

Modeling of a Uniform Homestead Tax Rate Compared to Fiscal Year 2025 Current Law Tax Rates

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Modeling was conducted to calculate what the uniform rate would have been in fiscal year 2025 if there was a uniform homestead rate, while maintaining the fiscal year 2025 nonhomestead rate of \$1.391. 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.
County	District Name	Modeled FY25 Uniform Homestead Rate <i>(HS Uniform Rate = \$1.352)</i>	FY25 Current Law Homestead Rate	Estimated change in rates between FY25 Uniform Homestead Modeled Rate and FY25 Current Homestead Rate	
				Relative Percent Difference	Dollar Difference
Addison					
Addison	Addison Central USD	1.222	\$ 1.497	-18%	\$ (0.28)
Addison	Mt. Abraham USD	1.332	\$ 1.426	-7%	\$ (0.09)
Addison	Lincoln	1.332	\$ 1.464	-9%	\$ (0.13)
Addison	Addison NW USD	1.332	\$ 1.510	-12%	\$ (0.18)
Addison	Granville-Hancock USD	1.342	\$ 1.197	12%	\$ 0.15
Bennington					
Bennington	North Bennington ID	1.182	\$ 1.197	-1%	\$ (0.02)
Bennington	Winhall	1.222	\$ 1.186	3%	\$ 0.04
Bennington	Taconic & Green Regional USD	1.312	\$ 1.311	0%	\$ 0.00
Bennington	Sandgate	1.352	\$ 1.367	-1%	\$ (0.01)
Bennington	Arlington	1.352	\$ 1.254	8%	\$ 0.10
Bennington	Mt. Anthony UHSD	1.352	\$ 1.025	32%	\$ 0.33
Bennington	Readsboro	1.352	\$ 1.325	2%	\$ 0.03
Bennington	Stamford	1.352	\$ 1.058	28%	\$ 0.29
Bennington	Southwest Vermont UESD	1.352	\$ 1.102	23%	\$ 0.25
Bennington	Searsburg	1.352	\$ 1.509	-10%	\$ (0.16)
Caledonia					
Caledonia	St. Johnsbury	1.342	\$ 1.298	3%	\$ 0.04
Caledonia	Peacham	1.352	\$ 1.640	-18%	\$ (0.29)
Caledonia	Stannard	1.352	\$ 1.578	-14%	\$ (0.23)
Caledonia	Danville	1.352	\$ 1.454	-7%	\$ (0.10)
Caledonia	Caledonia Cooperative USD	1.352	\$ 1.461	-7%	\$ (0.11)
Caledonia	Kingdom East USD	1.352	\$ 1.302	4%	\$ 0.05
Caledonia	Hazen UHSD	1.352	\$ 1.316	3%	\$ 0.04
Chittenden					
Chittenden	Champlain Valley USD	1.182	\$ 1.350	-12%	\$ (0.17)
Chittenden	Mt. Mansfield UUSD	1.222	\$ 1.241	-1%	\$ (0.02)
Chittenden	Essex-Westford EC USD	1.262	\$ 1.288	-2%	\$ (0.03)
Chittenden	Colchester	1.272	\$ 1.216	5%	\$ 0.06
Chittenden	Milton	1.282	\$ 1.277	0%	\$ 0.01
Chittenden	South Burlington	1.292	\$ 1.205	7%	\$ 0.09
Chittenden	Burlington	1.352	\$ 1.404	-4%	\$ (0.05)
Chittenden	Winooski ID	1.352	\$ 1.361	-1%	\$ (0.01)
Chittenden	Buels Gore	1.352	\$ 1.000	35%	\$ 0.35
Essex					
Essex	Northeast Kingdom Choice USD	1.352	\$ 1.256	8%	\$ 0.10
Essex	Ferdinand	1.352	\$ 1.000	35%	\$ 0.35
Essex	Canaan	1.352	\$ 1.317	3%	\$ 0.03
Essex	Brighton	1.352	\$ 1.139	19%	\$ 0.21

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Franklin					
Franklin	Fairfax	1.212	\$ 1.125	8%	\$ 0.09
Franklin	Georgia	1.222	\$ 1.188	3%	\$ 0.03
Franklin	Maple Run USD	1.322	\$ 1.413	-6%	\$ (0.09)
Franklin	Fletcher	1.352	\$ 1.233	10%	\$ 0.12
Franklin	Franklin Northwest USD	1.352	\$ 1.198	13%	\$ 0.15
Franklin	Enosburgh-Richford USD	1.352	\$ 1.036	30%	\$ 0.32
Franklin	Northern Mountain Valley UUSD	1.352	\$ 1.071	26%	\$ 0.28
Grand Isle					
Grand Isle	South Hero	1.282	\$ 1.492	-14%	\$ (0.21)
Grand Isle	Champlain Islands UUSD	1.292	\$ 1.455	-11%	\$ (0.16)
Grand Isle	Alburgh	1.352	\$ 1.223	11%	\$ 0.13
Lamoille					
Lamoille	Stowe	1.242	\$ 1.392	-11%	\$ (0.15)
Lamoille	Cambridge	1.352	\$ 1.338	1%	\$ 0.01
Lamoille	Lamoille South USD	1.352	\$ 1.133	19%	\$ 0.22
Lamoille	Wolcott	1.352	\$ 1.132	19%	\$ 0.22
Lamoille	Lamoille North USD	1.352	\$ 1.230	10%	\$ 0.12
Lamoille	Lamoille North MUSD	1.352	\$ 1.449	-7%	\$ (0.10)
Orange					
Orange	Thetford	1.192	\$ 1.687	-29%	\$ (0.49)
Orange	Strafford	1.312	\$ 1.363	-4%	\$ (0.05)
Orange	Oxbow UHSD	1.352	\$ 1.305	4%	\$ 0.05
Orange	Waits River Valley UESD	1.352	\$ 1.058	28%	\$ 0.29
Orange	Orange Southwest USD	1.352	\$ 1.299	4%	\$ 0.05
Orange	Blue Mountain USD	1.352	\$ 1.280	6%	\$ 0.07
Orange	Echo Valley Community School District	1.352	\$ 1.058	28%	\$ 0.29
Orange	Rivendell Interstate USD	1.352	\$ 1.403	-4%	\$ (0.05)

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Orleans					
Orleans	Newport City	1.352	\$ 1.486	-9%	\$ (0.13)
Orleans	Derby	1.352	\$ 1.056	28%	\$ 0.30
Orleans	North Country Jr UHSD	1.352	\$ 1.273	6%	\$ 0.08
Orleans	Orleans Southwest UESD	1.352	\$ 1.354	0%	\$ (0.00)
Orleans	Lake Region UHSD	1.352	\$ 1.326	2%	\$ 0.03
Orleans	Craftsbury	1.352	\$ 1.542	-12%	\$ (0.19)
Orleans	North Country Sr UHSD	1.352	\$ 1.193	13%	\$ 0.16
Orleans	Charleston	1.352	\$ 1.386	-2%	\$ (0.03)
Orleans	Jay	1.352	\$ 1.676	-19%	\$ (0.32)
Orleans	Westfield	1.352	\$ 1.308	3%	\$ 0.04
Orleans	Newport Town	1.352	\$ 1.288	5%	\$ 0.06
Orleans	Coventry	1.352	\$ 1.379	-2%	\$ (0.03)
Orleans	Orleans Central UESD	1.352	\$ 1.209	12%	\$ 0.14
Orleans	Holland	1.352	\$ 1.000	35%	\$ 0.35
Orleans	Morgan	1.352	\$ 1.000	35%	\$ 0.35
Orleans	Lowell	1.352	\$ 1.303	4%	\$ 0.05
Orleans	Troy	1.352	\$ 1.137	19%	\$ 0.22
Rutland					
Rutland	Rutland Town	1.182	\$ 1.186	0%	\$ (0.00)
Rutland	Pittsfield	1.272	\$ 1.132	12%	\$ 0.14
Rutland	Quarry Valley USD	1.322	\$ 1.050	26%	\$ 0.27
Rutland	Mettawee School District	1.342	\$ 1.271	6%	\$ 0.07
Rutland	Barstow USD	1.352	\$ 1.322	2%	\$ 0.03
Rutland	Otter Valley USD	1.352	\$ 1.249	8%	\$ 0.10
Rutland	Rutland City	1.352	\$ 1.254	8%	\$ 0.10
Rutland	Ira	1.352	\$ 1.034	31%	\$ 0.32
Rutland	Wells Spring USD	1.352	\$ 1.224	10%	\$ 0.13
Rutland	Slate Valley USD	1.352	\$ 1.128	20%	\$ 0.22
Rutland	Mill River USD	1.352	\$ 1.305	4%	\$ 0.05
Washington					
Washington	Montpelier-Roxbury USD	1.252	\$ 1.290	-3%	\$ (0.04)
Washington	Harwood USD	1.262	\$ 1.452	-13%	\$ (0.19)
Washington	Barre USD	1.322	\$ 1.086	22%	\$ 0.24
Washington	Paine Mountain School District	1.352	\$ 1.177	15%	\$ 0.18
Washington	Washington Central USD	1.352	\$ 1.454	-7%	\$ (0.10)
Washington	Twinfield USD	1.352	\$ 1.325	2%	\$ 0.03
Washington	Cabot	1.352	\$ 1.412	-4%	\$ (0.06)

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Windham					
Windham	Somerset	1.352	\$ 1.000	35%	\$ 0.35
Windham	Stratton	1.212	\$ 1.000	21%	\$ 0.21
Windham	Vernon	1.262	\$ 1.385	-9%	\$ (0.12)
Windham	Windham Southeast USD	1.352	\$ 1.502	-10%	\$ (0.15)
Windham	Rockingham	1.352	\$ 1.220	11%	\$ 0.13
Windham	Westminster	1.352	\$ 1.347	0%	\$ 0.00
Windham	River Valleys USD	1.352	\$ 1.489	-9%	\$ (0.14)
Windham	Marlboro	1.352	\$ 1.685	-20%	\$ (0.33)
Windham	West River UED	1.352	\$ 1.612	-16%	\$ (0.26)
Windham	Windham	1.352	\$ 1.727	-22%	\$ (0.37)
Windham	Bellows Falls UHSD	1.352	\$ 1.111	22%	\$ 0.24
Windham	Twin Valley USD	1.352	\$ 1.403	-4%	\$ (0.05)
Windham	West River Modified Union Education District	1.352	\$ 1.706	-21%	\$ (0.35)
Windham	Halifax	1.352	\$ 1.130	20%	\$ 0.22
Windham	Windham Northeast UESD	1.352	\$ 1.291	5%	\$ 0.06
Windsor					
Windsor	Norwich	1.162	\$ 1.572	-26%	\$ (0.41)
Windsor	Mount Ascutney USD	1.292	\$ 1.337	-3%	\$ (0.04)
Windsor	Hartford	1.292	\$ 1.365	-5%	\$ (0.07)
Windsor	Weathersfield	1.302	\$ 1.305	0%	\$ (0.00)
Windsor	Hartland	1.302	\$ 1.590	-18%	\$ (0.29)
Windsor	Sharon	1.332	\$ 1.245	7%	\$ 0.09
Windsor	Windsor Central UUSD	1.342	\$ 1.674	-20%	\$ (0.33)
Windsor	Springfield	1.352	\$ 1.353	0%	\$ (0.00)
Windsor	First Branch USD	1.352	\$ 1.210	12%	\$ 0.14
Windsor	Green Mountain USD	1.352	\$ 1.250	8%	\$ 0.10
Windsor	Rochester-Stockbridge USD	1.352	\$ 1.261	7%	\$ 0.09
Windsor	White River USD	1.352	\$ 1.208	12%	\$ 0.14
Windsor	Ludlow-Mt. Holly Unified Union School District	1.352	\$ 1.292	5%	\$ 0.06