	547,480	\$307,157,889	\$2,994,704,001	\$17,238,149	\$49,378,635	\$66,616,784

Equalization Study Based on 2021 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. Towns' individual grand list values are equalized to 100% for the education property tax liability calculations. 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. As of January 2022, a streamlined workflow for the Equalization Study will occur in the state administration software system (VTPIE). 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. The CLA is also one factor used to determine whether or not a town will be required by statute to perform a reappraisal. If the CLA falls below 85%, the town will be required to reappraise. 32 V.S.A. § 4041a(b).

As predicted, the pandemic has had a dramatic effect on sales prices and thus on the CLA levels in the towns. This year, many towns experienced a large drop in their CLA due to increases in sales prices. Consequently, the number of reappraisals that will be required has increased more than in previous years.

Figure 1. Change in CLA

Percent Change in the CLA ¹	<-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%
2021	0	0	2	6	8	34	80	71	28	16	1	3	1	0	0	1	1	2
2020				1	1	2	16	81	99	39	9	4	1	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

¹ Analysis includes reappraisal towns which may experience a greater change than non-reappraisal towns in the year of reappraisal.

For towns that have active tax incremental 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 2021 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 Coefficient of Dispersion (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 32 V.S.A §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 15 towns appealed the results of the 2020 Equalization Study.

Figure 2. Equalized Education Grand List

<p style="text-align: center;">Equalized Education Grand List Effective January 1, 2022 Addison</p>					
Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Addison	817	2,090,673	93.89	10.91	2,226,650
Bridport	656	1,451,254	90.58	15.69	1,602,110
Bristol	1,590	3,436,240	87.40	13.09	3,931,420
Cornwall	627	2,176,485	90.02	20.55	2,417,760
Ferrisburgh	1,554	5,417,002	94.93	17.00	5,706,150
Goshen	139	268,711	92.53	14.35	290,390
Granville	311	402,018	89.78	11.04	447,800
Hancock	256	344,315	105.86	8.19	325,240
Leicester	772	1,836,964	93.28	9.92	1,969,220
Lincoln	723	1,791,653	100.17	12.68	1,788,610
Middlebury	2,774	9,712,362	93.40	9.99	10,398,700
Monkton	974	2,602,364	87.78	12.74	2,964,520
New Haven	898	2,979,554	87.25	12.79	3,414,830
Orwell	744	1,511,188	100.67	11.28	1,501,140
Panton	329	1,078,477	95.18	16.90	1,133,100
Ripton	401	666,599	83.61	14.97	797,260
Salisbury	774	2,080,461	87.27	12.85	2,384,030
Shoreham	724	1,494,119	94.08	13.73	1,588,220
Starksboro	924	1,707,163	82.68	16.63	2,064,840
Vergennes	981	2,325,174	86.97	11.38	2,673,590
Waltham	224	541,955	93.84	9.07	577,520
Weybridge	389	1,360,240	96.53	16.03	1,409,180
Whiting	214	375,906	94.85	15.01	396,310
County Totals	17,795	47,650,877			52,008,590

Equalized Education Grand List
Effective January 1, 2022
Bennington

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Arlington	1,375	3,206,584	99.72	6.05	3,215,580
Bennington	5,300	9,573,368	85.41	17.63	11,209,200
Dorset	1,489	6,989,530	91.78	19.53	7,615,730
Glastenbury	9	33,898	94.56	8.17	35,850
Landgrove	202	1,008,489	96.36	8.67	1,046,570
Manchester	2,847	11,942,284	97.46	13.32	12,253,360
North Bennington	420	712,735	85.50	17.63	833,620
Peru	728	2,137,602	88.66	15.86	2,410,990
Pownal	1,713	2,753,952	97.21	15.81	2,833,060
Readsboro	697	1,065,942	100.07	5.00	1,065,150
Rupert	550	1,336,983	94.51	13.41	1,414,620
Sandgate	344	637,800	89.31	24.99	714,120
Searsburg	161	430,593	97.63	14.75	441,060
Shaftsbury	1,490	3,482,923	95.45	16.86	3,649,060
Shaftsbury ID	292	605,445	95.33	16.86	635,130
Stamford	684	973,477	92.51	23.26	1,052,270
Sunderland	677	1,518,958	98.35	27.07	1,544,390
Winhall	1,874	7,010,072	92.71	16.60	7,561,610
Woodford	458	571,845	98.90	9.21	578,180
County Totals	21,310	55,992,480			60,109,550

**Equalized Education Grand List
Effective January 1, 2022**

Caledonia

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Barnet	1,125	2,772,333	108.98	9.92	2,543,870
Burke	1,256	2,672,988	86.41	16.93	3,093,400
Danville	1,530	3,263,741	100.91	4.94	3,234,420
Groton	745	1,290,718	99.09	15.17	1,302,520
Hardwick	1,465	1,899,992	88.45	13.23	2,148,080
Kirby	349	590,605	94.43	11.11	625,440
Lyndon	2,237	3,735,285	90.49	15.33	4,127,650
Newark	700	919,228	94.45	7.35	973,220
Peacham	674	1,385,275	95.83	14.58	1,445,620
Ryegate	731	1,341,637	100.75	3.92	1,331,610
Sheffield	510	571,684	88.26	17.60	647,720
St. Johnsbury	2,857	5,040,028	95.03	8.42	5,303,460
Stannard	173	187,980	96.04	11.34	195,720
Sutton	597	1,002,012	103.56	25.27	967,570
Walden	736	958,083	90.67	17.32	1,056,620
Waterford	814	2,016,269	99.45	5.02	2,027,510
Wheelock	576	640,101	95.72	17.10	668,710
County Totals	17,075	30,287,959			31,693,140

**Equalized Education Grand List
Effective January 1, 2022
Chittenden**

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bolton	757	1,306,316	85.45	13.87	1,528,800
Buels Gore	24	32,152	99.11	7.67	32,440
* Burlington	10,436	56,330,301	104.41	9.55	53,953,580
Charlotte	1,790	9,337,607	92.40	14.66	10,105,840
Colchester	6,970	22,239,144	79.97	11.28	27,808,240
Essex Town	7,852	27,060,349	85.08	8.88	31,804,100
Hinesburg	2,006	6,334,507	87.87	11.54	7,208,670
Huntington	906	2,164,068	83.84	14.02	2,581,290
Jericho	2,101	6,856,385	89.12	7.97	7,693,090
* Milton	4,400	11,880,590	86.96	10.79	13,661,600
Richmond	1,731	4,775,108	82.43	15.30	5,792,780
Shelburne	2,956	15,965,988	87.95	13.68	18,153,380
* South Burlington	7,729	40,070,001	100.99	7.08	39,678,250
St. George	359	852,935	81.60	19.32	1,045,290
Underhill	1,336	4,026,544	83.17	11.34	4,841,150
Westford	944	2,526,388	85.54	12.44	2,953,500
Williston	4,210	20,757,313	84.97	9.56	24,428,580
* Winooski	1,781	5,743,533	75.65	13.27	7,592,490
County Totals	58,288	238,259,229			260,863,070

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

**Equalized Education Grand List
Effective January 1, 2022**

Essex

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bloomfield	257	303,332	105.97	13.55	286,240
Brighton	1,054	1,411,199	99.14	20.55	1,423,410
Brunswick	123	121,483	87.89	3.94	138,220
Canaan	659	903,140	106.11	21.88	851,150
Concord	1,011	1,165,887	93.75	15.36	1,243,640
East Haven	227	260,540	93.88	16.82	277,510
* Essex County Unified UTG	434	678,198	97.11	20.15	698,410
Granby	134	191,685	97.45	6.46	196,700
Guildhall	268	363,657	95.47	25.31	380,930
Lemington	131	172,853	99.67	10.88	173,430
Lunenburg	985	1,093,640	92.65	23.71	1,180,390
Maidstone	362	668,886	87.68	11.87	762,860
Norton	272	311,218	85.69	14.98	363,190
Victory	138	184,541	95.78	10.49	192,680
County Totals	6,055	7,830,259			8,168,760

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

**Equalized Education Grand List
Effective January 1, 2022**

Franklin

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bakersfield	707	1,195,133	88.77	13.82	1,346,390
Berkshire	731	1,318,634	95.17	16.91	1,385,540
Enosburgh	1,310	2,139,306	91.06	13.76	2,349,360
Fairfax	1,952	4,650,291	82.86	11.25	5,612,290
Fairfield	1,024	1,839,484	84.62	17.75	2,173,760
Fletcher	723	1,258,214	84.07	20.23	1,496,580
Franklin	979	1,621,356	90.71	18.47	1,787,400
Georgia	2,157	6,099,600	86.30	11.23	7,068,030
Highgate	1,719	4,109,103	92.10	11.37	4,461,390
Montgomery	942	1,645,666	95.04	17.02	1,731,500
Richford	1,122	1,670,052	104.14	16.81	1,603,600
Sheldon	908	2,347,116	91.85	15.90	2,555,460
* St. Albans City	2,253	5,237,787	84.34	14.08	6,210,640
St. Albans Town	3,298	9,181,558	90.41	13.12	10,155,000
Swanton	3,299	6,727,780	94.65	10.49	7,107,940
County Totals	23,124	51,041,080			57,044,880

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

**Equalized Education Grand List
Effective January 1, 2022**

Grand Isle

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Alburgh	1,817	2,847,843	95.70	19.74	2,975,890
Grand Isle	1,299	4,400,941	91.53	17.74	4,807,930
Isle La Motte	857	1,262,696	90.29	15.45	1,398,490
North Hero	1,067	3,073,253	88.60	16.44	3,468,610
South Hero	1,227	4,925,942	88.32	13.90	5,577,410
County Totals	6,267	16,510,675			18,228,330

**Equalized Education Grand List
Effective January 1, 2022**

Lamoille

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Belvidere	278	314,005	87.06	23.57	360,690
Cambridge	1,999	5,002,463	88.21	14.40	5,671,040
Eden	889	1,312,286	93.68	17.17	1,400,820
Elmore	638	1,628,008	84.70	19.54	1,922,180
Hyde Park	1,494	2,800,379	86.57	17.40	3,234,850
Johnson	1,336	2,317,834	96.15	8.32	2,410,700
Morristown	2,444	6,566,100	86.01	16.76	7,633,760
Stowe	3,914	22,800,789	78.35	17.08	29,101,720
Waterville	377	553,539	85.31	19.77	648,840
Wolcott	956	1,559,373	91.46	11.84	1,704,950
County Totals	14,325	44,854,776			54,089,550

Equalized Education Grand List
Effective January 1, 2022
 Orange

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bradford	1,281	2,275,501	87.15	15.44	2,611,090
Braintree	692	1,091,415	101.74	15.34	1,072,730
Brookfield	867	1,629,903	96.69	17.17	1,685,780
Chelsea	782	1,299,518	91.82	12.91	1,415,290
Corinth	998	1,507,388	97.98	15.73	1,538,500
Fairlee	667	2,117,336	89.32	13.38	2,370,470
Newbury	1,383	2,011,616	97.03	15.97	2,073,120
Orange	607	1,014,172	95.09	14.45	1,066,500
Randolph	2,061	4,511,639	94.80	14.48	4,759,070
Strafford	676	1,874,177	95.36	15.26	1,965,370
Thetford	1,403	3,563,473	85.89	19.17	4,148,970
Topsham	847	1,104,724	96.67	14.59	1,142,820
Tunbridge	872	1,631,347	98.92	16.69	1,649,210
Vershire	495	704,590	97.49	12.85	722,740
Washington	686	1,057,980	91.70	18.75	1,153,690
Wells River	180	280,793	98.58	15.97	284,840
West Fairlee	422	717,451	102.44	16.33	700,330
Williamstown	1,618	3,673,151	95.30	12.73	3,854,210
County Totals	16,537	32,066,174			34,214,730

**Equalized Education Grand List
Effective January 1, 2022**

Orleans

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Albany	650	1,027,115	105.10	9.17	977,300
Barton	1,206	1,581,621	87.53	18.78	1,806,910
Brownington	671	856,793	102.13	15.11	838,920
Charleston	744	1,115,982	90.82	10.84	1,228,820
Coventry	585	1,718,939	99.01	5.43	1,736,170
Craftsbury	766	1,397,332	94.87	11.09	1,472,940
Derby	2,569	5,335,985	96.35	9.90	5,537,850
Glover	866	1,577,547	100.71	7.36	1,566,420
Greensboro	892	2,513,414	90.39	17.03	2,780,520
Holland	509	581,239	80.27	19.52	724,140
Irasburg	674	1,145,720	99.11	17.20	1,156,040
Jay	907	2,849,664	101.73	11.44	2,801,090
Lowell	686	836,675	93.69	20.42	892,990
Morgan	854	1,684,934	93.32	14.03	1,805,510
Newport City	2,025	3,226,469	91.84	15.35	3,513,260
Newport Town	976	1,967,833	101.57	16.15	1,937,460
Orleans ID	384	508,584	88.06	18.78	577,520
Troy	996	1,379,233	93.40	17.88	1,476,670
Westfield	454	730,139	97.01	8.11	752,630
Westmore	688	1,545,730	99.29	15.12	1,556,790
County Totals	18,102	33,580,948			35,139,950

**Equalized Education Grand List
Effective January 1, 2022**

Rutland

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Benson	625	1,049,736	99.04	16.33	1,059,860
Brandon	1,933	3,465,780	93.03	8.88	3,725,600
Castleton	2,346	4,900,016	90.55	13.00	5,411,510
Chittenden	730	1,742,879	91.03	13.98	1,914,610
Clarendon	1,243	2,549,888	95.70	12.23	2,664,570
Danby	804	1,812,876	102.92	21.62	1,761,530
Fair Haven	1,150	1,844,322	104.95	13.15	1,757,260
Hubbardton	702	1,096,993	89.07	19.82	1,231,610
Ira	274	453,404	89.50	16.78	506,620
Killington	2,943	7,340,091	75.70	23.72	9,695,690
Mendon	810	2,409,725	114.09	16.42	2,112,080
Middletown Springs	477	896,592	92.61	14.58	968,150
Mount Holly	1,205	2,790,585	97.93	17.23	2,849,510
Mount Tabor	142	227,709	101.02	3.00	225,400
Pawlet	810	1,742,463	91.26	20.77	1,909,400
Pittsfield	499	1,039,283	100.51	20.00	1,034,010
Pittsford	1,435	3,273,818	91.64	15.67	3,572,430
Poultney	1,682	3,381,105	95.92	14.78	3,524,900
Proctor	736	1,235,046	95.25	12.59	1,296,690
Rutland City	5,871	9,651,519	88.65	18.75	10,886,820
Rutland Town	1,901	6,428,525	96.38	11.26	6,670,310
Shrewsbury	679	1,552,315	91.80	12.82	1,690,940
Sudbury	485	959,155	103.53	16.11	926,450
Tinmouth	440	791,928	91.38	17.61	866,600
Wallingford	1,146	2,309,351	94.48	16.68	2,444,250
Wells	976	1,818,671	89.58	18.33	2,030,120
West Haven	167	313,415	97.03	9.77	323,010
West Rutland	1,005	2,130,193	100.38	9.61	2,122,030
County Totals	33,216	69,207,383			75,181,960

Equalized Education Grand List
Effective January 1, 2022
Washington

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
* Barre City	3,141	5,105,942	92.57	13.67	5,515,600
Barre Town	3,570	8,987,293	103.79	7.22	8,658,840
Berlin	1,478	4,869,516	94.91	13.80	5,130,860
Cabot	861	1,647,641	87.95	13.50	1,873,480
Calais	975	2,058,011	87.66	18.13	2,347,660
Duxbury	733	1,670,824	84.28	11.57	1,982,390
East Montpelier	1,203	3,103,275	89.97	13.20	3,449,270
Fayston	1,173	3,795,729	89.74	13.89	4,229,730
Marshfield	796	1,221,216	80.35	17.56	1,519,820
Middlesex	920	2,361,837	89.89	13.82	2,627,610
Montpelier	2,931	8,512,770	80.76	10.58	10,540,470
Moretown	937	2,290,596	85.90	16.20	2,666,490
Northfield	1,883	3,272,888	86.47	19.48	3,785,210
Plainfield	601	1,171,595	85.36	14.17	1,372,480
Roxbury	575	765,453	94.09	21.11	813,560
Waitsfield	1,095	3,812,823	89.05	16.62	4,281,870
Warren	3,144	7,468,812	85.24	18.63	8,762,150
Waterbury	2,260	7,696,229	86.46	15.05	8,901,920
Woodbury	863	1,325,504	89.50	16.06	1,481,070
Worcester	477	944,687	90.65	16.04	1,042,090
County Totals	29,616	72,082,641			80,982,570

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

**Equalized Education Grand List
Effective January 1, 2022**

Windham

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Athens	251	371,045	92.32	14.43	401,910
Brattleboro	4,294	11,108,381	92.78	14.55	11,973,430
Brookline	328	725,514	97.57	11.06	743,570
Dover	3,433	10,034,182	94.19	15.93	10,652,980
Dummerston	1,012	2,793,566	101.88	5.72	2,741,880
Grafton	600	1,520,731	101.87	7.40	1,492,840
Guilford	1,083	2,446,647	93.76	17.27	2,609,570
Halifax	640	1,258,021	101.84	9.79	1,235,290
Jamaica	1,235	2,581,297	91.36	18.16	2,825,550
Londonderry	1,532	4,138,980	94.44	13.68	4,382,550
Marlboro	656	1,554,302	100.90	14.69	1,540,450
Newfane	1,271	2,511,017	91.87	16.10	2,733,310
Putney	996	2,444,873	93.84	12.56	2,605,480
Rockingham	2,103	4,574,283	91.24	17.83	5,013,190
Somerset	33	134,093	97.62	10.47	137,360
Stratton	1,587	7,814,077	93.24	14.71	8,380,720
Townshend	995	1,890,885	98.61	16.52	1,917,470
Vernon	890	4,048,022	104.39	7.51	3,877,770
Wardsboro	1,008	1,550,582	87.72	16.11	1,767,610
Westminster	1,568	2,882,020	91.65	19.17	3,144,470
Whitingham	1,124	2,709,913	96.26	21.40	2,815,330
Wilmington	3,070	7,521,154	90.72	14.21	8,290,480
Windham	522	994,535	83.75	20.07	1,187,530
County Totals	30,231	77,608,120			82,470,740

**Equalized Education Grand List
Effective January 1, 2022**

Windsor

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Andover	583	1,522,200	94.25	22.90	1,614,990
Baltimore	115	202,167	84.36	6.72	239,660
Barnard	810	2,791,894	88.92	14.16	3,139,800
Bethel	1,120	2,020,168	97.24	11.19	2,077,600
Bridgewater	726	1,817,836	86.82	23.00	2,093,900
Cavendish	1,123	2,688,644	93.50	14.84	2,875,620
Chester	1,814	3,955,328	96.61	8.20	4,094,130
* Hartford	5,520	13,977,073	86.76	15.25	16,109,740
Hartland	1,565	4,546,428	90.24	18.89	5,037,980
Ludlow	3,523	14,768,947	97.11	8.99	15,208,610
Norwich	1,575	7,601,476	84.39	13.49	9,007,650
Plymouth	1,194	2,361,275	87.40	15.28	2,701,580
Pomfret	591	2,566,393	97.33	17.28	2,636,690
Reading	510	1,283,782	99.67	14.07	1,288,020
Rochester	912	1,669,792	95.63	17.20	1,746,030
Royalton	1,302	2,659,148	95.34	17.19	2,789,000
Sharon	772	1,590,495	88.55	9.95	1,796,180
Springfield	3,744	5,349,282	88.67	15.47	6,032,550
Stockbridge	743	1,159,822	90.10	17.94	1,287,320
Weathersfield	1,617	3,322,663	87.89	19.47	3,780,440
West Windsor	878	2,639,846	88.95	16.21	2,967,750
Weston	632	2,034,157	94.92	20.59	2,142,970
Windsor	1,354	2,466,441	92.39	14.37	2,669,510
Woodstock	1,895	9,089,993	81.17	19.09	11,198,420
County Totals	34,618	94,085,250			104,536,140

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

STATE TOTALS: 326,559 871,057,851 954,731,960

Figure 3. 2021 Summary of Listed Values and Equalized Education Values by Category

2021 Summary of Listed Values and Equalized Education Values by Category			
Category	Property Count	Listed Value	Equalized Values
R1	156,998	38,190,173,125	42,409,794,156
R2	55,175	18,667,647,964	20,361,264,530
MHU	9,877	262,374,692	291,226,692
MHL	10,641	1,112,953,589	1,214,863,193
S1	9,436	1,578,604,092	1,720,825,264
S2	5,744	882,433,748	945,863,374
COMM	14,594	9,708,683,688	10,602,296,233
CMA	2,293	1,967,553,602	2,133,008,361
IND	885	1,354,657,361	1,488,756,340
UE	1,087	3,499,557,692	3,511,238,535
UO	151	361,004,196	406,440,799
FRM	2,606	866,665,617	935,044,767
OTH	23,653	6,216,247,285	6,829,377,689
WOOD	6,252	429,280,975	462,853,713
MISC	27,167	1,893,190,667	2,045,595,210
CABLE		114,756,216	114,756,216
INVENTORY		Exempt	Exempt
MACH and EQUIP		Exempt	Exempt
STATE TOTALS:	326,559	87,105,784,509	95,473,205,074

Figure 4. 2021 Summary of Education Equalized Values

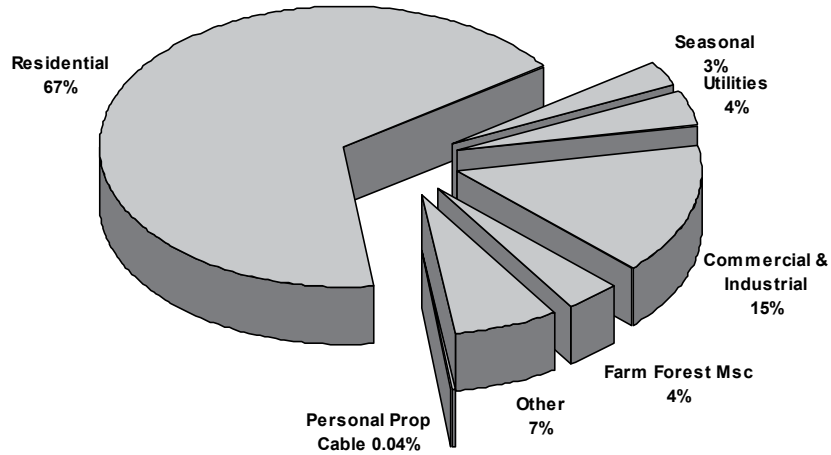
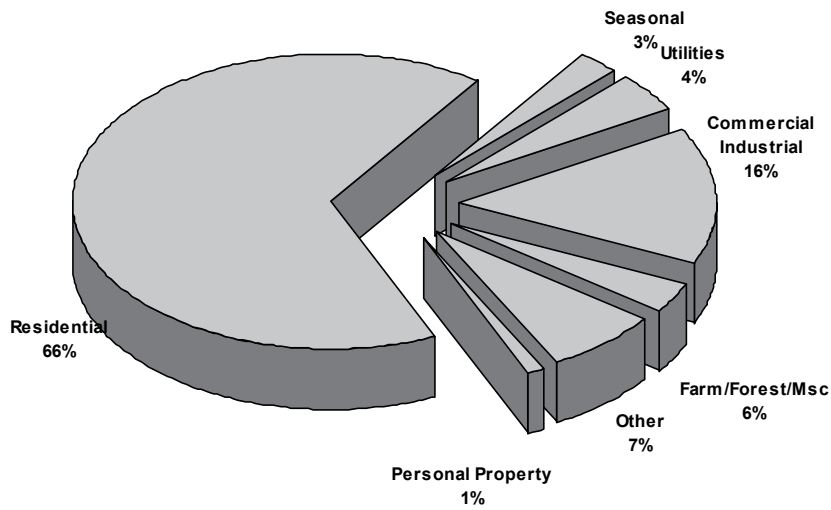
2021 Summary of Education Equalized Values

Figure 5. 2021 Summary of Listed Values and Equalized Municipal Values by Category

2021 Summary of Listed Values and Equalized Municipal Values by Category			
Category	Property Count	Listed Value	Equalized Values
R1	156,998	38,140,054,350	42,351,477,510
R2	55,175	18,641,080,247	20,331,979,822
MHU	9,877	261,030,242	289,722,725
MHL	10,641	1,108,299,989	1,209,782,631
S1	9,436	1,578,088,492	1,720,260,538
S2	5,744	881,260,448	944,623,060
COMM	14,594	9,834,306,736	10,738,085,375
CMA	2,293	2,005,312,040	2,173,442,646
IND	885	1,354,944,612	1,489,449,512
UE	1,087	3,731,376,341	3,757,654,320
UO	151	368,560,325	415,108,756
FRM	2,606	857,476,800	924,504,450
OTH	23,653	6,214,169,485	6,827,125,456
WOOD	6,252	428,796,855	462,311,301
MISC	27,167	1,893,773,314	2,046,347,479
CABLE		35,067,284	35,067,284
INVENTORY		114,729,818	114,729,818
MACH and EQUIP		891,734,331	891,734,331
STATE TOTALS:	326,559	88,340,061,709	96,723,407,013

Figure 6. 2021 Summary of Municipal Equalized Values

2021 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 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.

Figure 1 on the following pages 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.

Note: Current Use is not a direct exemption and is therefore not reflected in this data. Current Use is a reduction in assessed value, resulting in fewer property taxes collected on the enrolled acreage.

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

Figure 1. 2021 Statutory Exemptions—Parcel Counts and Total Value

2021 Statutory Exemptions Parcel Counts and Total Value Addison						
Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
Addison	33	32	32	0	0	13,225,400
Bridport	22	25	23	1	1	5,863,800
Bristol	117	116	105	11	0	47,949,700
Cornwall	16	16	10	6	0	5,824,500
Ferrisburgh	53	53	43	9	1	25,048,500
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	4,570,000
Lincoln	18	19	19	0	0	5,142,600
Middlebury	221	220	171	7	42	469,299,400
Monkton	29	31	31	0	0	2,823,300
New Haven	25	27	23	4	0	6,356,600
Orwell	34	34	34	0	0	7,210,760
Panton	15	15	15	0	0	3,894,700
Ripton	28	29	27	2	0	43,430,400
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	23	23	22	1	0	6,151,400
Whiting	14	14	7	6	1	4,777,000
County Totals	822	828	677	106	45	\$746,924,931

**2021 Statutory Exemptions
Parcel Counts and Total Value
Bennington**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
Arlington	48	47	47	0	0	27,196,700
Bennington	235	232	226	2	4	210,025,400
Dorset	58	56	55	1	0	33,736,100
Glastenbury	0	0	0	0	0	0
Landgrove	19	19	17	2	0	4,344,200
Manchester	83	83	82	0	1	74,809,520
North Bennington	29	29	29	0	0	5,431,500
Peru	17	17	16	1	0	7,588,200
Pownal	52	51	32	18	1	14,033,700
Readsboro	81	80	80	0	0	8,867,400
Rupert	25	23	23	0	0	4,745,400
Sandgate	7	7	7	0	0	388,400
Searsburg	5	5	5	0	0	140,000
Shaftsbury	38	36	35	0	1	11,167,700
Shaftsbury ID	2	2	2	0	0	48,800
Stamford	20	29	27	2	0	4,811,200
Sunderland	22	24	22	1	1	2,668,600
Winhall	108	107	107	0	0	37,458,500
Woodford	14	13	12	1	0	30,926,000
County Totals	863	860	824	28	8	\$478,387,320

**2021 Statutory Exemptions
Parcel Counts and Total Value
Caledonia**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
Barnet	42	42	40	0	2	10,449,600
Burke	29	29	29	0	0	17,955,600
Danville	52	51	48	0	3	15,050,636
Groton	48	48	47	0	1	11,390,100
Hardwick	67	67	67	0	0	30,078,400
Kirby	6	6	6	0	0	351,800
Lyndon	121	118	118	0	0	143,030,698
Newark	13	13	10	2	1	5,504,100
Peacham	35	34	34	0	0	10,362,400
Ryegate	28	30	25	5	0	2,853,300
Sheffield	13	13	11	2	0	8,516,900
St. Johnsbury	175	176	154	22	0	162,462,900
Stannard	8	8	8	0	0	3,101,200
Sutton	19	19	19	0	0	7,808,100
Walden	12	13	13	0	0	9,060,100
Waterford	19	19	13	6	0	10,450,800
Wheelock	16	13	13	0	0	3,185,300
County Totals	703	699	655	37	7	\$451,611,934

**2021 Statutory Exemptions
Parcel Counts and Total Value
Chittenden**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
Bolton	20	20	20	0	0	16,636,800
Buels Gore	0	0	0	0	0	0
Burlington	398	398	396	0	2	2,154,871,050
Charlotte	30	29	29	0	0	25,292,700
Colchester	166	168	168	0	0	192,803,700
Essex Town	143	142	142	0	0	179,792,600
Hinesburg	57	56	56	0	0	20,813,900
Huntington	20	22	22	0	0	9,494,900
Jericho	48	48	40	8	0	99,877,000
Milton	86	63	60	3	0	37,560,400
Richmond	37	35	32	3	0	27,847,400
Shelburne	74	74	73	0	1	116,498,000
South Burlington	148	149	118	30	1	236,718,400
St. George	8	8	6	2	0	1,032,300
Underhill	38	37	29	8	0	23,868,200
Westford	20	20	20	0	0	5,478,100
Williston	118	117	112	4	1	102,488,659
Winooski	43	43	21	22	0	44,355,000
County Totals	1,454	1,429	1,344	80	5	\$3,295,429,109

**2021 Statutory Exemptions
Parcel Counts and Total Value
Essex**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
Averill	0	0	0	0	0	0
Averys Gore	0	0	0	0	0	0
Bloomfield	22	21	21	0	0	3,210,900
Brighton	46	46	40	4	2	11,646,322
Brunswick	25	25	25	0	0	2,893,900
Canaan	42	41	41	0	0	13,639,100
Concord	30	31	31	0	0	4,119,900
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	15	14	1	0	1,419,800
Lemington	13	13	13	0	0	1,184,400
Lewis	10	10	10	0	0	4,748,100
Lunenburg	37	38	38	0	0	8,553,000
Maidstone	12	12	11	1	0	8,350,300
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	316	315	305	8	2	\$92,208,022

**2021 Statutory Exemptions
Parcel Counts and Total Value
Franklin**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
Bakersfield	21	21	10	11	0	8,524,000
Berkshire	17	17	8	9	0	2,658,700
Enosburgh	63	63	34	29	0	39,821,500
Fairfax	37	37	34	3	0	14,849,900
Fairfield	42	44	34	10	0	9,222,982
Fletcher	15	15	10	5	0	2,929,800
Franklin	21	21	12	9	0	8,737,400
Georgia	38	38	36	2	0	13,319,100
Highgate	57	58	45	13	0	44,051,400
Montgomery	28	28	15	13	0	15,625,000
Richford	63	63	60	0	3	43,197,100
Sheldon	26	26	12	14	0	7,530,000
St. Albans City	70	65	33	32	0	218,000,500
St. Albans Town	46	46	20	25	1	66,722,500
Swanton	62	61	49	12	0	66,758,900
County Totals	606	603	412	187	4	\$561,948,782

**2021 Statutory Exemptions
Parcel Counts and Total Value
Grand Isle**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
	Alburgh	48	50	32	18	
Grand Isle	28	29	25	4	0	34,767,200
Isle La Motte	22	20	20	0	0	5,406,900
North Hero	30	39	37	2	0	20,447,700
South Hero	32	33	23	10	0	14,576,600
County Totals	160	171	137	34	0	\$92,153,000

**2021 Statutory Exemptions
Parcel Counts and Total Value
Lamoille**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
	Belvidere	15	15	10	5	
Cambridge	56	56	44	9	3	39,545,993
Eden	31	31	31	0	0	8,363,620
Elmore	12	12	11	1	0	5,355,600
Hyde Park	43	43	36	7	0	73,206,700
Johnson	62	63	60	2	1	97,998,800
Morristown	98	98	97	1	0	60,006,200
Stowe	67	68	67	0	1	59,477,600
Waterville	12	13	2	11	0	5,868,400
Wolcott	44	44	39	5	0	7,253,200
County Totals	440	443	397	41	5	\$362,137,813

**2021 Statutory Exemptions
Parcel Counts and Total Value
Orange**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
Bradford	53	52	52	0	0	17,603,200
Braintree	18	18	14	4	0	4,215,800
Brookfield	23	23	15	8	0	7,179,700
Chelsea	30	30	18	11	1	16,283,100
Corinth	23	23	22	1	0	2,768,000
Fairlee	22	22	22	0	0	13,974,600
Newbury	60	59	59	0	0	7,841,600
Orange	21	22	18	3	1	8,501,900
Randolph	89	87	56	28	3	207,783,220
Strafford	24	24	22	2	0	8,980,800
Thetford	58	59	40	19	0	53,094,240
Topsham	11	11	10	1	0	10,027,100
Tunbridge	39	39	38	1	0	7,980,200
Vershire	15	15	14	0	1	5,243,700
Washington	27	27	25	2	0	6,322,000
Wells River	27	26	26	0	0	2,651,400
West Fairlee	25	25	21	4	0	3,292,300
Williamstown	36	37	28	7	2	32,172,250
County Totals	601	599	500	91	8	\$415,915,110

**2021 Statutory Exemptions
Parcel Counts and Total Value**

Orleans

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
Albany	19	19	19	0	0	4,292,100
Barton	43	43	43	0	0	17,153,900
Brownington	20	20	19	0	1	3,881,400
Charleston	22	22	22	0	0	5,752,900
Coventry	32	32	18	14	0	8,210,500
Craftsbury	29	28	26	2	0	2,195,200
Derby	81	81	81	0	0	41,690,486
Glover	29	29	28	1	0	5,691,100
Greensboro	27	27	24	2	1	10,149,400
Holland	7	7	3	4	0	5,015,900
Irasburg	14	15	12	3	0	5,741,900
Jay	24	21	21	0	0	5,107,300
Lowell	19	19	19	0	0	5,070,600
Morgan	19	19	19	0	0	1,923,600
Newport City	83	80	79	0	1	70,830,840
Newport Town	19	19	19	0	0	3,382,400
Orleans ID	19	19	19	0	0	7,207,100
Troy	50	49	49	0	0	5,509,500
Westfield	17	17	10	6	1	7,677,100
Westmore	22	22	21	0	1	7,897,100
County Totals	595	588	551	32	5	\$224,380,326

**2021 Statutory Exemptions
Parcel Counts and Total Value**

Rutland

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
Benson	20	19	18	0	1	7,008,100
Brandon	71	70	54	16	0	45,867,100
Castleton	90	88	86	0	2	119,029,300
Chittenden	30	30	23	5	2	30,969,600
Clarendon	38	41	41	0	0	13,833,800
Danby	27	25	24	1	0	2,013,200
Fair Haven	66	64	63	0	1	34,954,200
Hubbardton	26	27	22	5	0	3,775,200
Ira	9	10	10	0	0	2,313,100
Killington	59	59	59	0	0	17,493,670
Mendon	41	41	41	0	0	9,292,700
Middletown Springs	14	14	14	0	0	2,290,100
Mount Holly	25	26	26	0	0	5,509,956
Mount Tabor	10	10	10	0	0	26,082,800
Pawlet	21	23	23	0	0	5,680,350
Pittsfield	19	18	15	3	0	23,452,800
Pittsford	46	46	45	0	1	22,642,100
Poultney	41	41	0	0	41	83,698,400
Proctor	39	38	38	0	0	27,627,020
Rutland City	231	229	218	0	11	329,551,265
Rutland Town	35	34	29	5	0	25,916,000
Shrewsbury	20	21	21	0	0	9,825,700
Sudbury	14	14	8	6	0	2,982,372
Tinmouth	10	10	10	0	0	2,017,900
Wallingford	36	36	34	1	1	21,324,500
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	22,221,900
County Totals	1,122	1,118	1,016	42	60	\$900,466,733

**2021 Statutory Exemptions
Parcel Counts and Total Value
Washington**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
Barre City	218	218	213	3	2	209,858,700
Barre Town	132	131	128	2	1	115,447,551
Berlin	82	82	82	0	0	108,371,100
Cabot	41	41	31	10	0	4,791,700
Calais	25	26	26	0	0	3,015,200
Duxbury	20	20	20	0	0	33,291,800
East Montpelier	46	45	33	12	0	48,144,700
Fayston	21	23	23	0	0	13,187,200
Marshfield	37	37	35	0	2	13,290,600
Middlesex	35	35	33	2	0	11,850,400
Montpelier	108	107	107	0	0	207,820,900
Moretown	30	30	28	1	1	6,496,100
Northfield	106	106	35	70	1	429,693,600
Plainfield	33	33	20	12	1	32,605,700
Roxbury	21	22	15	7	0	8,970,500
Waitsfield	45	45	45	0	0	13,808,500
Warren	38	38	32	6	0	9,978,700
Waterbury	49	49	49	0	0	246,870,400
Woodbury	21	21	15	6	0	7,452,600
Worcester	21	21	17	4	0	14,426,500
County Totals	1,129	1,130	987	135	8	\$1,539,372,451

**2021 Statutory Exemptions
Parcel Counts and Total Value
Windham**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
	Athens	10	10	10	0	
Brattleboro	227	228	216	0	12	204,958,803
Brookline	9	9	9	0	0	764,840
Dover	41	38	38	0	0	15,874,530
Dummerston	30	30	30	0	0	9,227,400
Grafton	19	25	25	0	0	6,100,300
Guilford	24	24	23	1	0	7,596,585
Halifax	17	17	17	0	0	1,960,300
Jamaica	60	60	60	0	0	5,755,800
Londonderry	40	40	40	0	0	16,348,200
Marlboro	19	19	17	0	2	4,170,600
Newfane	45	46	46	0	0	8,386,700
Putney	50	50	49	1	0	123,121,400
Rockingham	88	87	85	1	1	96,660,246
Somerset	0	0	0	0	0	0
Stratton	18	18	18	0	0	27,858,600
Townshend	36	36	35	1	0	26,294,500
Vernon	34	39	35	4	0	22,837,500
Wardsboro	33	32	28	4	0	3,912,580
Westminster	37	37	22	14	1	69,705,600
Whitingham	27	26	26	0	0	7,095,400
Wilmington	81	81	57	23	1	27,144,211
Windham	12	12	11	1	0	1,466,600
County Totals	957	964	897	50	17	\$689,182,095

**2021 Statutory Exemptions
Parcel Counts and Total Value**

Windsor

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2020	2021	Assessed Value	Insurance Value	Undeter- mined	
Andover	25	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	66	66	66	0	0	13,422,000
Bridgewater	25	25	25	0	0	4,559,500
Cavendish	37	37	31	6	0	7,327,900
Chester	55	56	56	0	0	28,110,700
Hartford	196	195	193	1	1	128,634,250
Hartland	39	39	28	10	1	21,085,500
Ludlow	57	60	60	0	0	29,169,100
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	12,072,896
Rochester	39	39	28	11	0	16,223,600
Royalton	62	63	62	0	1	17,821,150
Sharon	31	31	31	0	0	12,546,500
Springfield	151	150	137	12	1	107,917,369
Stockbridge	56	56	53	3	0	6,954,500
Weathersfield	47	47	35	12	0	27,353,682
West Windsor	26	26	26	0	0	9,019,900
Weston	22	22	21	0	1	9,541,320
Windsor	59	60	41	19	0	95,768,234
Woodstock	77	78	76	0	2	64,088,200
County Totals	1,266	1,271	1,184	79	8	\$687,311,982
STATE TOTALS:	11,034	11,018	9,886	950	182	\$10,537,429,608

Property Tax Credits

Households with 2020 income less than \$138,500 were eligible to receive property tax credits applied to their 2021-2022 (FY22) property tax bills. Almost 70% of declared homesteads received a credit in FY22. The credits show up on property tax bills as “State Payments.”

The education credit amount is equal to the difference between the education property taxes on the housesite (dwelling and up to two surrounding acres) 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 FY22 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 their 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 Credits by Year

	Education Property Tax Credit	Municipal Property Tax Credit	Total	% Change
2021	171,553,982	15,893,671	187,447,653	-0.19%
2020	171,206,976	16,594,156	187,801,132	2.57%
2019	166,739,409	16,347,668	183,087,077	1.54%
<i>*please note report format change from 2018-2019.</i>				
	School Property Tax Adjustment	Circuit Breaker Adjustment	Total	
2018	158,404,367	21,898,863	180,303,230	-4.59%
2017	165,982,509	22,989,536	188,972,045	2.32%
2016	161,682,400	23,004,392	184,686,791	7.01%
2015	150,629,373	21,961,680	172,591,053	3.28%
2014	145,667,879	21,443,241	167,111,120	5.53%
2013	137,532,417	20,821,834	158,354,251	2.81%
2012	134,703,320	19,327,021	154,030,341	-5.44%
2011	142,955,566	19,937,335	162,892,901	-1.65%
2010	145,309,090	20,321,655	165,630,745	6.98%
2009	135,850,961	18,968,027	154,818,988	16.96%
2008	115,395,480	16,973,707	132,369,187	1.32%
2007	114,675,634	15,971,405	130,647,039	

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

Figure 2. Tax Year 2021 Property Tax Credit Payment Summary

Addison County										
Town	Homesteads	Education	Education Tax	Average	Municipal	Municipal Tax	Average	Adjustment	Coverage	
		Tax Credit	Credits	Education	Tax Credit	Credits	Municipal			
		Recipients		Credit	Recipients		Credit			
Addison	442	330	\$ 652,340	\$ 1,977	43	\$ 23,527	\$ 547		74.7%	
Bridport	367	279	\$ 466,674	\$ 1,673	48	\$ 25,784	\$ 537		76.0%	
Bristol	1,032	789	\$ 1,263,026	\$ 1,601	178	\$ 128,271	\$ 721		76.5%	
Cornwall	359	229	\$ 476,925	\$ 2,083	34	\$ 13,529	\$ 398		63.8%	
Ferrisburgh	880	629	\$ 1,332,228	\$ 2,118	42	\$ 11,279	\$ 269		71.5%	
Goshen	68	54	\$ 73,741	\$ 1,366	16	\$ 11,268	\$ 704		79.4%	
Granville	98	68	\$ 81,604	\$ 1,200	11	\$ 5,187	\$ 472		69.4%	
Hancock	100	54	\$ 59,877	\$ 1,109	14	\$ 2,739	\$ 196		54.0%	
Leicester	338	256	\$ 341,394	\$ 1,334	19	\$ 4,482	\$ 236		75.7%	
Lincoln	454	332	\$ 530,775	\$ 1,599	81	\$ 38,226	\$ 472		73.1%	
Middlebury	1,646	1,166	\$ 2,091,662	\$ 1,794	268	\$ 232,014	\$ 866		70.8%	
Monkton	688	494	\$ 871,531	\$ 1,764	46	\$ 12,226	\$ 266		71.8%	
New Haven	547	395	\$ 727,580	\$ 1,842	57	\$ 24,050	\$ 422		72.2%	
Orwell	403	305	\$ 440,173	\$ 1,443	51	\$ 15,519	\$ 304		75.7%	
Panton	189	138	\$ 290,421	\$ 2,105	30	\$ 20,165	\$ 672		73.0%	
Ripton	194	132	\$ 192,377	\$ 1,457	19	\$ 5,816	\$ 306		68.0%	
Salisbury	353	268	\$ 540,426	\$ 2,017	22	\$ 9,259	\$ 421		75.9%	
Shoreham	386	276	\$ 501,779	\$ 1,818	51	\$ 20,216	\$ 396		71.5%	
Starksboro	567	417	\$ 624,938	\$ 1,499	65	\$ 28,374	\$ 437		73.5%	
Vergennes	673	525	\$ 838,323	\$ 1,597	130	\$ 95,468	\$ 734		78.0%	
Waltham	156	102	\$ 164,022	\$ 1,608	10	\$ 1,406	\$ 141		65.4%	
Weybridge	278	171	\$ 306,002	\$ 1,789	24	\$ 6,072	\$ 253		61.5%	
Whiting	120	86	\$ 113,930	\$ 1,325	21	\$ 10,342	\$ 492		71.7%	
Total	10,338	7,495	\$ 12,981,748	\$ 1,732	1,280	\$ 745,219	\$ 582		72.5%	

Bennington County								
Town	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Arlington	706	498	\$ 803,992	\$ 1,614	61	\$ 16,363	\$ 268	70.5%
Bennington	3,022	2,137	\$ 2,076,285	\$ 972	840	\$ 618,134	\$ 736	70.7%
Dorset	580	347	\$ 808,135	\$ 2,329	59	\$ 22,408	\$ 380	59.8%
Glastenbury	2 *	*	*	*	*	*	*	*
Landgrove	58	20	\$ 62,180	\$ 3,109	*	*	*	34.5%
Manchester	1,080	701	\$ 1,465,067	\$ 2,090	71	\$ 24,628	\$ 347	64.9%
N. Bennington ID	232	143	\$ 162,029	\$ 1,133	56	\$ 53,938	\$ 963	61.6%
Peru	129	85	\$ 171,434	\$ 2,017	*	*	*	65.9%
Pownal	934	691	\$ 774,790	\$ 1,121	173	\$ 65,643	\$ 379	74.0%
Readsboro	216	150	\$ 171,656	\$ 1,144	55	\$ 45,751	\$ 832	69.4%
Rupert	228	166	\$ 272,367	\$ 1,641	37	\$ 14,456	\$ 391	72.8%
Sandgate	127	88	\$ 113,500	\$ 1,290	23	\$ 10,539	\$ 458	69.3%
Searsburg	35	26	\$ 20,141	\$ 775	*	*	*	74.3%
Shaftsbury	1,155	804	\$ 1,024,365	\$ 1,274	98	\$ 28,488	\$ 291	69.6%
Stamford	292	198	\$ 261,340	\$ 1,320	59	\$ 36,790	\$ 624	67.8%
Sunderland	354	226	\$ 256,481	\$ 1,135	42	\$ 13,073	\$ 311	63.8%
Winhall	285	157	\$ 339,968	\$ 2,165	27	\$ 15,116	\$ 560	55.1%
Woodford	103	80	\$ 114,668	\$ 1,433	*	*	*	77.7%
Total	9,435	6,437	\$ 8,783,730	\$ 1,365	1,601	\$ 965,327	\$ 603	68.2%

Caledonia County								
Town	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Barnet	534	373	\$ 530,900	\$ 1,423	98	\$ 53,037	\$ 541	69.9%
Burke	479	335	\$ 393,134	\$ 1,174	71	\$ 28,289	\$ 398	69.9%
Danville	784	532	\$ 737,754	\$ 1,387	94	\$ 37,215	\$ 396	67.9%
Groton	294	181	\$ 231,350	\$ 1,278	38	\$ 16,893	\$ 445	61.6%
Hardwick	787	520	\$ 578,450	\$ 1,112	207	\$ 150,069	\$ 725	66.1%
Kirby	169	108	\$ 94,823	\$ 878	16	\$ 7,426	\$ 464	63.9%
Lyndon	1,310	909	\$ 769,245	\$ 846	231	\$ 113,671	\$ 492	69.4%
Newark	201	149	\$ 138,235	\$ 928	37	\$ 14,364	\$ 388	74.1%
Peacham	261	183	\$ 361,428	\$ 1,975	35	\$ 21,986	\$ 628	70.1%
Ryegate	384	246	\$ 312,047	\$ 1,268	61	\$ 32,031	\$ 525	64.1%
Sheffield	214	123	\$ 86,008	\$ 699	*	*	*	57.5%
St. Johnsbury	1,542	954	\$ 846,116	\$ 887	352	\$ 233,164	\$ 662	61.9%
Stannard	65	47	\$ 55,083	\$ 1,172	15	\$ 4,488	\$ 299	72.3%
Sutton	315	225	\$ 304,780	\$ 1,355	85	\$ 43,721	\$ 514	71.4%
Walden	323	210	\$ 213,601	\$ 1,017	33	\$ 12,500	\$ 379	65.0%
Waterford	465	304	\$ 464,074	\$ 1,527	46	\$ 16,028	\$ 348	65.4%
Wheelock	252	165	\$ 163,392	\$ 990	41	\$ 15,138	\$ 369	65.5%
Total	8,379	5,564	\$ 6,280,420	\$ 1,129	1,460	\$ 800,020	\$ 548	66.4%

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

Chittenden County										
Town	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage		
Bolton	410	260	\$ 296,554	\$ 1,141	32	\$ 15,715	\$ 491	63.4%		
Buels Gore	8 *	*	*	*	*	*	*	*		
Burlington	5,938	4,045	\$ 8,840,038	\$ 2,185	907	\$ 853,615	\$ 941	68.1%		
Charlotte	1,202	592	\$ 1,275,553	\$ 2,155	24	\$ 8,742	\$ 364	49.3%		
Colchester	4,590	3,055	\$ 4,818,285	\$ 1,577	433	\$ 201,906	\$ 466	66.6%		
Essex Junction	2,636	1,906	\$ 3,107,351	\$ 1,630	317	\$ 286,615	\$ 904	72.3%		
Essex Town	3,370	2,233	\$ 3,744,108	\$ 1,677	225	\$ 114,423	\$ 509	66.3%		
Hinesburg	1,448	929	\$ 1,467,369	\$ 1,580	112	\$ 56,649	\$ 506	64.2%		
Huntington	675	479	\$ 800,708	\$ 1,672	120	\$ 90,873	\$ 757	71.0%		
Jericho	1,676	1,085	\$ 1,807,677	\$ 1,666	104	\$ 43,240	\$ 416	64.7%		
Milton	3,210	2,471	\$ 3,712,356	\$ 1,502	343	\$ 148,813	\$ 434	77.0%		
Richmond	1,302	807	\$ 1,290,547	\$ 1,599	140	\$ 112,196	\$ 801	62.0%		
Shelburne	2,140	1,072	\$ 2,124,292	\$ 1,982	119	\$ 64,764	\$ 544	50.1%		
South Burlington	5,180	3,354	\$ 5,982,506	\$ 1,784	431	\$ 204,432	\$ 474	64.7%		
St. George	250	137	\$ 185,585	\$ 1,355 *	*	*	*	54.8%		
Underhill	1,065	719	\$ 1,197,684	\$ 1,666	80	\$ 41,092	\$ 514	67.5%		
Westford	702	482	\$ 755,391	\$ 1,567	66	\$ 43,250	\$ 655	68.7%		
Williston	3,094	1,848	\$ 3,444,317	\$ 1,864	65	\$ 15,962	\$ 246	59.7%		
Winooski	1,063	856	\$ 1,474,492	\$ 1,723	210	\$ 268,363	\$ 1,278	80.5%		
Total	39,959	26,330	\$ 46,324,813	\$ 1,759	3,728	\$ 2,570,650	\$ 690	65.9%		

Essex County										
Town	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage		
Averill	11 *	*	*	*	*	*	*	*		
Avery's Gore	0 *	*	*	*	*	*	*	*		
Bloomfield	72	48	\$ 46,668	\$ 972	*	*	*	66.7%		
Brighton	304	182	\$ 215,511	\$ 1,184	59	\$ 28,900	\$ 490	59.9%		
Brunswick	33	25	\$ 20,952	\$ 838	*	*	*	75.8%		
Canaan	291	186	\$ 173,742	\$ 934	59	\$ 23,691	\$ 402	63.9%		
Concord	367	230	\$ 204,828	\$ 891	65	\$ 23,668	\$ 364	62.7%		
East Haven	97	54	\$ 35,464	\$ 657	18	\$ 6,824	\$ 379	55.7%		
Ferdinand	6 *	*	*	*	*	*	*	*		
Granby	31	17	\$ 11,376	\$ 669	*	*	*	54.8%		
Guildhall	98	64	\$ 50,170	\$ 784	17	\$ 6,774	\$ 398	65.3%		
Lemington	38	25	\$ 20,854	\$ 834	*	*	*	65.8%		
Lewis	0 *	*	*	*	*	*	*	*		
Lunenburg	355	224	\$ 159,592	\$ 712	32	\$ 9,921	\$ 310	63.1%		
Maidstone	83	56	\$ 87,637	\$ 1,565	*	*	*	67.5%		
Norton	52	41	\$ 32,003	\$ 781	*	*	*	78.8%		
Victory	33	25	\$ 37,510	\$ 1,500	*	*	*	75.8%		
Warner's Grant	0 *	*	*	*	*	*	*	*		
Warren's Gore	2 *	*	*	*	*	*	*	*		
Total	1,873	1,177	\$ 1,096,307	\$ 931	250	\$ 99,778	\$ 399	62.8%		

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

Franklin County								
Town	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Bakersfield	431	325	\$ 356,536	\$ 1,097	33	\$ 12,708	\$ 385	75.4%
Berkshire	464	343	\$ 368,206	\$ 1,073	63	\$ 22,952	\$ 364	73.9%
Enosburgh	720	505	\$ 473,619	\$ 938	142	\$ 86,467	\$ 609	70.1%
Fairfax	1,582	1,126	\$ 1,329,616	\$ 1,181	124	\$ 58,597	\$ 473	71.2%
Fairfield	599	422	\$ 582,335	\$ 1,380	87	\$ 40,406	\$ 464	70.5%
Fletcher	464	342	\$ 551,514	\$ 1,613	73	\$ 42,175	\$ 578	73.7%
Franklin	449	324	\$ 357,318	\$ 1,103	23	\$ 5,870	\$ 255	72.2%
Georgia	1,544	1,145	\$ 1,764,856	\$ 1,541	45	\$ 11,128	\$ 247	74.2%
Highgate	1,064	835	\$ 1,044,587	\$ 1,251	61	\$ 11,915	\$ 195	78.5%
Montgomery	396	285	\$ 325,685	\$ 1,143	88	\$ 47,937	\$ 545	72.0%
Richford	562	356	\$ 255,915	\$ 719	136	\$ 65,214	\$ 480	63.3%
Sheldon	632	488	\$ 586,703	\$ 1,202	41	\$ 13,027	\$ 318	77.2%
St. Albans City	1,294	972	\$ 1,142,670	\$ 1,176	253	\$ 144,132	\$ 570	75.1%
St. Albans Town	2,010	1,415	\$ 2,003,919	\$ 1,416	139	\$ 42,996	\$ 309	70.4%
Swanton	1,970	1,524	\$ 1,909,617	\$ 1,253	175	\$ 83,980	\$ 480	77.4%
Total	14,181	10,407	\$ 13,053,096	\$ 1,254	1,483	\$ 689,504	\$ 465	73.4%

Grand Isle County								
Town	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Alburgh	609	415	\$ 678,686	\$ 1,635	62	\$ 18,940	\$ 305	68.1%
Grand Isle	691	488	\$ 926,288	\$ 1,898	30	\$ 8,446	\$ 282	70.6%
Isle La Motte	195	139	\$ 238,285	\$ 1,714	17	\$ 3,977	\$ 234	71.3%
North Hero	347	249	\$ 487,089	\$ 1,956	18	\$ 6,166	\$ 343	71.8%
South Hero	584	372	\$ 837,765	\$ 2,252	55	\$ 37,558	\$ 683	63.7%
Total	2,426	1,663	\$ 3,168,113	\$ 1,905	182	\$ 75,087	\$ 413	68.5%

Lamoille County								
Town	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Belvidere	113	85	\$ 99,626	\$ 1,172	17	\$ 4,852	\$ 285	75.2%
Cambridge	1,035	779	\$ 1,036,054	\$ 1,330	72	\$ 24,169	\$ 336	75.3%
Eden	406	286	\$ 326,392	\$ 1,141	52	\$ 17,918	\$ 345	70.4%
Elmore	312	212	\$ 301,825	\$ 1,424	27	\$ 8,199	\$ 304	67.9%
Hyde Park	972	698	\$ 873,805	\$ 1,252	194	\$ 96,719	\$ 499	71.8%
Johnson	718	527	\$ 653,240	\$ 1,240	145	\$ 83,384	\$ 575	73.4%
Morristown	1,421	1,035	\$ 1,439,312	\$ 1,391	296	\$ 228,237	\$ 771	72.8%
Stowe	1,182	621	\$ 1,454,292	\$ 2,342	110	\$ 82,968	\$ 754	52.5%
Waterville	235	165	\$ 212,932	\$ 1,290	24	\$ 7,301	\$ 304	70.2%
Wolcott	507	387	\$ 577,595	\$ 1,492	123	\$ 71,478	\$ 581	76.3%
Total	6,901	4,795	\$ 6,975,073	\$ 1,455	1,060	\$ 625,225	\$ 590	69.5%

Orange County								
Town	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Bradford	732	481	\$ 598,699	\$ 1,245	159	\$ 93,306	\$ 587	65.7%
Braintree	410	282	\$ 309,569	\$ 1,098	74	\$ 42,526	\$ 575	68.8%
Brookfield	428	302	\$ 443,581	\$ 1,469	46	\$ 17,449	\$ 379	70.6%
Chelsea	375	255	\$ 289,827	\$ 1,137	71	\$ 32,794	\$ 462	68.0%
Corinth	461	300	\$ 332,804	\$ 1,109	76	\$ 29,215	\$ 384	65.1%
Fairlee	292	210	\$ 459,115	\$ 2,186	42	\$ 22,937	\$ 546	71.9%
Newbury	567	360	\$ 454,162	\$ 1,262	85	\$ 35,907	\$ 422	63.5%
Orange	366	276	\$ 293,208	\$ 1,062	46	\$ 12,773	\$ 278	75.4%
Randolph	1,193	811	\$ 1,017,961	\$ 1,255	213	\$ 127,043	\$ 596	68.0%
Strafford	386	273	\$ 519,405	\$ 1,903	71	\$ 51,405	\$ 724	70.7%
Thetford	919	642	\$ 1,278,321	\$ 1,991	161	\$ 121,715	\$ 756	69.9%
Topsham	371	242	\$ 240,480	\$ 994	65	\$ 24,739	\$ 381	65.2%
Tunbridge	459	316	\$ 443,104	\$ 1,402	80	\$ 52,006	\$ 650	68.8%
Vershire	233	164	\$ 280,742	\$ 1,712	56	\$ 33,595	\$ 600	70.4%
Washington	350	258	\$ 275,101	\$ 1,066	56	\$ 25,209	\$ 450	73.7%
Wells River	81	45	\$ 40,088	\$ 891	22	\$ 25,324	\$ 1,151	55.6%
West Fairlee	187	121	\$ 195,050	\$ 1,612	39	\$ 22,170	\$ 568	64.7%
Williamstown	1,062	779	\$ 858,299	\$ 1,102	117	\$ 43,654	\$ 373	73.4%
Total	8,872	6,117	\$ 8,329,516	\$ 1,362	1,479	\$ 813,767	\$ 550	68.9%

Orleans County								
Town	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Albany	325	236	\$ 244,912	\$ 1,038	61	\$ 23,054	\$ 378	72.6%
Barton	549	395	\$ 336,291	\$ 851	138	\$ 83,305	\$ 604	71.9%
Brownington	331	234	\$ 197,709	\$ 845	65	\$ 28,901	\$ 445	70.7%
Charleston	342	244	\$ 250,437	\$ 1,026	63	\$ 20,273	\$ 322	71.3%
Coventry	311	212	\$ 207,771	\$ 980	*	*	*	68.2%
Craftsbury	369	269	\$ 443,563	\$ 1,649	63	\$ 26,583	\$ 422	72.9%
Derby	1,470	1,031	\$ 1,018,099	\$ 987	113	\$ 34,870	\$ 309	70.1%
Glover	368	265	\$ 287,413	\$ 1,085	56	\$ 25,129	\$ 449	72.0%
Greensboro	253	173	\$ 316,702	\$ 1,831	52	\$ 34,979	\$ 673	68.4%
Holland	224	138	\$ 122,892	\$ 891	45	\$ 25,025	\$ 556	61.6%
Irasburg	362	268	\$ 248,170	\$ 926	47	\$ 14,354	\$ 305	74.0%
Jay	164	113	\$ 161,237	\$ 1,427	12	\$ 3,165	\$ 264	68.9%
Lowell	270	192	\$ 186,467	\$ 971	*	*	*	71.1%
Morgan	243	177	\$ 209,148	\$ 1,182	14	\$ 3,987	\$ 285	72.8%
Newport City	963	617	\$ 578,724	\$ 938	305	\$ 213,303	\$ 699	64.1%
Newport Town	501	336	\$ 474,558	\$ 1,412	77	\$ 29,564	\$ 384	67.1%
Orleans	227	137	\$ 85,876	\$ 627	67	\$ 41,062	\$ 613	60.4%
Troy	484	340	\$ 358,676	\$ 1,055	69	\$ 31,310	\$ 454	70.2%
Westfield	182	128	\$ 157,944	\$ 1,234	49	\$ 34,501	\$ 704	70.3%
Westmore	145	108	\$ 142,579	\$ 1,320	21	\$ 7,875	\$ 375	74.5%
Total	8,083	5,613	\$ 6,029,168	\$ 1,074	1,317	\$ 681,240	\$ 517	69.4%

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

PROPERTY TAX REDUCTION PAYMENTS

Rutland County									
Town	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage	
Benson	276	177	\$ 187,446	\$ 1,059	43	\$ 21,953	\$ 511	64.1%	
Brandon	1,137	817	\$ 852,691	\$ 1,044	268	\$ 178,391	\$ 666	71.9%	
Castleton	1,068	728	\$ 933,663	\$ 1,283	70	\$ 24,389	\$ 348	68.2%	
Chittenden	401	280	\$ 420,672	\$ 1,502	44	\$ 24,231	\$ 551	69.8%	
Clarendon	799	599	\$ 821,658	\$ 1,372	79	\$ 24,780	\$ 314	75.0%	
Danby	378	257	\$ 351,038	\$ 1,366	46	\$ 21,149	\$ 460	68.0%	
Fair Haven	695	451	\$ 411,722	\$ 913	186	\$ 115,268	\$ 620	64.9%	
Hubbardton	233	180	\$ 222,926	\$ 1,238	38	\$ 21,929	\$ 577	77.3%	
Ira	142	98	\$ 129,623	\$ 1,323	20	\$ 12,191	\$ 610	69.0%	
Killington	276	178	\$ 356,891	\$ 2,005	26	\$ 17,921	\$ 689	64.5%	
Mendon	370	224	\$ 350,505	\$ 1,565	33	\$ 19,084	\$ 578	60.5%	
Middletown Springs	266	201	\$ 311,581	\$ 1,550	60	\$ 35,982	\$ 600	75.6%	
Mount Holly	429	309	\$ 500,956	\$ 1,621	31	\$ 9,156	\$ 295	72.0%	
Mount Tabor	55	48	\$ 76,707	\$ 1,598 *	*	*	*	87.3%	
Pawlet	421	295	\$ 386,456	\$ 1,310	60	\$ 22,664	\$ 378	70.1%	
Pittsfield	162	107	\$ 177,129	\$ 1,655	24	\$ 10,985	\$ 458	66.0%	
Pittsford	909	585	\$ 623,922	\$ 1,067	113	\$ 44,416	\$ 393	64.4%	
Poultney	789	546	\$ 630,329	\$ 1,154	112	\$ 46,962	\$ 419	69.2%	
Proctor	495	312	\$ 268,097	\$ 859	103	\$ 49,910	\$ 485	63.0%	
Rutland City	3,443	2,090	\$ 1,745,911	\$ 835	935	\$ 1,052,821	\$ 1,126	60.7%	
Rutland Town	1,238	833	\$ 1,158,318	\$ 1,391	10	\$ 2,239	\$ 224	67.3%	
Shrewsbury	362	246	\$ 351,915	\$ 1,431	14	\$ 3,569	\$ 255	68.0%	
Sudbury	196	152	\$ 198,432	\$ 1,305	11	\$ 3,395	\$ 309	77.6%	
Tinmouth	183	140	\$ 195,997	\$ 1,400	35	\$ 18,825	\$ 538	76.5%	
Wallingford	657	460	\$ 626,593	\$ 1,362	56	\$ 17,449	\$ 312	70.0%	
Wells	394	277	\$ 341,078	\$ 1,231	37	\$ 12,741	\$ 344	70.3%	
West Haven	80	65	\$ 73,490	\$ 1,131	14	\$ 9,345	\$ 668	81.3%	
West Rutland	644	420	\$ 367,805	\$ 876	94	\$ 30,255	\$ 322	65.2%	
Total	16,498	11,075	\$ 13,073,551	\$ 1,180	2,562	\$ 1,852,000	\$ 723	67.1%	

Washington County									
Town	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage	
Barre City	1,752	1,136	\$ 939,199	\$ 827	499	\$ 676,235	\$ 1,355	64.8%	
Barre Town	2,655	1,762	\$ 1,814,855	\$ 1,030	361	\$ 182,055	\$ 504	66.4%	
Berlin	819	550	\$ 836,429	\$ 1,521	114	\$ 51,723	\$ 454	67.2%	
Cabot	449	332	\$ 530,976	\$ 1,599	94	\$ 48,257	\$ 513	73.9%	
Calais	565	407	\$ 769,557	\$ 1,891	106	\$ 64,050	\$ 604	72.0%	
Duxbury	454	313	\$ 539,754	\$ 1,724	65	\$ 41,300	\$ 635	68.9%	
East Montpelier	837	577	\$ 1,041,506	\$ 1,805	93	\$ 58,569	\$ 630	68.9%	
Fayston	432	288	\$ 584,608	\$ 2,030	22	\$ 7,087	\$ 322	66.7%	
Marshfield	464	302	\$ 426,850	\$ 1,413	64	\$ 34,454	\$ 538	65.1%	
Middlesex	618	410	\$ 702,447	\$ 1,713	58	\$ 24,722	\$ 426	66.3%	
Montpelier	1,901	1,314	\$ 2,064,574	\$ 1,571	333	\$ 407,585	\$ 1,224	69.1%	
Moretown	577	386	\$ 594,613	\$ 1,540	43	\$ 19,609	\$ 456	66.9%	
Northfield	1,117	740	\$ 700,599	\$ 947	193	\$ 118,430	\$ 614	66.2%	
Plainfield	376	261	\$ 395,987	\$ 1,517	78	\$ 40,282	\$ 516	69.4%	
Roxbury	234	152	\$ 196,866	\$ 1,295	46	\$ 33,435	\$ 727	65.0%	
Waitsfield	528	354	\$ 727,985	\$ 2,056	56	\$ 34,444	\$ 615	67.0%	
Warren	531	344	\$ 728,491	\$ 2,118	53	\$ 26,834	\$ 506	64.8%	
Waterbury	1,474	939	\$ 1,623,379	\$ 1,729	110	\$ 52,693	\$ 479	63.7%	
Woodbury	323	225	\$ 330,690	\$ 1,470	28	\$ 11,573	\$ 413	69.7%	
Worcester	319	222	\$ 352,889	\$ 1,590	33	\$ 15,296	\$ 464	69.6%	
Total	16,425	11,014	\$ 15,902,254	\$ 1,444	2,449	\$ 1,948,633	\$ 796	67.1%	

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

Windham County								
Town	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Athens	122	87	\$ 110,874	\$ 1,274	48	\$ 41,622	\$ 867	71.3%
Brattleboro	2,422	1,751	\$ 2,434,110	\$ 1,390	589	\$ 657,488	\$ 1,116	72.3%
Brookline	168	132	\$ 241,126	\$ 1,827	17	\$ 5,373	\$ 316	78.6%
Dover	406	306	\$ 619,927	\$ 2,026	58	\$ 25,438	\$ 439	75.4%
Dummerston	653	439	\$ 736,636	\$ 1,678	46	\$ 13,295	\$ 289	67.2%
Grafton	195	148	\$ 306,826	\$ 2,073	40	\$ 36,022	\$ 901	75.9%
Guilford	659	459	\$ 762,300	\$ 1,661	128	\$ 84,477	\$ 660	69.7%
Halifax	269	201	\$ 271,286	\$ 1,350	74	\$ 53,930	\$ 729	74.7%
Jamaica	292	237	\$ 457,443	\$ 1,930	28	\$ 9,612	\$ 343	81.2%
Londonderry	500	351	\$ 576,685	\$ 1,643	38	\$ 11,206	\$ 295	70.2%
Marlboro	296	221	\$ 529,264	\$ 2,395	29	\$ 10,616	\$ 366	74.7%
Newfane	547	396	\$ 742,240	\$ 1,874	105	\$ 55,171	\$ 525	72.4%
Putney	553	415	\$ 710,810	\$ 1,713	129	\$ 80,535	\$ 624	75.0%
Rockingham	1,089	669	\$ 855,648	\$ 1,279	312	\$ 264,470	\$ 848	61.4%
Somerset	3 *	*	*	*	*	*	*	*
Stratton	83	43	\$ 60,917	\$ 1,417	*	*	*	51.8%
Townshend	371	283	\$ 572,266	\$ 2,022	50	\$ 17,397	\$ 348	76.3%
Vernon	600	435	\$ 535,777	\$ 1,232	52	\$ 14,139	\$ 272	72.5%
Wardsboro	255	181	\$ 261,545	\$ 1,445	37	\$ 14,640	\$ 396	71.0%
Westminster	919	627	\$ 890,743	\$ 1,421	148	\$ 67,758	\$ 458	68.2%
Whitingham	404	299	\$ 511,661	\$ 1,711	90	\$ 50,845	\$ 565	74.0%
Wilmington	510	390	\$ 945,452	\$ 2,424	93	\$ 50,865	\$ 547	76.5%
Windham	149	110	\$ 184,646	\$ 1,679	33	\$ 27,050	\$ 820	73.8%
Total	11,465	8,180	\$ 13,318,182	\$ 1,628	2,144	\$ 1,591,949	\$ 743	71.3%

Windsor County								
Town	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Andover	172	132	\$ 218,365	\$ 1,654	21	\$ 8,540	\$ 407	76.7%
Baltimore	76	55	\$ 74,434	\$ 1,353	10	\$ 5,098	\$ 510	72.4%
Barnard	303	212	\$ 449,973	\$ 2,123	38	\$ 20,443	\$ 538	70.0%
Bethel	577	404	\$ 532,336	\$ 1,318	136	\$ 110,901	\$ 815	70.0%
Bridgewater	257	168	\$ 248,138	\$ 1,477	16	\$ 5,046	\$ 315	65.4%
Cavendish	400	278	\$ 362,085	\$ 1,302	56	\$ 21,205	\$ 379	69.5%
Chester	885	629	\$ 801,507	\$ 1,274	207	\$ 131,789	\$ 637	71.1%
Hartford	2,778	1,876	\$ 2,773,383	\$ 1,478	498	\$ 408,984	\$ 821	67.5%
Hartland	1,058	749	\$ 1,403,114	\$ 1,873	153	\$ 75,543	\$ 494	70.8%
Ludlow	516	355	\$ 695,958	\$ 1,960	46	\$ 15,229	\$ 331	68.8%
Norwich	1,046	425	\$ 1,134,357	\$ 2,669	80	\$ 69,529	\$ 869	40.6%
Plymouth	174	116	\$ 197,155	\$ 1,700	17	\$ 9,711	\$ 571	66.7%
Pomfret	284	180	\$ 312,828	\$ 1,738	23	\$ 7,444	\$ 324	63.4%
Reading	222	139	\$ 205,631	\$ 1,479	28	\$ 10,230	\$ 365	62.6%
Rochester	345	231	\$ 296,921	\$ 1,285	44	\$ 18,084	\$ 411	67.0%
Royalton	667	495	\$ 699,984	\$ 1,414	144	\$ 75,591	\$ 525	74.2%
Sharon	420	281	\$ 375,281	\$ 1,336	77	\$ 45,223	\$ 587	66.9%
Springfield	2,324	1,432	\$ 1,525,066	\$ 1,065	688	\$ 866,617	\$ 1,260	61.6%
Stockbridge	238	146	\$ 168,484	\$ 1,154	16	\$ 4,169	\$ 261	61.3%
Weathersfield	991	720	\$ 1,007,111	\$ 1,399	154	\$ 63,952	\$ 415	72.7%
West Windsor	434	277	\$ 497,902	\$ 1,797	42	\$ 18,766	\$ 447	63.8%
Weston	197	117	\$ 217,739	\$ 1,861	22	\$ 9,823	\$ 447	59.4%
Windsor	850	554	\$ 637,120	\$ 1,150	217	\$ 299,008	\$ 1,378	65.2%
Woodstock	827	540	\$ 1,274,326	\$ 2,360	123	\$ 120,713	\$ 981	65.3%
Total	16,041	10,511	\$ 16,109,198	\$ 1,533	2,856	\$ 2,421,638	\$ 848	65.5%

State Total	Homesteads	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients	Municipal Tax Credits	Average Municipal Credit	Credit Coverage
	170,994	116,469	\$ 171,553,982	\$ 1,473	23,899	\$ 15,893,671	\$ 665	68.1%

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

Actual Taxes and Tax Rates

The tax year 2021 (Fiscal Year 2022) actual taxes and tax rates are shown in **Figure 2**. These rates were levied on the April 1, 2021 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 2021 the homestead property yield was set at \$11,317.

The nonhomestead rate increased to \$1.612 per \$100 of property value.

Figure 1. Education Base Rates for Homesteads and Nonhomestead Properties

Fiscal Year	Tax Year	Homestead Base	Homestead Property Yield	Nonhomestead Tax Rate
FY22	2021	1.00	11,317	1.612
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. 2021 Actual Taxes and Tax Rates

2021 ACTUAL Taxes and Tax Rates							
Addison							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Addison	2,004,079	1,477,999	911,528	1.6929	1.6298	0.4338	0.0020
Bridport	1,599,299	975,355	1,192,670	1.7893	1.7497	0.7994	0.0041
Bristol	3,828,577	2,212,152	2,485,555	1.7641	1.7474	0.7249	0.0043
<i>Bristol Police Distr</i>	0	0	402,961	0	0	0.2961	0
Cornwall	2,228,371	1,533,282	845,078	1.7443	1.7056	0.3884	0.0012
Ferrisburgh	4,554,882	4,505,171	1,816,613	1.7047	1.6412	0.3301	0.0004
Goshen	178,917	252,773	248,656	1.4631	1.7263	0.9264	0
Granville	260,756	429,948	222,967	1.7837	1.6806	0.5555	0
Hancock	217,741	322,202	257,468	1.6256	1.5316	0.7117	0
Leicester	1,067,825	1,739,031	586,303	1.3836	1.6326	0.3202	0.0012
Lincoln	1,751,780	974,082	1,289,780	1.5266	1.5122	0.7226	0.0022
Middlebury	7,200,443	8,615,311	7,767,254	1.6485	1.6120	0.7957	0.0012
Monkton	3,091,227	1,444,463	1,132,181	1.7482	1.7317	0.4367	0.0016
New Haven	2,477,289	2,799,938	1,130,685	1.7801	1.7633	0.3683	0.0010
Orwell	1,338,043	967,906	741,842	1.4567	1.6332	0.4870	0
Panton	998,461	826,607	674,918	1.7219	1.6578	0.6000	0.0005
Ripton	709,590	503,017	392,844	1.8362	1.7955	0.5925	0.0090
Salisbury	1,581,746	2,269,521	579,992	1.8759	1.8343	0.2788	0.0006
Shoreham	1,439,790	1,042,267	980,037	1.6770	1.6399	0.6518	0.0017
Starksboro	2,049,225	927,036	1,018,595	1.7486	1.7320	0.5987	0.0012
Vergennes	2,347,579	1,818,495	2,128,083	1.8220	1.7541	0.9100	0.0059
Waltham	669,168	256,154	177,248	1.7257	1.6613	0.3240	0.0011
Weybridge	1,491,336	811,129	635,492	1.7062	1.6684	0.4675	0.0004
Whiting	329,039	187,289	279,077	1.2976	1.5310	0.7281	0.0020
County Totals	43,415,160	36,891,129	27,897,827				

2021 ACTUAL Taxes and Tax Rates							
Bennington							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Arlington	2,344,041	2,354,042	903,172	1.4507	1.4798	0.2830	0.0045
Bennington	6,512,056	8,905,165	7,796,565	1.4828	1.7186	0.8135	0.0069
<i>Benn Dwntrwn Improve</i>	0	0	82,036	0	0	0.2363	0
<i>Benn FD Inside</i>	0	0	340,880	0	0	0.0833	0
<i>Benn FD Rural</i>	0	0	467,157	0	0	0.0851	0
<i>Old Benn Village</i>	0	0	128,101	0	0	0.4042	0
<i>Benn Highway</i>	0	0	3,715,179	0	0	0.4010	0
Dorset	3,426,846	7,386,239	2,248,823	1.5103	1.5647	0.3225	0.0018
Glastenbury	6,318	47,269	26,779	1.0514	1.6949	0.7900	0
Landgrove	474,393	1,160,409	262,795	1.5810	1.6380	0.2606	0
Manchester	5,494,677	13,516,290	3,642,776	1.5525	1.6085	0.3052	0.0024
<i>Manchester Village</i>	0	0	555,242	0	0	0.1714	0
North Bennington	578,670	621,828	578,501	1.6453	1.7224	0.8135	0.0069
Peru	628,169	2,763,999	616,098	1.5419	1.5975	0.2766	0
Pownal	2,166,597	1,780,775	1,721,772	1.3478	1.5533	0.6155	0.0028
Readsboro	467,322	1,023,937	1,173,295	1.2725	1.4655	0.9377	0.0100
Rupert	795,983	1,174,832	642,868	1.3654	1.5581	0.4813	0.0561
Sandgate	322,410	637,109	566,319	1.3790	1.5770	0.8892	0
Searsburg	61,116	617,257	0	1.4176	1.5930	0	0
Shaftsbury	2,944,390	2,013,559	1,563,602	1.3481	1.5503	0.4514	0.0047
Shaftsbury ID	680,522	242,559	272,800	1.5067	1.5773	0.4514	0.0047
Stamford	857,347	703,401	747,453	1.4996	1.7508	0.7667	0
Sunderland	1,017,894	1,128,421	647,500	1.2303	1.6316	0.4215	0.0026
Winhall	1,544,939	10,078,058	3,677,175	1.7793	1.6409	0.5251	0
Woodford	262,411	608,718	110,844	1.3760	1.5971	0.1951	0.0029
County Totals	30,586,101	56,763,867	32,487,733				

2021 ACTUAL Taxes and Tax Rates							
Caledonia							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Barnet	1,792,923	2,784,332	1,629,058	1.7041	1.6186	0.5887	0.0030
<i>Barnet FD #1</i>	0	0	4,317	0	0	0.0575	0
<i>Barnet FD #2</i>	0	0	12,390	0	0	0.0830	0
<i>Barnet FD #3</i>	0	0	9,055	0	0	0.0600	0
<i>Barnet FD #5</i>	0	0	3,556	0	0	0.0200	0
Burke	1,395,429	3,020,347	1,742,997	1.5211	1.7204	0.6370	0.0010
Danville	2,746,581	2,101,704	1,716,692	1.4612	1.5185	0.5265	0
Groton	806,993	1,185,450	747,033	1.4760	1.5934	0.5784	0.0010
Hardwick	1,959,443	1,366,450	2,454,987	1.7782	1.7122	1.2988	0.0104
Kirby	535,737	377,349	256,343	1.5143	1.5934	0.4344	0.0008
Lyndon	2,886,194	2,968,341	1,647,283	1.4753	1.6686	0.4408	0.0040
<i>Lyndonville Village</i>	0	0	618,036	0	0	0.8847	0
<i>Lyndon Highway</i>	0	0	1,028,539	0	0	0.3388	0
Newark	473,145	933,449	616,512	1.4126	1.5976	0.6720	0.0028
Peacham	1,135,990	1,129,920	887,357	1.7239	1.5557	0.6415	0
Ryegate	1,034,557	1,006,650	900,550	1.4662	1.5827	0.6705	0.0040
<i>East Ryegate Lightin</i>	0	0	49	0	0	0.0700	0
<i>South Ryegate Lighti</i>	0	0	43	0	0	0.0300	0
Sheffield	427,267	518,239	241,208	1.5489	1.7518	0.2395	0
St. Johnsbury	3,089,687	4,622,590	5,044,690	1.4048	1.6273	1.0003	0.0025
<i>St. J Spec Serv Dist</i>	0	0	1,302,412	0	0	0.6029	0
Stannard	153,186	183,246	116,176	1.7988	1.7822	0.6200	0
Sutton	792,372	598,518	750,659	1.3211	1.4880	0.7513	0.0038
Walden	831,589	763,297	587,389	1.6628	1.6667	0.6154	0.0063
Waterford	1,685,531	1,496,186	975,848	1.6172	1.5361	0.4690	0.0023
Wheelock	544,878	427,616	433,317	1.4419	1.6308	0.6805	0.0052
County Totals	22,291,500	25,483,683	23,726,495				

2021 ACTUAL Taxes and Tax Rates							
Chittenden							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Bolton	1,266,306	969,185	901,210	1.6498	1.7989	0.6803	0
Buels Gore	13,591	34,045	0	1.0796	1.7403	0	0
Burlington	34,552,745	47,392,326	38,739,875	1.4553	1.5306	0.6701	0.0003
<i>Burl Dwntrn Improve</i>	0	0	153,732	0	0	0.0350	0
Charlotte	9,486,881	5,397,975	1,889,179	1.5409	1.6970	0.2016	0.0005
Colchester	19,542,045	18,702,689	12,423,856	1.5982	1.8681	0.5593	0
Essex Town	27,522,097	18,890,715	14,852,975	1.6555	1.8102	0.5485	0.0022
<i>Village General and</i>	0	0	3,865,623	0	0	0.3445	0
Hinesburg	7,020,671	3,142,611	3,608,996	1.5588	1.7167	0.5696	0.0009
Huntington	2,763,220	868,408	1,730,675	1.6449	1.7935	0.8019	0.0025
Jericho	8,591,788	2,504,523	3,286,931	1.5881	1.7317	0.4814	0.0045
Milton	11,535,040	7,208,058	7,492,615	1.5520	1.7604	0.6289	0.0052
Richmond	6,124,638	2,309,066	3,559,609	1.7261	1.8821	0.7449	0.0037
Shelburne	14,944,949	11,677,991	7,360,380	1.6002	1.7623	0.4602	0.0006
South Burlington	25,501,450	29,641,865	17,470,268	1.3249	1.4389	0.4345	0.0005
St. George	1,046,800	468,536	276,296	1.7261	1.9009	0.3200	0
Underhill	5,521,445	1,242,226	2,012,385	1.6542	1.8037	0.5077	0.0227
Westford	3,279,912	948,515	1,735,337	1.6416	1.7951	0.6931	0.0063
Williston	15,920,870	18,825,032	5,652,081	1.5905	1.7516	0.2715	0.0006
Winooski	3,782,051	6,035,035	6,813,634	1.9024	2.0259	1.1622	0.0028
County Totals	198,416,497	176,258,802	133,825,656				

2021 ACTUAL Taxes and Tax Rates							
Essex							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Averill	21,585	589,276	52,683	1.0280	1.6571	0.1400	0
Averys Gore	0	35,999	3,041	1.0280	1.6571	0.1400	0
Bloomfield	140,561	322,174	124,209	1.4728	1.5497	0.4107	0.0044
Brighton	655,499	1,452,128	891,633	1.4984	1.4913	0.6334	0.0057
Brunswick	84,627	117,815	3,626	1.6183	1.7028	0.0300	0
Canaan	596,180	770,641	767,905	1.5416	1.4923	0.8503	0
Concord	695,209	1,127,169	897,503	1.4511	1.6412	0.7652	0.0048
East Haven	189,598	253,954	219,162	1.6541	1.7404	0.8441	0
Ferdinand	8,138	219,092	19,618	1.0280	1.6571	0.1400	0
Granby	49,293	244,235	79,815	1.2179	1.6152	0.4179	0.0059
Guildhall	194,438	306,893	112,414	1.1710	1.5530	0.3104	0
Lemington	84,900	178,029	65,321	1.4639	1.5500	0.3669	0
Lewis	0	101,534	8,578	1.0280	1.6571	0.1400	0
Lunenburg	607,999	1,071,821	745,401	1.4225	1.6088	0.6687	0.0054
Maidstone	251,481	801,586	221,203	1.2796	1.6970	0.3310	0.0011
Norton	104,192	445,331	155,009	1.6947	1.7832	0.5000	0
Victory	87,342	215,162	16,444	1.7621	1.5941	0.0894	0.0059
Warners Grant	0	3,371	285	1.0280	1.6571	0.1400	0
Warren Gore	3,750	120,614	10,701	1.0280	1.6571	0.1400	0
County Totals	3,774,792	8,376,824	4,394,551				

2021 ACTUAL Taxes and Tax Rates							
Franklin							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Bakersfield	1,247,526	609,223	679,873	1.4789	1.7328	0.5707	0
Berkshire	1,179,904	703,464	686,393	1.3501	1.5819	0.5212	0.0041
Enosburgh	1,670,770	1,535,705	848,345	1.3782	1.6566	0.3963	0.0071
<i>Enosburgh Falls Vill</i>	0	0	554,856	0	0	0.5716	0
<i>Enosburgh Highway</i>	0	0	619,137	0	0	0.5295	0
Fairfax	5,433,259	1,947,619	2,832,806	1.5042	1.8759	0.6112	0.0036
Fairfield	2,245,533	958,671	1,238,964	1.7027	1.8412	0.6717	0.0026
Fletcher	1,603,040	625,674	1,030,767	1.7366	1.8670	0.8206	0.0026
Franklin	1,236,177	1,242,345	568,085	1.4036	1.6774	0.3506	0.0019
Georgia	6,210,136	3,857,454	2,002,207	1.5719	1.7951	0.3142	0.0029
Highgate	3,020,051	3,191,055	1,643,476	1.3848	1.6549	0.4011	0.0029
Montgomery	1,090,543	1,339,437	871,420	1.3573	1.5904	0.5306	0.0024
Richford	961,024	1,241,244	1,614,094	1.1938	1.4349	0.9681	0.0023
Sheldon	1,912,517	1,775,682	1,068,020	1.4605	1.7113	0.3963	0.0018
St. Albans City	3,609,694	4,744,340	5,724,412	1.6706	1.8066	0.9988	0.0028
St. Albans Town	7,369,782	7,606,832	4,173,497	1.5688	1.6965	0.4057	0.0025
Swanton	5,735,971	4,168,080	727,479	1.3710	1.6384	0.1047	0.0031
<i>Swanton Police/Hwy</i>	0	0	999,503	0	0	0.1880	0
<i>Swanton Fire</i>	0	0	255,724	0	0	0.0481	0
<i>Swanton Village</i>	0	0	1,436,726	0	0	0.8805	0
County Totals	44,525,928	35,546,825	29,575,784				

2021 ACTUAL Taxes and Tax Rates

Grand Isle							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Alburgh	1,828,801	2,546,111	1,273,149	1.4725	1.5855	0.4475	0.0022
Grand Isle	3,615,559	3,781,556	1,301,660	1.6717	1.6896	0.2939	0
Isle La Motte	688,612	1,400,127	435,831	1.6425	1.6600	0.3458	0.0054
North Hero	1,797,555	3,515,995	949,220	1.7169	1.7352	0.3100	0.0008
South Hero	4,004,661	4,105,724	2,025,667	1.6357	1.6571	0.4115	0.0011
County Totals	11,935,188	15,349,513	5,985,527				

2021 ACTUAL Taxes and Tax Rates

Lamoille							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Belvidere	282,232	253,357	166,420	1.6600	1.7596	0.5305	0
Cambridge	3,638,607	4,794,862	2,200,021	1.5984	1.7589	0.4382	0.0034
<i>Jeffersonville Vill</i>	0	0	82,768	0	0	0.1580	0
<i>Cambridge Village</i>	0	0	26,294	0	0	0.1800	0
Eden	1,024,204	1,186,777	875,197	1.6336	1.7317	0.6683	0.0034
Elmore	1,301,997	1,246,707	683,259	1.5147	1.6224	0.4200	0
Hyde Park	3,029,587	1,660,792	2,311,591	1.6413	1.7399	0.8243	0.0026
<i>Hyde Park Village</i>	0	0	36,327	0	0	0.0880	0
Johnson	2,000,563	1,643,940	1,921,271	1.5322	1.6242	0.8325	0.0043
<i>Johnson Village</i>	0	0	112,056	0	0	0.1820	0
Morristown	5,133,233	5,715,258	6,302,996	1.5944	1.7078	0.9528	0.0023
<i>Morrisville Village</i>	0	0	11,732	0	0	0.0071	0
Stowe	8,833,250	32,539,925	10,051,993	1.7198	1.8421	0.4391	0
Waterville	658,822	271,840	327,561	1.6535	1.7527	0.5924	0
Wolcott	1,605,254	1,029,076	1,195,215	1.6757	1.7111	0.7680	0.0023
County Totals	27,507,749	50,342,534	26,304,701				

2021 ACTUAL Taxes and Tax Rates

Orange

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Bradford	2,021,788	1,786,520	2,172,363	1.6648	1.6837	0.9517	0.0222
<i>Bradford Street Bond</i>	0	0	2,228	0	0	0.0053	0
Braintree	1,107,432	610,101	977,110	1.5627	1.5940	0.8964	0
Brookfield	1,509,804	1,065,015	787,860	1.5669	1.5983	0.4852	0.0035
Chelsea	999,111	1,134,888	923,200	1.6564	1.6298	0.7138	0
<i>Chelsea FD</i>	0	0	90,923	0	0	0.0703	0
Corinth	1,212,073	1,061,131	984,524	1.4546	1.5741	0.6556	0.0058
Fairlee	1,541,735	2,459,590	1,267,576	2.1380	1.7616	0.5970	0.0005
Newbury	1,545,363	1,667,573	567,655	1.5879	1.6059	0.2800	0
<i>Newbury Village</i>	0	0	33,652	0	0	0.1000	0
<i>Newbury Highway</i>	0	0	750,116	0	0	0.3700	0
<i>Newbury (WR town)</i>	0	0	339,038	0	0	1.1600	0
<i>Newbury (1/3 WR</i>	0	0	36,047	0	0	0.3700	0
<i>Newbury (2/3 WR</i>	0	0	72,094	0	0	0.3700	0
Orange	952,824	588,679	529,776	1.4387	1.6729	0.5184	0.0073
Randolph	3,720,058	3,409,750	3,667,305	1.5655	1.5968	0.8254	0.0051
<i>Randolph Police</i>	0	0	316,461	0	0	0.2190	0
Strafford	1,824,831	1,283,085	1,315,421	1.6638	1.6505	0.6930	0.0009
Thetford	4,351,008	2,194,747	2,943,105	1.8848	1.7488	0.8198	0.0024
Topsham	844,963	853,796	750,855	1.4791	1.6005	0.6826	0.0214
Tunbridge	1,569,850	1,003,046	1,240,661	1.5872	1.5617	0.7635	0.0078
Vershire	829,533	560,133	605,150	2.1422	1.7650	0.8607	0.0045
Washington	925,384	666,915	687,587	1.4168	1.6474	0.6520	0.0041
Wells River	137,844	296,170	81,837	1.4680	1.5847	0.2800	0
<i>Wells River Village</i>	0	0	339,038	0	0	1.1600	0
<i>Wells River Highway</i>	0	0	108,141	0	0	0.3700	0
West Fairlee	681,060	575,946	643,997	1.9236	1.5849	0.8662	0
Williamstown	2,830,299	2,674,631	2,371,272	1.4214	1.5902	0.6303	0.0042
County Totals	28,604,960	23,891,717	24,604,993				

2021 ACTUAL Taxes and Tax Rates

Orleans

Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Albany	679,148	678,680	573,528	1.1734	1.5138	0.5605	0.0071
<i>Albany Village Corp</i>	0	0	5,228	0	0	0.0500	0
Barton	1,001,232	1,448,420	468,383	1.3539	1.7200	0.2906	0.0027
<i>Barton Village</i>	0	0	62,495	0	0	0.1472	0
<i>Barton Highway</i>	0	0	586,000	0	0	0.4567	0
<i>Barton Sewer</i>	0	0	54,367	0	0	0.1069	0
<i>Barton Water</i>	0	0	62,804	0	0	0.1187	0
<i>Barton Highway 2</i>	0	0	331,874	0	0	0.7817	0
Brownington	606,443	503,738	639,049	1.1676	1.4930	0.7498	0.0084
Charleston	773,346	958,122	710,894	1.4603	1.6339	0.6423	0.0037
Coventry	611,014	1,369,534	0	1.0505	1.2042	0	0.0023
Craftsbury	1,177,471	1,156,617	754,668	1.6864	1.6544	0.5400	0.0026
Derby	3,561,254	4,343,720	1,755,132	1.3405	1.6212	0.3297	0.0634
<i>Derby Line Village</i>	0	0	211,368	0	0	0.4902	0
<i>Derby Ctr Village</i>	0	0	40,444	0	0	0.0704	0
Glover	856,611	1,242,958	825,828	1.1674	1.4731	0.5245	0.0022
Greensboro	1,034,070	3,240,826	1,634,455	1.7521	1.6851	0.6504	0.0003
Holland	441,984	534,840	589,508	1.5473	1.8094	1.0158	0.0024
Irasburg	799,741	837,484	644,029	1.2704	1.6224	0.5643	0
Jay	501,828	3,934,618	1,013,741	1.5249	1.5610	0.3441	0.0002
Lowell	647,114	728,143	98,546	1.5735	1.7116	0.1179	0
Morgan	632,629	1,969,107	549,330	1.3054	1.6405	0.3254	0.0019
Newport City	1,986,210	3,286,338	4,363,633	1.5787	1.6696	1.3594	0.0166
Newport Town	1,517,838	1,466,136	1,060,430	1.5127	1.5202	0.5418	0
Orleans ID	316,398	470,246	147,364	1.3426	1.7230	0.2906	0.0027
<i>Vil-St/Hi/Fr/Wa/Swr</i>	0	0	513,672	0	0	1.2490	0
Troy	1,061,785	1,083,187	273,172	1.4641	1.6562	0.2000	0.0100
<i>North Troy Village</i>	0	0	196,335	0	0	0.6970	0
<i>Troy Highway</i>	0	0	427,381	0	0	0.3942	0
Westfield	468,271	612,098	489,108	1.3708	1.5754	0.6665	0.0034
Westmore	427,074	1,778,305	710,208	1.1572	1.5113	0.4600	0.0013
County Totals	19,101,461	31,643,117	19,792,974				

2021 ACTUAL Taxes and Tax Rates							
Town Name	Rutland			Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes				
Benson	693,673	926,552	830,720	1.4481	1.6235	0.7777	0.0009
Brandon	2,725,163	2,453,166	3,336,659	1.3862	1.6356	0.9661	0.0062
Castleton	3,066,080	4,988,861	1,994,245	1.5338	1.7197	0.4083	0.0059
<i>Castleton FD #1</i>	0	0	68,792	0	0	0.1788	0
<i>Castleton FD #2</i>	0	0	17,129	0	0	0.0500	0
Chittenden	1,578,147	1,241,678	1,004,098	1.5793	1.6698	0.5787	0.0023
Clarendon	2,432,397	1,620,036	1,357,829	1.5665	1.6247	0.5092	0.0022
Danby	1,148,649	1,415,231	1,056,784	1.3871	1.4371	0.5622	0.0019
<i>Danby (-Mt Tabor) FD</i>	0	0	66,098	0	0	0.2400	0
Fair Haven	1,358,013	1,156,289	2,088,722	1.2955	1.4525	1.1345	0.0020
Hubbardton	631,375	1,144,386	859,081	1.5060	1.6885	0.7850	0
Ira	476,072	227,053	327,400	1.4968	1.6776	0.7218	0
Killington	1,296,215	11,965,933	4,262,301	1.8106	1.8064	0.5382	0
Mendon	1,456,619	1,409,714	912,534	1.1578	1.2241	0.3793	0.0006
Middletown Springs	876,892	558,882	714,278	1.5822	1.6324	0.7960	0
Mount Holly	1,562,392	2,687,799	1,052,928	1.5378	1.5146	0.3789	0.0016
Mount Tabor	161,655	189,514	99,293	1.5132	1.5678	0.4300	0
Pawlet	1,282,678	1,190,210	1,002,076	1.3347	1.5231	0.5740	0.0054
Pittsfield	454,843	975,352	523,553	1.2005	1.4769	0.5042	0
Pittsford	2,354,214	2,795,544	2,298,938	1.4428	1.7024	0.6314	0.0024
<i>Pittsford Vill Dist</i>	0	0	15,982	0	0	0.0350	0
Poultney	1,984,029	3,374,680	1,266,280	1.4807	1.6533	0.3685	0.0036
<i>Poultney Village</i>	0	0	348,323	0	0	0.5104	0
<i>Poultney Highway</i>	0	0	864,627	0	0	0.3134	0
Proctor	1,006,745	869,396	1,280,781	1.4456	1.6141	1.0377	0
<i>Proctor Street Light</i>	0	0	26,863	0	0	0.0240	0
Rutland City	7,418,563	8,852,402	18,009,131	1.6402	1.7261	1.7660	0.0045
<i>Rutland Special Bene</i>	0	0	279,985	0	0	0.5235	0
Rutland Town	4,403,358	5,549,728	1,769,486	1.4751	1.6117	0.1980	0.0010
Shrewsbury	1,353,752	1,127,960	750,364	1.5727	1.6311	0.4859	0.0010
Sudbury	609,730	693,875	264,351	1.2488	1.4735	0.2666	0.0032
Tinmouth	593,326	683,975	590,590	1.5820	1.6407	0.7493	0.0016
Wallingford	2,056,836	1,611,240	912,951	1.5634	1.6214	0.3936	0.0056
Wells	1,175,090	1,861,765	909,665	1.6253	1.6992	0.4987	0.0020
West Haven	212,631	284,789	273,420	1.4889	1.6693	0.8672	0
West Rutland	1,323,986	1,772,143	1,474,692	1.3666	1.5259	0.6939	0.0537
County Totals	45,693,124	63,628,150	52,910,952				

2021 ACTUAL Taxes and Tax Rates							
Washington							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Barre City	3,350,760	4,563,639	9,896,055	1.4268	1.6974	1.9578	0.0191
Barre Town	7,626,372	4,066,466	6,527,702	1.2289	1.4620	0.7121	0.0022
Berlin	2,761,758	4,621,566	3,093,387	1.5772	1.4820	0.5917	0.0023
Cabot	1,487,790	1,295,229	1,141,713	1.7175	1.6576	0.6341	0.0029
Calais	2,469,662	1,211,308	1,505,391	1.8264	1.7162	0.7356	0.0064
Duxbury	1,934,908	1,095,251	1,181,421	1.8295	1.7861	0.7080	0.0019
East Montpelier	3,890,503	1,655,794	2,039,097	1.8215	1.7116	0.6566	0.0027
Fayston	2,564,212	4,102,202	1,158,790	1.7825	1.7403	0.3000	0.0002
Marshfield	1,439,687	791,734	924,458	1.8241	1.8329	0.7599	0.0076
<i>Marshfield Village</i>	0	0	25,842	0	0	0.2218	0
Middlesex	2,931,347	1,215,936	1,235,647	1.7890	1.6811	0.5245	0.0024
Montpelier	7,416,670	8,271,604	10,379,752	1.7744	1.9090	1.1796	0.0010
<i>Montpelier Dwtm Impr</i>	0	0	41,790	0	0	0.0515	0
<i>Montpel Swr Separat</i>	0	0	593,219	0	0	0.0700	0
<i>Montpel Swr Benefit</i>	0	0	169,491	0	0	0.0200	0
Moretown	2,577,435	1,456,539	938,537	1.7765	1.7345	0.4100	0
Northfield	3,023,907	2,354,184	3,466,763	1.5669	1.7529	1.0722	0.0184
Plainfield	1,374,287	690,885	1,001,290	1.7599	1.7683	0.8568	0.0043
Roxbury	585,122	577,963	772,884	1.4662	1.5775	1.0105	0
Waitsfield	2,987,161	3,479,985	1,730,643	1.7183	1.6776	0.4545	0.0036
Warren	2,742,154	10,352,849	2,795,027	1.7869	1.7446	0.3700	0
Waterbury	7,594,860	6,099,603	4,010,060	1.7986	1.7560	0.5218	0.0018
Woodbury	1,081,314	1,131,611	716,490	1.7022	1.6394	0.5420	0
Worcester	1,173,442	427,105	576,038	1.7233	1.6193	0.6107	0.0009
County Totals	61,013,351	59,461,454	55,921,489				

2021 ACTUAL Taxes and Tax Rates							
Windham							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Athens	325,338	237,609	419,752	1.5750	1.4446	1.1500	0
Brattleboro	8,046,045	10,578,785	15,584,450	1.7401	1.6314	1.3069	0.0011
<i>Bratt Downtown Dist</i>	0	0	80,022	0	0	0.1322	0
Brookline	645,526	591,741	291,835	1.8093	1.6048	0.4048	0.0015
Dover	1,768,635	14,265,546	4,172,710	1.6931	1.5869	0.4082	0.0001
Dummerston	2,776,894	1,626,604	924,978	1.6151	1.5142	0.3324	0.0055
Grafton	833,133	1,599,028	1,082,195	1.6942	1.5540	0.7168	0.0149
Guilford	2,601,831	1,612,528	1,690,309	1.7664	1.6561	0.6881	0.0063
Halifax	741,254	1,138,558	1,381,302	1.4387	1.5328	1.1019	0.0062
Jamaica	1,183,068	3,254,160	1,090,772	1.8796	1.6672	0.4228	0.0028
Londonderry	2,000,233	4,780,582	1,722,752	1.5981	1.6557	0.4168	0.0028
Marlboro	1,237,417	1,216,094	807,769	1.6389	1.5215	0.5200	0.0013
Newfane	2,127,873	2,310,752	1,544,729	1.8849	1.6719	0.6172	0
Putney	2,234,058	1,974,280	1,916,331	1.7730	1.6663	0.7866	0.0056
Rockingham	3,086,161	5,022,731	5,096,639	1.9323	1.6871	1.0817	0.0070
<i>Bellows Falls Vill</i>	0	0	1,588,300	0	0	0.6217	0
<i>Saxton River Village</i>	0	0	59,280	0	0	0.1960	0
Somerset	3,188	213,540	74,140	1.0116	1.6308	0.5529	0
Stratton	530,007	12,547,694	914,443	1.4838	1.6827	0.1138	0.0002
Townshend	1,376,341	1,860,154	1,044,916	1.8615	1.6154	0.5527	0.0012
Vernon	1,844,318	4,270,142	1,712,834	1.4753	1.5262	0.5083	0.0023
Wardsboro	768,576	1,908,506	913,586	1.8089	1.6954	0.5898	0
Westminster	2,863,855	2,226,175	2,011,755	1.8361	1.6836	0.6997	0.0039
Whitingham	1,404,596	3,005,469	1,996,795	1.6852	1.6017	0.7380	0.0034
Wilmington	2,043,111	10,144,645	4,470,587	1.6908	1.6070	0.5908	0.0014
Windham	470,770	1,165,844	797,136	1.6402	1.6478	0.8020	0
County Totals	40,912,229	87,551,166	53,390,316				

2021 ACTUAL Taxes and Tax Rates

Windsor							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Andover	739,722	1,642,016	745,681	1.5009	1.5952	0.4900	0
Baltimore	232,483	88,603	78,340	1.5623	1.6605	0.3904	0.0117
Barnard	1,686,384	3,143,395	1,353,766	1.7326	1.7285	0.4851	0
Bethel	1,733,305	1,443,571	2,094,895	1.5636	1.5835	1.0408	0.0041
Bridgewater	876,303	2,162,434	780,145	1.6744	1.6705	0.4230	0.0021
Cavendish	1,139,901	3,111,785	1,318,462	1.5129	1.6080	0.4895	0.0063
<i>Cavendish FD #1</i>	0	0	125,287	0	0	0.0832	0
<i>Cavendish FD #2</i>	0	0	92,397	0	0	0.0778	0
Chester	2,730,026	3,421,438	3,380,730	1.5041	1.5986	0.8500	0.0054
Hartford	9,428,005	13,781,494	14,401,492	1.6324	1.7272	1.0258	0.0026
Hartland	4,812,547	2,844,807	2,599,675	1.7367	1.6024	0.5728	0.0185
Ludlow	2,184,493	21,422,723	4,090,756	1.6207	1.5962	0.2724	0.0048
<i>Ludlow Village</i>	0	0	330,436	0	0	0.2268	0
Norwich	9,314,824	4,642,967	4,330,179	1.8625	1.7856	0.5708	0.0025
<i>Norwich Fire Dist</i>	0	0	135,812	0	0	0.0735	0
Plymouth	657,889	3,269,034	921,207	1.6663	1.6624	0.3900	0.0078
Pomfret	1,628,779	2,223,429	971,386	1.5031	1.4995	0.3776	0.0005
Reading	781,717	1,141,801	671,061	1.5004	1.4969	0.5191	0
Rochester	1,080,849	1,548,829	961,371	1.5886	1.5654	0.5799	0
Royalton	2,161,754	2,323,745	1,924,215	1.6758	1.6972	0.7296	0.0032
Sharon	1,519,189	1,161,966	1,266,490	1.6764	1.6981	0.7639	0.0025
Springfield	5,162,024	3,934,821	11,152,053	1.7004	1.7008	2.0259	0.0093
Stockbridge	713,984	1,141,037	623,756	1.6140	1.5904	0.5385	0.0021
Weathersfield	3,269,553	2,846,985	1,988,985	1.9482	1.7313	0.5978	0.0068
West Windsor	1,873,659	2,279,192	1,274,616	1.4576	1.6828	0.4827	0
Weston	928,266	2,423,664	1,058,950	1.6063	1.6643	0.5227	0.0017
Windsor	1,936,926	1,793,130	4,137,201	1.4150	1.6337	1.6668	0.0050
Woodstock	5,457,828	10,766,089	4,968,149	1.7876	1.7834	0.5515	0.0140
<i>Woodstock Village</i>	0	0	578,177	0	0	0.1990	0
<i>Woodstock Police Dis</i>	0	0	419	0	0	0.0687	0
County Totals	62,050,407	94,558,956	68,356,090				

STATE TOTALS **639,828,448** **765,747,736** **559,175,087**

Acronyms and Terminology

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.
Common Level of Appraisal (CLA)	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.
Computer Assisted Mass Appraisal System (CAMA)	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.
Coefficient of Dispersion (COD)	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.
Current Use Advisory Board (CUAB)	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.
Equalized Education Property Value (EPPV)	The equalization study's estimate of market value for a municipality .
Effective Tax Rate (EFT)	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.
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.
International Association of Assessing Officers (IAAO)	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 .
Land Use Change Tax (LUCT)	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 the program by the owner.
New England Municipal Resource Center (NEMRC)	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 declared as a homestead.
Payment-In-Lieu-Of-Taxes (PILOT)	Annual payments made to municipalities to compensate them for lost municipal tax revenue due to the presence of state-owned buildings in a municipality.
Property Valuation and Review (PVR)	A division of the Vermont Department of Taxes that oversees assessment and assessment practices, for the purpose of administering the statewide education property tax.

Residential property, under six acres (R1)	A property category code used in identifying categories of properties on the Grand List.
Seasonal property, under six acres (S1)	A property category code used in identifying categories of properties on the Grand List.
Tax Increment Financing district (TIF)	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.
Unified Towns and Gores of Essex County (UTG)	The municipal government that consolidated administration for Averill, Avery's Gore, Ferdinand, Lewis, Warner's Grant, and Warren Gore.
Vermont Assessors and Listers Association (VALA)	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.
Vermont Property Information Exchange (VTPIE)	The statewide data and software system used to aggregate municipal property information (Grand Lists) and implement the statewide education property tax. In addition to facilitating the collection of municipal and education property taxes for every municipality in the state, the system manages parcels enrolled in Current Use; Tax Increment Financing; property tax exemptions; analysis for the Statewide Equalization Study; oversight of town-wide reappraisals and other required data.