

Modeling of a Uniform Tax Rate Compared to Fiscal Year 2025 Current Law Tax Rates
Rate is uniform across homestead and nonhomestead property

Modeling was conducted to calculate what the uniform rate would have been in fiscal year 2025 if there was one uniform rate and no differentiation across property classes. The modeling assumes all parameters were known at the time of setting the fiscal year 2025 tax rates and yields. The underlying assumptions are consistent with all assumptions of the Education Fund Outlook dated May 10, 2025. This analysis assumes all tax rate discounts from Act 173 (2024) have been applied to the uniform rate.

These are estimates only and do not reflect future tax rates.

a.	b.	c.	d.	e.	f.	g.	h.	i.
County	District Name	Modeled FY25 Uniform Rate (Rate = 1.373)	FY25 Current Law Homestead Rate	Homestead Tax Rate		Nonhomestead Tax Rate Comparison		
				Estimated change in rates between FY25 Uniform Modeled Rate and FY25 Current Homestead Rate		FY25 Current Law Nonhomestead Rate	Estimated change in rates between FY25 Uniform Modeled Rate and FY25 Current Nohomestead Rate	
				Relative Percent Difference	Dollar Difference		Relative Percent Difference	Dollar Difference
Addison								
Addison	Addison Central USD	\$ 1.243	\$ 1.497	-17%	\$ (0.25)	\$ 1.39	-11%	\$ (0.15)
Addison	Mt. Abraham USD	\$ 1.353	\$ 1.426	-5%	\$ (0.07)	\$ 1.39	-3%	\$ (0.04)
Addison	Lincoln	\$ 1.353	\$ 1.464	-8%	\$ (0.11)	\$ 1.39	-3%	\$ (0.04)
Addison	Addison NW USD	\$ 1.353	\$ 1.510	-10%	\$ (0.16)	\$ 1.39	-3%	\$ (0.04)
Addison	Granville-Hancock USD	\$ 1.363	\$ 1.197	14%	\$ 0.17	\$ 1.39	-2%	\$ (0.03)
Bennington								
Bennington	North Bennington ID	\$ 1.203	\$ 1.197	0%	\$ 0.01	\$ 1.39	-14%	\$ (0.19)
Bennington	Winhall	\$ 1.243	\$ 1.186	5%	\$ 0.06	\$ 1.39	-11%	\$ (0.15)
Bennington	Taconic & Green Regional USD	\$ 1.333	\$ 1.311	2%	\$ 0.02	\$ 1.39	-4%	\$ (0.06)
Bennington	Sandgate	\$ 1.373	\$ 1.367	0%	\$ 0.01	\$ 1.39	-1%	\$ (0.02)
Bennington	Arlington	\$ 1.373	\$ 1.254	9%	\$ 0.12	\$ 1.39	-1%	\$ (0.02)
Bennington	Mt. Anthony UHSD	\$ 1.373	\$ 1.025	34%	\$ 0.35	\$ 1.39	-1%	\$ (0.02)
Bennington	Readsboro	\$ 1.373	\$ 1.325	4%	\$ 0.05	\$ 1.39	-1%	\$ (0.02)
Bennington	Stamford	\$ 1.373	\$ 1.058	30%	\$ 0.32	\$ 1.39	-1%	\$ (0.02)
Bennington	Southwest Vermont UESD	\$ 1.373	\$ 1.102	25%	\$ 0.27	\$ 1.39	-1%	\$ (0.02)
Bennington	Searsburg	\$ 1.373	\$ 1.509	-9%	\$ (0.14)	\$ 1.39	-1%	\$ (0.02)
Caledonia								
Caledonia	St. Johnsbury	\$ 1.363	\$ 1.298	5%	\$ 0.07	\$ 1.39	-2%	\$ (0.03)
Caledonia	Peacham	\$ 1.373	\$ 1.640	-16%	\$ (0.27)	\$ 1.39	-1%	\$ (0.02)
Caledonia	Stannard	\$ 1.373	\$ 1.578	-13%	\$ (0.21)	\$ 1.39	-1%	\$ (0.02)
Caledonia	Danville	\$ 1.373	\$ 1.454	-6%	\$ (0.08)	\$ 1.39	-1%	\$ (0.02)
Caledonia	Caledonia Cooperative USD	\$ 1.373	\$ 1.461	-6%	\$ (0.09)	\$ 1.39	-1%	\$ (0.02)
Caledonia	Kingdom East USD	\$ 1.373	\$ 1.302	5%	\$ 0.07	\$ 1.39	-1%	\$ (0.02)
Caledonia	Hazen UHSD	\$ 1.373	\$ 1.316	4%	\$ 0.06	\$ 1.39	-1%	\$ (0.02)
Chittenden								
Chittenden	Champlain Valley USD	\$ 1.203	\$ 1.350	-11%	\$ (0.15)	\$ 1.39	-14%	\$ (0.19)
Chittenden	Mt. Mansfield UUSD	\$ 1.243	\$ 1.241	0%	\$ 0.00	\$ 1.39	-11%	\$ (0.15)
Chittenden	Essex-Westford EC USD	\$ 1.283	\$ 1.288	0%	\$ (0.00)	\$ 1.39	-8%	\$ (0.11)
Chittenden	Colchester	\$ 1.293	\$ 1.216	6%	\$ 0.08	\$ 1.39	-7%	\$ (0.10)
Chittenden	Milton	\$ 1.303	\$ 1.277	2%	\$ 0.03	\$ 1.39	-6%	\$ (0.09)
Chittenden	South Burlington	\$ 1.313	\$ 1.205	9%	\$ 0.11	\$ 1.39	-6%	\$ (0.08)
Chittenden	Burlington	\$ 1.373	\$ 1.404	-2%	\$ (0.03)	\$ 1.39	-1%	\$ (0.02)
Chittenden	Winooski ID	\$ 1.373	\$ 1.361	1%	\$ 0.01	\$ 1.39	-1%	\$ (0.02)
Chittenden	Buels Gore	\$ 1.373	\$ 1.000	37%	\$ 0.37	\$ 1.39	-1%	\$ (0.02)
Essex								
Essex	Northeast Kingdom Choice USD	\$ 1.373	\$ 1.256	9%	\$ 0.12	\$ 1.39	-1%	\$ (0.02)
Essex	Ferdinand	\$ 1.373	\$ 1.000	37%	\$ 0.37	\$ 1.39	-1%	\$ (0.02)
Essex	Canaan	\$ 1.373	\$ 1.317	4%	\$ 0.06	\$ 1.39	-1%	\$ (0.02)
Essex	Brighton	\$ 1.373	\$ 1.139	21%	\$ 0.23	\$ 1.39	-1%	\$ (0.02)
Franklin								
Franklin	Fairfax	\$ 1.233	\$ 1.125	10%	\$ 0.11	\$ 1.39	-11%	\$ (0.16)
Franklin	Georgia	\$ 1.243	\$ 1.188	5%	\$ 0.05	\$ 1.39	-11%	\$ (0.15)
Franklin	Maple Run USD	\$ 1.343	\$ 1.413	-5%	\$ (0.07)	\$ 1.39	-3%	\$ (0.05)
Franklin	Fletcher	\$ 1.373	\$ 1.233	11%	\$ 0.14	\$ 1.39	-1%	\$ (0.02)
Franklin	Franklin Northwest USD	\$ 1.373	\$ 1.198	15%	\$ 0.18	\$ 1.39	-1%	\$ (0.02)
Franklin	Enosburgh-Richford USD	\$ 1.373	\$ 1.036	32%	\$ 0.34	\$ 1.39	-1%	\$ (0.02)
Franklin	Northern Mountain Valley UUSD	\$ 1.373	\$ 1.071	28%	\$ 0.30	\$ 1.39	-1%	\$ (0.02)
Grand Isle								
Grand Isle	South Hero	\$ 1.303	\$ 1.492	-13%	\$ (0.19)	\$ 1.39	-6%	\$ (0.09)
Grand Isle	Champlain Islands UUSD	\$ 1.313	\$ 1.455	-10%	\$ (0.14)	\$ 1.39	-6%	\$ (0.08)
Grand Isle	Alburgh	\$ 1.373	\$ 1.223	12%	\$ 0.15	\$ 1.39	-1%	\$ (0.02)
Lamoille								
Lamoille	Stowe	\$ 1.263	\$ 1.392	-9%	\$ (0.13)	\$ 1.39	-9%	\$ (0.13)
Lamoille	Cambridge	\$ 1.373	\$ 1.338	3%	\$ 0.03	\$ 1.39	-1%	\$ (0.02)
Lamoille	Lamoille South USD	\$ 1.373	\$ 1.133	21%	\$ 0.24	\$ 1.39	-1%	\$ (0.02)
Lamoille	Wolcott	\$ 1.373	\$ 1.132	21%	\$ 0.24	\$ 1.39	-1%	\$ (0.02)
Lamoille	Lamoille North USD	\$ 1.373	\$ 1.230	12%	\$ 0.14	\$ 1.39	-1%	\$ (0.02)
Lamoille	Lamoille North MUSD	\$ 1.373	\$ 1.449	-5%	\$ (0.08)	\$ 1.39	-1%	\$ (0.02)

Modeling of a Uniform Tax Rate Compared to Fiscal Year 2025 Current Law Tax Rates
Rate is uniform across homestead and nonhomestead property

Modeling was conducted to calculate what the uniform rate would have been in fiscal year 2025 if there was one uniform rate and no differentiation across property classes. The modeling assumes all parameters were known at the time of setting the fiscal year 2025 tax rates and yields. The underlying assumptions are consistent with all assumptions of the Education Fund Outlook dated May 10, 2025. This analysis assumes all tax rate discounts from Act 173 (2024) have been applied to the uniform rate. **These are estimates only and do not reflect future tax rates.**

a.	b.	c.	d.	e.	f.	g.	h.	i.
County	District Name	Modeled FY25 Uniform Rate (Rate = 1.373)	FY25 Current Law Homestead Rate	Homestead Tax Rate		Nonhomestead Tax Rate Comparison		
				Estimated change in rates between FY25 Uniform Modeled Rate and FY25 Current Homestead Rate		FY25 Current Law Nonhomestead Rate	Estimated change in rates between FY25 Uniform Modeled Rate and FY25 Current Nohomestead Rate	
				Relative Percent Difference	Dollar Difference		Relative Percent Difference	Dollar Difference
Orange								
Orange	Thetford	\$ 1.213	\$ 1.687	-28%	\$ (0.47)	\$ 1.39	-13%	\$ (0.18)
Orange	Strafford	\$ 1.333	\$ 1.363	-2%	\$ (0.03)	\$ 1.39	-4%	\$ (0.06)
Orange	Oxbow UHSD	\$ 1.373	\$ 1.305	5%	\$ 0.07	\$ 1.39	-1%	\$ (0.02)
Orange	Waits River Valley UESD	\$ 1.373	\$ 1.058	30%	\$ 0.32	\$ 1.39	-1%	\$ (0.02)
Orange	Orange Southwest USD	\$ 1.373	\$ 1.299	6%	\$ 0.07	\$ 1.39	-1%	\$ (0.02)
Orange	Blue Mountain USD	\$ 1.373	\$ 1.280	7%	\$ 0.09	\$ 1.39	-1%	\$ (0.02)
Orange	Echo Valley Community School District	\$ 1.373	\$ 1.058	30%	\$ 0.32	\$ 1.39	-1%	\$ (0.02)
Orange	Rivendell Interstate USD	\$ 1.373	\$ 1.403	-2%	\$ (0.03)	\$ 1.39	-1%	\$ (0.02)
Orleans								
Orleans	Newport City	\$ 1.373	\$ 1.486	-8%	\$ (0.11)	\$ 1.39	-1%	\$ (0.02)
Orleans	Derby	\$ 1.373	\$ 1.056	30%	\$ 0.32	\$ 1.39	-1%	\$ (0.02)
Orleans	North Country Jr UHSD	\$ 1.373	\$ 1.273	8%	\$ 0.10	\$ 1.39	-1%	\$ (0.02)
Orleans	Orleans Southwest UESD	\$ 1.373	\$ 1.354	1%	\$ 0.02	\$ 1.39	-1%	\$ (0.02)
Orleans	Lake Region UHSD	\$ 1.373	\$ 1.326	4%	\$ 0.05	\$ 1.39	-1%	\$ (0.02)
Orleans	Craftsbury	\$ 1.373	\$ 1.542	-11%	\$ (0.17)	\$ 1.39	-1%	\$ (0.02)
Orleans	North Country Sr UHSD	\$ 1.373	\$ 1.193	15%	\$ 0.18	\$ 1.39	-1%	\$ (0.02)
Orleans	Charleston	\$ 1.373	\$ 1.386	-1%	\$ (0.01)	\$ 1.39	-1%	\$ (0.02)
Orleans	Jay	\$ 1.373	\$ 1.676	-18%	\$ (0.30)	\$ 1.39	-1%	\$ (0.02)
Orleans	Westfield	\$ 1.373	\$ 1.308	5%	\$ 0.07	\$ 1.39	-1%	\$ (0.02)
Orleans	Newport Town	\$ 1.373	\$ 1.288	7%	\$ 0.09	\$ 1.39	-1%	\$ (0.02)
Orleans	Coventry	\$ 1.373	\$ 1.379	0%	\$ (0.01)	\$ 1.39	-1%	\$ (0.02)
Orleans	Orleans Central UESD	\$ 1.373	\$ 1.209	14%	\$ 0.16	\$ 1.39	-1%	\$ (0.02)
Orleans	Holland	\$ 1.373	\$ 1.000	37%	\$ 0.37	\$ 1.39	-1%	\$ (0.02)
Orleans	Morgan	\$ 1.373	\$ 1.000	37%	\$ 0.37	\$ 1.39	-1%	\$ (0.02)
Orleans	Lowell	\$ 1.373	\$ 1.303	5%	\$ 0.07	\$ 1.39	-1%	\$ (0.02)
Orleans	Troy	\$ 1.373	\$ 1.137	21%	\$ 0.24	\$ 1.39	-1%	\$ (0.02)
Rutland								
Rutland	Rutland Town	\$ 1.203	\$ 1.186	1%	\$ 0.02	\$ 1.39	-14%	\$ (0.19)
Rutland	Pittsfield	\$ 1.293	\$ 1.132	14%	\$ 0.16	\$ 1.39	-7%	\$ (0.10)
Rutland	Quarry Valley USD	\$ 1.343	\$ 1.050	28%	\$ 0.29	\$ 1.39	-3%	\$ (0.05)
Rutland	Mettawee School District	\$ 1.363	\$ 1.271	7%	\$ 0.09	\$ 1.39	-2%	\$ (0.03)
Rutland	Barstow USD	\$ 1.373	\$ 1.322	4%	\$ 0.05	\$ 1.39	-1%	\$ (0.02)
Rutland	Otter Valley USD	\$ 1.373	\$ 1.249	10%	\$ 0.12	\$ 1.39	-1%	\$ (0.02)
Rutland	Rutland City	\$ 1.373	\$ 1.254	9%	\$ 0.12	\$ 1.39	-1%	\$ (0.02)
Rutland	Ira	\$ 1.373	\$ 1.034	33%	\$ 0.34	\$ 1.39	-1%	\$ (0.02)
Rutland	Wells Spring USD	\$ 1.373	\$ 1.224	12%	\$ 0.15	\$ 1.39	-1%	\$ (0.02)
Rutland	Slate Valley USD	\$ 1.373	\$ 1.128	22%	\$ 0.24	\$ 1.39	-1%	\$ (0.02)
Rutland	Mill River USD	\$ 1.373	\$ 1.305	5%	\$ 0.07	\$ 1.39	-1%	\$ (0.02)
Washington								
Washington	Montpelier-Roxbury USD	\$ 1.273	\$ 1.290	-1%	\$ (0.02)	\$ 1.39	-8%	\$ (0.12)
Washington	Harwood USD	\$ 1.283	\$ 1.452	-12%	\$ (0.17)	\$ 1.39	-8%	\$ (0.11)
Washington	Barre USD	\$ 1.343	\$ 1.086	24%	\$ 0.26	\$ 1.39	-3%	\$ (0.05)
Washington	Paine Mountain School District	\$ 1.373	\$ 1.177	17%	\$ 0.20	\$ 1.39	-1%	\$ (0.02)
Washington	Washington Central USD	\$ 1.373	\$ 1.454	-6%	\$ (0.08)	\$ 1.39	-1%	\$ (0.02)
Washington	Twinfield USD	\$ 1.373	\$ 1.325	4%	\$ 0.05	\$ 1.39	-1%	\$ (0.02)
Washington	Cabot	\$ 1.373	\$ 1.412	-3%	\$ (0.04)	\$ 1.39	-1%	\$ (0.02)

Modeling of a Uniform Tax Rate Compared to Fiscal Year 2025 Current Law Tax Rates
Rate is uniform across homestead and nonhomestead property

Modeling was conducted to calculate what the uniform rate would have been in fiscal year 2025 if there was one uniform rate and no differentiation across property classes. The modeling assumes all parameters as were known at the time of setting the fiscal year 2025 tax rates and yields. The underlying assumptions are consistent with all assumptions of the Education Fund Outlook dated May 10, 2025. This analysis assumes all tax rate discounts from Act 173 (2024) have been applied to the uniform rate.

These are estimates only and do not reflect future tax rates.

a.	b.	c.	d.	e.	f.	g.	h.	i.
County	District Name	Modeled FY25 Uniform Rate (Rate = 1.373)	FY25 Current Law Homestead Rate	Homestead Tax Rate		Nonhomestead Tax Rate Comparison		
				Estimated change in rates between FY25 Uniform Modeled Rate and FY25 Current Homestead Rate		FY25 Current Law Nonhomestead Rate	Estimated change in rates between FY25 Uniform Modeled Rate and FY25 Current Nohomestead Rate	
				Relative Percent Difference	Dollar Difference		Relative Percent Difference	Dollar Difference
Windham								
Windham	Somerset	\$ 1.373	\$ 1.000	37%	\$ 0.37	\$ 1.39	-1%	\$ (0.02)
Windham	Stratton	\$ 1.233	\$ 1.000	23%	\$ 0.23	\$ 1.39	-11%	\$ (0.16)
Windham	Vernon	\$ 1.283	\$ 1.385	-7%	\$ (0.10)	\$ 1.39	-8%	\$ (0.11)
Windham	Windham Southeast USD	\$ 1.373	\$ 1.502	-9%	\$ (0.13)	\$ 1.39	-1%	\$ (0.02)
Windham	Rockingham	\$ 1.373	\$ 1.220	13%	\$ 0.15	\$ 1.39	-1%	\$ (0.02)
Windham	Westminster	\$ 1.373	\$ 1.347	2%	\$ 0.03	\$ 1.39	-1%	\$ (0.02)
Windham	River Valleys USD	\$ 1.373	\$ 1.489	-8%	\$ (0.12)	\$ 1.39	-1%	\$ (0.02)
Windham	Marlboro	\$ 1.373	\$ 1.685	-19%	\$ (0.31)	\$ 1.39	-1%	\$ (0.02)
Windham	West River UED	\$ 1.373	\$ 1.612	-15%	\$ (0.24)	\$ 1.39	-1%	\$ (0.02)
Windham	Windham	\$ 1.373	\$ 1.727	-20%	\$ (0.35)	\$ 1.39	-1%	\$ (0.02)
Windham	Bellows Falls UHSD	\$ 1.373	\$ 1.111	24%	\$ 0.26	\$ 1.39	-1%	\$ (0.02)
Windham	Twin Valley USD	\$ 1.373	\$ 1.403	-2%	\$ (0.03)	\$ 1.39	-1%	\$ (0.02)
Windham	West River Modified Union Education District	\$ 1.373	\$ 1.706	-20%	\$ (0.33)	\$ 1.39	-1%	\$ (0.02)
Windham	Halifax	\$ 1.373	\$ 1.130	22%	\$ 0.24	\$ 1.39	-1%	\$ (0.02)
Windham	Windham Northeast UESD	\$ 1.373	\$ 1.291	6%	\$ 0.08	\$ 1.39	-1%	\$ (0.02)
Windsor								
Windsor	Norwich	\$ 1.183	\$ 1.572	-25%	\$ (0.39)	\$ 1.39	-15%	\$ (0.21)
Windsor	Mount Ascutney USD	\$ 1.313	\$ 1.337	-2%	\$ (0.02)	\$ 1.39	-6%	\$ (0.08)
Windsor	Hartford	\$ 1.313	\$ 1.365	-4%	\$ (0.05)	\$ 1.39	-6%	\$ (0.08)
Windsor	Weathersfield	\$ 1.323	\$ 1.305	1%	\$ 0.02	\$ 1.39	-5%	\$ (0.07)
Windsor	Hartland	\$ 1.323	\$ 1.590	-17%	\$ (0.27)	\$ 1.39	-5%	\$ (0.07)
Windsor	Sharon	\$ 1.353	\$ 1.245	9%	\$ 0.11	\$ 1.39	-3%	\$ (0.04)
Windsor	Windsor Central UUSD	\$ 1.363	\$ 1.674	-19%	\$ (0.31)	\$ 1.39	-2%	\$ (0.03)
Windsor	Springfield	\$ 1.373	\$ 1.353	1%	\$ 0.02	\$ 1.39	-1%	\$ (0.02)
Windsor	First Branch USD	\$ 1.373	\$ 1.210	13%	\$ 0.16	\$ 1.39	-1%	\$ (0.02)
Windsor	Green Mountain USD	\$ 1.373	\$ 1.250	10%	\$ 0.12	\$ 1.39	-1%	\$ (0.02)
Windsor	Rochester-Stockbridge USD	\$ 1.373	\$ 1.261	9%	\$ 0.11	\$ 1.39	-1%	\$ (0.02)
Windsor	White River USD	\$ 1.373	\$ 1.208	14%	\$ 0.17	\$ 1.39	-1%	\$ (0.02)
Windsor	Ludlow-Mt. Holly Unified Union School District	\$ 1.373	\$ 1.292	6%	\$ 0.08	\$ 1.39	-1%	\$ (0.02)