

ANNUAL REPORT

Based on 2018 Grand List Data

DIVISION OF PROPERTY VALUATION AND REVIEW
VERMONT DEPARTMENT OF TAXES

Published Jan. 14, 2019



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State of Vermont
Department of Taxes
133 State Street
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Agency of Administration

To: Honorable Mitzi Johnson, Speaker of the House
Honorable Tim Ashe, Senate President Pro Tem

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

A handwritten signature in black ink that reads 'Jill Remick'.

Date: January 14, 2019

Subject: Annual Report of Property Valuation and Review Division

I am pleased to present the Department of Taxes Property Valuation and Review Division 2019 Annual Report of the 2018 Grand List Year. This document fulfills the requirements of 32 V.S.A. § 3412.

cc Governor Phil Scott
Kaj Samsom, Commissioner of Taxes



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Property Tax Administration for 2018 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 school district in Vermont. The EEPV is the study's estimate of market value for a municipality. The EEPVs determined as part of the 2018 equalization study are a measure of the property dollar value of a school district and are used as an important data element in the setting of education tax rates for all Vermont school districts. The measure of a school district'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, 2018.

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 of the circumstances of each sale is conducted. The results of the verification process 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 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 then aggregated to achieve a CLA.
- 5) The ratio of listed-value-to-sales-price is calculated for all included sales. Individual ratios are examined for unusual values and are flagged for investigation and possible exclusion from the sample.

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

- 6) The ratios for the included sales are aggregated at the grand list category, class, and for the municipality as a whole. In addition, a statistical analysis is applied to determine whether the aggregated ratios are within a 10% margin of error at a 90% confidence interval for each grand list category and use class. If the aggregate ratio of the sample is reliable at the category or class level, that ratio is applied to equalize the category or class. If the ratios are not reliable at the category level, the class level is used. If the aggregate ratio is not reliable at the class level, the ratio is computed at the municipal level.
- 7) The resulting reliable ratios are applied to the aggregate grand list value for the appropriate category, class, or the municipality to compute the EEPV for the municipality. The equalized education property tax grand list is 1% of the EEPV for the municipality.
- 8) The COD is also calculated from the results of the equalization study to assess the internal fairness of each municipal grand list. The COD represents the degree to which individual property valuations vary from the average level of appraisal in that municipality. A high COD indicates a need for a reappraisal.

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

Property Values

Statewide, the total listed value went up about 0.7%. Two factors generally affect the change in listed values: new construction and reappraisals.

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

For the 2018 tax year, there were reappraisals in 14 towns (see Figure 2). In nine of the towns, the reappraisal resulted in a smaller grand list for 2018.

Figure 2. Reappraisals

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

Equalized Education Property Values

The state total equalized education property value increased by about 2.1% this year. This compares favorably to an increase of about 1.7% in the prior year, indicating that Vermont’s real estate market continues to recover from the downturn that began in 2008-2009.

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

Figure 3. U.S. Census Bureau Annual Survey of Building Permits (Vermont) by Year

	Vermont Total	1 Unit/Structure	2 Units/Str	3 & 4 Units/Str	5 Units/Str	>5 Units/Structure
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

Figure 4. Education Property Listed Values by Year

Tax Year	Educ LV (Billions \$)	% Change	EEPV (Billions \$)	% Change
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%
2008	71.5	9.6%	80.9	6.7%

Figure 5. State Total Equalized Municipal Property Values by Year

Tax Year	Equalized Municipal Prop Value (\$Billions)
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 personal property (machinery/equipment and inventory) value this year increased to \$929 million. Both Municipal and Education Property Value levy taxes on Cable (cable television assets). However, Education Property Value does not tax machinery/equipment nor inventory. This year, 45 municipalities taxed machinery and equipment, and seven taxed inventories.

Municipalities have the option to include machinery/equipment and inventory in their Municipal Property Value.

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
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. Grand Isle County saw the greatest percentage increase over 2017 (see Figure 7).

Figure 7. Change in Education Equalization Property Values by County (2017-2018)

County	% Change	Rank
Grand Isle	3.7%	1
Addison	3.7%	2
Lamoille	3.3%	3
Chittenden	2.7%	4
Washington	2.6%	5
Franklin	2.1%	6
Rutland	2.1%	7
Orange	1.9%	8
Windsor	1.5%	9
Windham	1.4%	10
Caledonia	1.1%	11
Essex	0.9%	12
Bennington	0.3%	13
Orleans	0.1%	14

Note that the values for the equalization study are based on results prior to any appeals. Appeals by municipalities may result in a slight reduction in the 2018 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 remained at 1.00. However, starting in tax year 2016, the primary factor for calculating the homestead tax rate is the property yield.

Figure 8. Education Spending by Year

	Homestead Base Rate	Homestead Property Yield	Nonresidential Base Rate	EEPV (Billion \$)	Education Spending¹	Education Fund Tax Adjustments (State Payments)
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)

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
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 approx. \$5 million in education taxes levied on “increment” in tax increment financing (TIF) districts.

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	Nonresidential Education ETR	Municipal ETR ¹	Hmstd Total ETR	NonRes Total ETR
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). 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 97.3% this year.

Figure 11. Statewide CLA by Year

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

While the problem in the past had been municipalities with low CLAs, the issue now is more appropriately framed in terms of the number of municipalities with CLAs more than 100%. In 2018, a total of 139 municipalities, or 55% of Vermont municipalities, had a CLA over 100%. This is a concern not only in terms of appraisal accuracy, but also as a potential legal issue. Grand list valuations should not exceed 100% of fair market value. It is reasonable to see some minor variation around the 100% mark because markets are dynamic, and the evaluation and reporting of the grand list is a snapshot at a specific time. Given the significance of the issue, it is especially concerning that in 2018 there were 17 municipalities with CLAs more than 110%.

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

Tax Year	80% and less	>80% and <=90%	>90% and <=100%	>100% and <=110%	>110% and <=120%	>120% and <=130%
2018	1	10	104	122	16	1
2017	1	6	94	126	26	2
2016	0	9	86	130	26	3
2015	0	8	70	143	32	2
2014	0	8	71	146	32	0
2013	1	14	73	135	28	5

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 average 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 indicates the number of municipalities (using a base of 255 municipalities) whose coefficient of dispersion (COD) falls 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%
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. § 4041(a), a municipality with a common level of appraisal (CLA) less than 80% 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 2018, PVR issued Reappraisal Orders to four 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 2018 is described in Figure 14.

Figure 14. Payments to Municipalities

Current Use Hold Harmless Payment	General Fund	\$15,259,309
PILOT for State Owned Buildings	General Fund	\$7,600,000
Reappraisal and Grand List Maintenance	Education Fund	\$2,843,165
Assistance with Equalization Study	Education Fund	\$334,490

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 18.

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 2018, State Buildings PILOT payments totaled about \$7.6 million.

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

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

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

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 2018, PVR provided listers, assessors, and other valuation professionals with training in many aspects of property valuation, tax administration, and assessment. A range of offerings was provided so that listers and assessors with varying degrees of experience could take a class appropriate to the levels of their experience and understanding. There were 14 topics presented during the year at various locations around the state, with nearly 560 total participants.

PVR staff presented the following classes:

- Current Use (2 classes)
- New and Seasoned Lister Training (2 classes)
- Advanced Lister Training
- Data Collection
- Advanced Data Collection
- State Statutes and Rules of Property Assessment
- Developing a Land Schedule
- myVTax/ Sales Study for Equalization Study (2 classes)
- Equalization/Certified Sales
- Reappraisal Process
- Land Schedule

PVR also sponsored the International Association of Assessing Officers (IAAO) course Understanding Real Property Appraisal.

There were also individual training sessions for town-specific issues:

- Solar and Cell Towers (2 classes)
- Tips and Tricks for Office Organization

PVR continues its collaboration with the University of Vermont Extension Service to provide seminars at the Town Officers Education Conference. Listers again were the largest audience at the 2018 spring sessions held at two locations around the state.

The funds appropriated to PVR for lister education provide opportunities for listers to attend classes at no charge. Otherwise, listers would frequently not have the resources to attend classes.

PVR is continuously looking to introduce new ways of presenting courses which will better reach the target audience and enable more municipal officials to participate in education programs. To that end, PVR has been collaborating 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 sixth year of the Vermont Property Appraiser Certification Program (VPACP) for listers and assessors. VPACP creates four levels of designation. Each level has prerequisites and requirements, including levels of work experience and training. This certification is designed to encourage beginning listers to participate and acquire essential knowledge. This is particularly important since their work heavily impacts grand lists in every municipality in the state.

The program has awarded 99 designations since its inception:

- Vermont Property Assessor level 1 (VPA 1) – 43
- Vermont Property Assessor level 2 (VPA II) – 25
- Vermont Property Assessor level 3 (VPA III) – 24
- Vermont Master Property Assessor level 4 (VMPPA IV) – 7

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.

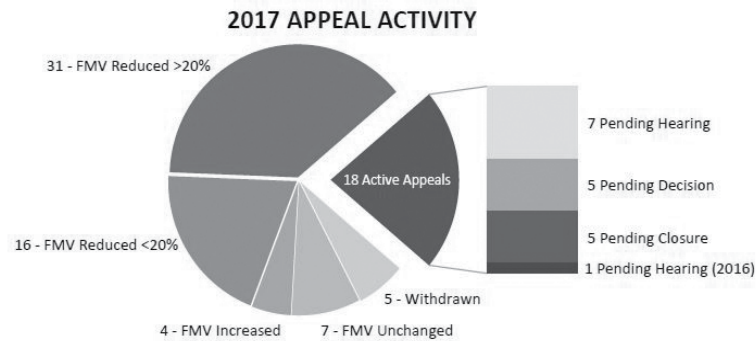
- Appraisal Firm – 17
- Project Supervisors – 41
- Appraisers – 7
- Appraiser Trainees – 15

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 a hearing and decides 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.

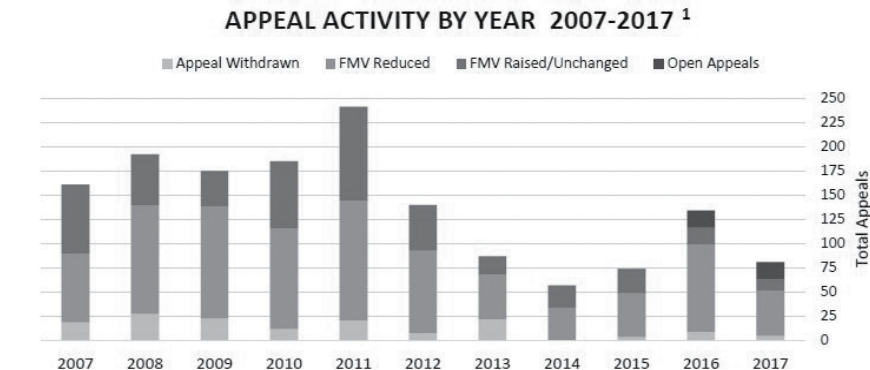
As of December 2018, PVR has received 81 appeals based on 2017 grand list activity. The results are as follows:

Figure 1. 2017 Appeal Activity



Of the 2017 appeals, 18 are still active, including one 2016 appeal. Of the closed 2017 appeals, 8% of appellants withdrew the appeal; 19% resulted in the parcel’s Fair Market Value (FMV) being raised or unchanged; 25% resulted in the FMV being reduced less than 20%; and 48% resulted in the FMV being reduced more than 20%.

Figure 2. Appeal Activity, 2007-2017



¹ “Open appeals” were distinguished from total appeals beginning in 2015.

As of December 2018, PVR has received 65 appeals based on 2018 grand list activity. Currently, 2 withdrew the appeal, 5 are pending hearing, and 58 are pending assignment.

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

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

PVR will be issuing a Request for Proposals (RFP) in early 2019 to procure a real-time, online system for the State to administer the statewide education property tax system. The existing system has been in place since 1995.

The Department currently supports two Windows-based software applications for towns related to real estate appraisal and grand list maintenance. One is MicroSolve, a CAMA product that is supplied by the New England Municipal Resource Center (NEMRC). MicroSolve uses the Marshall and Swift (now owned by Corelogic) cost tables for the cost approach. MicroSolve is also capable of generating values using the market comparison approach and the income approach.

The second software application is a tax administration application called the Grand List Administration Module, which is also supplied by NEMRC.

NEMRC, PVR's District Advisors, and the Department's Help Desk assist municipalities with questions about the programs. All municipalities in Vermont use the NEMRC Grand List Administration Module.

2018 Real Estate Transaction Taxes

Property Transfer Tax

Property Transfer Tax is a tax on the transfer by deed of real property in Vermont. The Property Transfer Tax is based upon the value of the property, although many exemptions exist for either reducing or waiving 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.

Property Transfer Tax Returns provide information that is used by the Department, real estate professionals, and the public. Uses of the data include tracking real estate trends, identifying changes to Current Use Program enrollments, and providing the main data set for the Department's Equalization Study. The number of yearly returns filed with the Department exceeds 25,000.

Figure 1. Revenue from Property Transfer Tax

Fiscal Year	Property Transfer Tax Revenue
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
2009	\$25,945,646

Land Gains

This 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.

The tax is typically paid by the seller, though in certain circumstances, this liability is transferred to the buyer. Exemptions do exist to waive the payment of the tax, but generally, if land is held for fewer than six years, 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 Land Gains Tax Returns to report the transfer within 30 days of the closing. The 10% withholding is used 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 yearly returns filed with the Department exceeds 1,500.

Figure 2. Revenue from Land Gains Tax

Tax Year	Land Gains Revenue
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
2009	\$2,222,921

Real Estate Withholding

Real Estate Withholding is a payment based on the sale or exchange of real estate by nonresidents of Vermont. Although the buyer has the responsibility for retaining real estate withholding at closing, it is a credit for the seller to be used on the seller's income tax return. Since gains from the sale of real estate are taxable to nonresidents, this withholding provides assurance 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 of reduced withholding when the seller can establish the 2.5% tax amount exceeds the seller's maximum tax liability. The number of yearly returns filed with the Department exceeds 2,000.

Figure 3. Real Estate Withholding Tax Collected

Tax Year	Real Estate Withholding Tax Collected
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

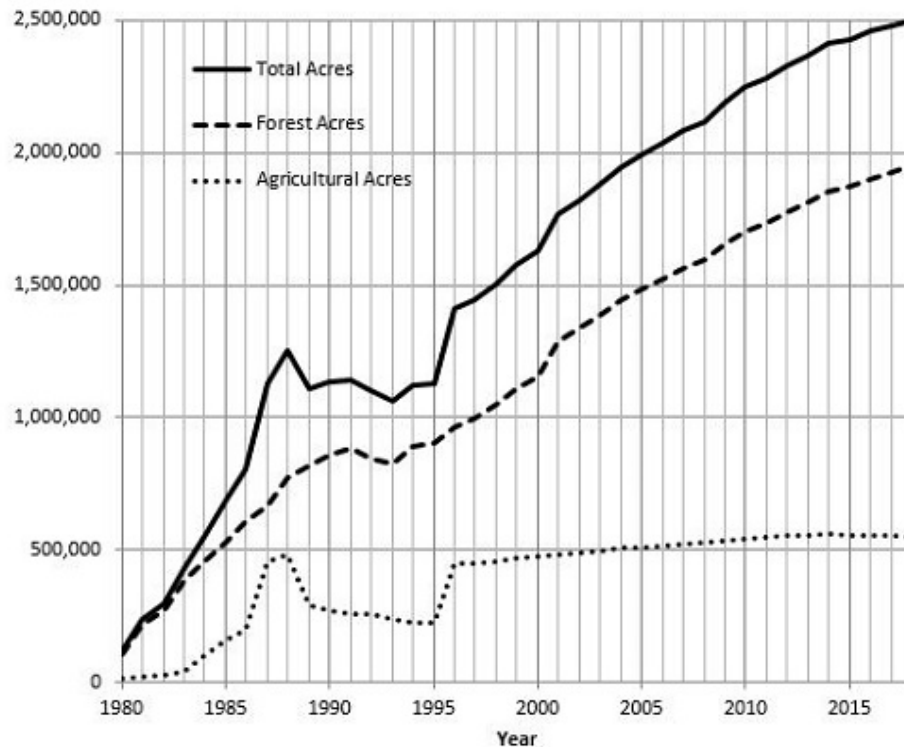
Real Estate Withholding Income Tax is derived from capital gains on the sale of real estate by nonresidents. An income tax return is required when nonresidents sell real estate within Vermont. The real estate withholding retained at closing is a credit against this tax, and an overpayment is refunded to the taxpayer.

If the withholding does not cover the liability, the seller is responsible for paying the difference. Approximately 2,000 income returns with real estate withholding are filed annually. Revenue figures from this tax are incorporated into the overall income tax figures.

2018 Current Use (Use Value Appraisal) Program

Vermont's Current Use (Use Value Appraisal) Program began in tax year 1980 with the enrollment of fewer than 120,000 acres. As of 2018, this number is 2,498,517 acres and includes 15,307 landowners and 18,910 parcels (see Figure 1 and Figure 2 for details). Based upon ZIP codes of the owners, 4,357 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 1980-2018



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 perpetual 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 subordinates the state’s lien in favor of a mortgage. In 2018, the Department processed 124 subordinations, which is down from 150 in 2017 and 189 in 2016.

Figure 2. Current Use Annual Enrollment

Tax Year	Parcels	Owners	Agricultural Acres	Forest Acres	Total Acres
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

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 2018, the value of farm buildings on a parcel enrolled in the program ranged from \$500 to over \$4.64 million for the 1,840 parcels that had enrolled farm buildings (Figure 3). The total assessed value of enrolled farm buildings for the 2018 tax year was \$296,843,298.

For the 2019 tax year, the Current Use Program received 347 applications for new enrollments and 255 applications to add to existing enrollments. As of Dec. 1, 2018, the number of transfer applications is 491.

Figure 3. Recent Farm Building Enrollment

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

Annual Agricultural Certification

In the 2015 Vermont legislative session, Act 57 Section 57 added the requirement for landowners to certify agricultural land and building eligibility annually. Unlike forest land, agricultural land does not have an inspection or management plan requirements, so this certification process is designed to ensure compliance with agricultural eligibility. The 2018 tax year certifications had an initial return rate of around 83%. For the 2019 tax year, the initial return rate was 94%.

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

The slight decline in enrolled agricultural land and buildings in Figure 2 is attributed to those landowners who did not submit their form, or who withdrew their agricultural land, or were withdrawn because they were no longer eligible.

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.

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
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

Program Costs and Tax Saving

Tax savings to landowners declined slightly from \$60.91 million in 2017 to \$60.89 million in 2018 (see Figure 5). As shown in Figure 1, enrollment in the program had a steady increase in parcels, owners, and acres enrolled except for the “easy-out” years in the 1990s and the slight decline in agricultural land enrollment for 2015, 2017, and 2018.

The “Municipal Tax Savings to Enrolled Landowners” column in Figure 5 is the total municipal taxes saved by enrolled land owners 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 2018, it was \$15.3 million. The calculations for each municipality’s hold harmless payment are available on the Department’s website at <http://tax.vermont.gov/municipal-officials/town-treasurer/hold-harmless>.

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

In 2018, the forgone revenue to the Education Fund was \$45,385,579. The breakdown of these numbers on a municipal basis 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
2018	\$15,504,096	\$45,385,579	\$60,889,675
2017	\$15,553,659	\$45,360,286	\$60,913,948
2016	\$14,918,075	\$45,247,428	\$60,165,503
2015	\$14,519,248	\$44,609,223	\$59,128,471
2014	\$14,530,332	\$45,161,146	\$59,691,478
2013	\$13,890,827	\$43,110,537	\$57,001,364
2012	\$13,384,246	\$41,209,109	\$54,593,355
2011	\$12,549,456	\$40,668,894	\$53,218,350
2010	\$12,288,566	\$40,191,533	\$52,480,099
2009	\$11,585,297	\$37,385,819	\$48,971,116

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 show in the “Acres Discontinued, but No Land Use Change Tax Due” column. If the land is then developed in

the future, the program might find out about the development through a title search when a parcel is being transferred, through the listers who are aware of the previous enrollment, or it might go undetected for years.

In addition to the discontinuances of the land summarized in Figure 6, 21 parcels had some or all of their farm buildings discontinued from the program.

In November 2017, the Land Use Change Tax process was migrated into the VTax system. This process has transformed a system that was heavily dependent on the mail and spreadsheets to a system that allows quicker and smoother submittal of information by the landowner, foresters, staff, local assessing officials, and municipal clerks.

Figure 6. Development and Withdrawal of Enrolled Land

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

Figure 7. Participant Tax Savings

**Current Use Appraisal Program
Participant Tax Savings - Tax Year 2018**

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	Nonres	Forest	Agricultural		Homestead	Nonres		Ed. HS Tax	Ed. NR Tax Rate	Total HS Taxes Saved		Total NR Taxes Saved		
Addison	97	7,127	9,184	1,642	14,669	5,294,300	2,992,205	10,886,800	0.4339	1.5457	1.4818	60,221	46,251	161,321	267,793	
Albany	95	4,988	7,587	9,070	3,506	754,800	2,755,000	5,395,700	0.5035	1.3438	1.4062	41,039	37,022	75,874	153,935	
Alburgh	42	2,304	3,457	1,090	4,671	3,391,100	1,359,100	5,507,850	0.3724	1.6119	1.5120	25,573	21,907	83,279	130,759	
Andover	46	2,030	4,260	5,854	436	0	2,165,200	4,645,500	0.4500	1.3491	1.4699	30,648	29,211	68,284	128,143	
Arlington	63	1,636	8,438	9,478	596	201,100	1,583,000	6,525,700	0.3200	1.5686	1.4437	25,948	24,831	94,212	144,991	
Athens	29	1,595	2,553	4,008	139	0	982,304	1,508,027	1.2000	1.4806	1.4464	29,884	14,544	21,812	66,240	
Averill	13	0	21,422	21,244	177	0	0	7,580,300	0.1800	0.9314	1.4717	13,645	0	111,559	125,204	
Averys Gore	2	0	12,243	12,243	0	0	0	3,212,500	0.1800	0.9314	1.4717	5,783	0	47,278	53,061	
Bakersfield	96	4,658	12,991	15,133	2,516	2,752,500	3,462,700	10,613,100	0.4612	1.3239	1.5778	64,918	45,843	167,453	278,214	
Baltimore	10	709	566	1,170	105	0	297,100	229,100	0.4788	1.4585	1.5648	2,519	4,333	3,585	10,437	
Barnard	172	4,913	13,914	17,098	1,728	192,290	10,010,710	24,260,240	0.4548	1.4870	1.3891	155,864	148,859	336,999	641,722	
Barnet	146	6,568	7,095	10,429	3,234	1,086,800	6,030,341	8,358,190	0.6095	1.3848	1.4296	87,698	83,508	119,489	290,695	
Barre City	3	0	217	184	33	0	0	407,500	1.8085	1.2698	1.5658	7,370	0	6,381	13,751	
Barre Town	81	3,009	2,680	3,656	2,034	510,100	4,798,500	5,459,500	0.9090	1.4396	1.8041	93,245	69,079	98,495	260,819	
Barton	73	2,938	5,059	5,541	2,455	388,400	2,376,200	5,005,800	0.2936	1.3755	1.6250	21,674	32,685	81,344	135,703	
Belvidere	41	906	15,039	15,894	51	0	838,377	6,669,362	0.5761	1.5729	1.6517	43,252	13,187	110,158	166,597	
Bennington	50	1,012	5,064	4,109	1,967	571,400	742,400	4,227,900	0.6849	1.4601	1.6698	34,042	10,840	70,597	115,479	
Benson	50	3,924	6,273	3,518	6,679	1,541,400	977,700	3,822,700	0.6836	1.2767	1.4647	32,816	12,482	55,991	101,289	
Berkshire	102	6,332	8,299	5,666	8,965	9,094,800	4,173,664	15,135,745	0.4985	1.2657	1.5651	96,257	52,826	236,890	385,973	
Berlin	71	3,263	4,517	6,540	1,241	56,500	3,672,800	6,151,000	0.5508	1.6683	1.5422	54,109	61,273	94,861	210,243	
Bethel	183	5,525	11,649	15,539	1,635	349,100	4,432,100	9,805,500	0.9932	1.5086	1.4664	141,408	66,863	143,788	352,059	
Bloomfield	30	408	14,405	14,364	450	267,500	214,000	3,506,190	0.3843	1.4157	1.4501	14,297	3,030	50,843	68,170	
Bolton	41	973	6,943	7,718	199	0	973,800	6,362,700	0.6494	1.4980	1.5862	47,643	14,588	100,925	163,156	
Bradford	68	2,188	4,148	4,793	1,543	1,317,300	1,530,100	4,174,800	0.9103	1.4271	1.5008	51,932	21,836	62,655	136,423	
Braintree	119	5,215	10,568	13,447	2,335	1,445,700	5,146,000	9,862,779	0.9443	1.4419	1.5518	141,728	74,200	153,051	368,979	
Brandon	64	2,897	4,020	4,909	2,009	134,600	2,117,198	2,640,900	0.9519	1.3277	1.5189	45,292	28,110	40,113	113,515	
Brattleboro	102	3,972	4,432	6,954	1,451	305,110	5,759,799	8,774,518	1.2746	1.5825	1.5144	185,254	91,149	132,881	409,284	
Bridgewater	104	2,407	15,881	17,577	710	47,700	3,459,160	14,409,332	0.3737	1.7771	1.7002	66,775	61,473	244,987	373,235	
Bridport	128	9,927	9,903	2,621	17,209	14,167,400	12,085,050	26,137,750	0.5862	1.6015	1.6073	224,062	193,542	420,112	837,716	
Brighton	54	592	19,082	19,060	613	214,900	352,600	5,439,400	0.8227	1.3832	1.4677	47,651	4,877	79,834	132,362	
Bristol	68	2,217	9,124	8,819	2,522	3,488,100	2,024,300	9,906,100	0.6951	1.5270	1.5650	82,928	30,911	155,030	268,869	

**Current Use Appraisal Program
Participant Tax Savings - Tax Year 2018**

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	Nonres	Forest	Agricultural		Homestead	Nonres		Ed. HS Tax	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Brookfield	154	4,517	7,204	8,560	3,161	998,000	6,115,700	10,752,600	0.4832	1.3290	1.4303	81,508	81,278	153,794	316,580
Brookline	37	694	2,886	3,365	215	19,800	512,487	2,134,200	0.4372	1.7995	1.6600	11,571	9,222	35,428	56,221
Brownington	38	1,708	2,085	2,499	1,294	143,900	957,500	1,593,310	0.6425	1.2512	1.5255	16,389	11,980	24,306	52,675
Brunswick	18	379	5,706	5,813	271	520,800	187,700	1,801,900	0.0300	1.2110	1.6517	597	2,273	29,762	32,632
Buels Gore	6	33	783	802	13	0	38,500	698,800	0.0000	1.0641	1.6812	0	410	11,748	12,158
Burke	62	1,597	4,493	5,498	592	0	1,717,300	4,947,200	0.5132	1.5094	1.5687	34,202	25,921	77,607	137,730
Burlington	3	0	172	5	167	0	0	408,300	0.8303	1.8498	1.9765	3,390	0	8,070	11,460
Cabot	146	8,297	5,338	9,657	3,978	2,087,800	9,849,435	8,648,892	0.6243	1.7543	1.5910	115,485	172,789	137,604	425,878
Calais	144	6,321	6,735	11,376	1,679	140,300	7,344,547	7,722,807	0.6838	1.6934	1.6039	103,031	124,373	123,866	351,270
Cambridge	159	6,262	16,478	17,598	5,142	2,150,400	7,507,400	18,040,300	0.4141	1.4704	1.5698	105,793	110,389	283,197	499,379
Canaan	37	2,228	5,056	5,689	1,595	1,594,700	374,000	2,794,300	0.7319	1.4555	1.3662	23,189	5,444	38,176	66,809
Castleton	49	2,316	4,988	6,123	1,180	187,500	1,879,900	4,439,700	0.4387	1.4753	1.5948	27,724	27,734	70,804	126,262
Cavendish	80	2,103	7,020	8,372	751	0	2,687,900	8,705,100	0.4001	1.2883	1.4037	45,583	34,628	122,193	202,404
Charleston	76	3,080	6,946	7,387	2,639	2,142,300	1,823,100	6,022,300	0.6306	1.4284	1.4850	49,473	26,041	89,431	164,945
Charlotte	174	5,536	6,878	3,614	8,801	3,066,000	14,757,500	20,541,000	0.1986	1.4866	1.6077	70,103	219,385	330,238	619,726
Chelsea	182	5,781	10,847	12,446	4,181	514,900	4,196,100	10,080,700	0.8551	1.6130	1.6250	122,081	67,683	163,811	353,575
Chester	180	3,998	13,473	16,158	1,313	1,157,800	5,555,500	16,415,000	0.7304	1.2141	1.3228	160,473	67,449	217,138	445,060
Chittenden	50	1,230	7,170	7,783	617	248,800	866,400	3,596,000	0.5884	1.4180	1.5811	26,257	12,286	56,856	95,399
Clarendon	63	3,232	3,538	4,534	2,237	912,100	2,814,867	4,009,266	0.4296	1.3790	1.4297	29,316	38,817	57,320	125,453
Colchester	36	1,093	1,464	1,080	1,477	443,200	1,332,000	6,141,239	0.5271	1.5303	1.7050	39,391	20,384	104,708	164,483
Concord	66	1,850	16,412	17,952	310	59,600	1,559,300	12,561,100	0.6738	1.5985	1.5846	95,143	24,925	199,043	319,111
Corinth	167	5,680	10,677	14,267	2,090	658,700	5,070,300	9,974,000	0.6851	1.3024	1.4394	103,068	66,036	143,566	312,670
Cornwall	82	2,845	4,622	1,428	6,039	2,749,860	3,545,400	7,783,560	0.3871	1.5651	1.5707	43,854	55,489	122,256	221,599
Coventry	32	1,282	3,165	1,973	2,473	2,323,500	821,600	5,448,724	0.0000	1.4170	1.5681	0	11,642	85,441	97,083
Craftsbury	143	5,453	9,294	11,018	3,728	2,543,300	5,063,154	11,877,304	0.5600	1.5555	1.4522	94,867	78,757	172,482	346,106
Danby	61	2,106	12,442	12,237	2,311	924,800	2,532,300	10,213,100	0.5100	1.2411	1.2619	65,002	31,428	128,879	225,309
Danville	173	8,546	9,207	13,478	4,275	1,491,500	9,352,900	13,285,200	0.4523	1.4912	1.5318	102,392	139,470	203,503	445,365
Derby	72	3,402	4,940	4,531	3,811	3,656,900	3,229,200	8,771,100	0.3885	1.3643	1.6132	46,621	44,056	141,495	232,172
Dorset	65	991	7,147	7,663	476	70,300	2,289,950	12,247,015	0.2866	1.4873	1.4630	41,663	34,058	179,174	254,895
Dover	42	868	2,893	3,433	329	46,980	1,444,623	6,191,855	0.4267	1.4598	1.5216	32,585	21,089	94,215	147,889
Dummerston	115	4,579	5,020	8,270	1,330	1,024,000	10,906,750	11,351,100	0.3278	1.6639	1.5186	72,961	181,477	172,378	426,816

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		Homestead	Nonres	Forest	Agricultural		Homestead	Nonres		Ed. HS Tax	Ed. NR Tax Rate	Total HS Taxes Saved		Total NR Taxes Saved		
Duxbury	64	1,318	6,278	7,427	169	0	1,386,200	5,878,100	0.5461	1.6286	1.6114	39,670	22,576	94,720	156,966	
East Haven	18	457	19,865	20,300	22	0	253,800	7,905,600	0.7611	1.6351	1.4816	62,101	4,150	117,129	183,380	
East Montpelier	105	4,501	5,023	6,050	3,474	2,344,600	6,934,828	9,657,128	0.6086	1.9218	1.6488	100,979	133,274	159,227	393,480	
Eden	54	1,249	19,443	20,053	639	42,510	783,430	10,621,650	0.6481	1.5831	1.6625	73,916	12,402	176,585	262,903	
Elmore	79	2,989	13,416	15,445	960	152,900	4,798,500	9,212,100	0.4000	1.4318	1.5989	56,042	68,705	147,292	272,039	
Enosburgh	118	5,597	11,364	11,018	5,943	5,902,800	3,645,200	12,953,400	0.3343	1.2859	1.4812	55,489	46,874	191,866	294,229	
Essex Town	46	1,482	1,943	2,151	1,274	144,000	1,991,700	2,371,800	0.5132	1.5360	1.6539	22,393	30,593	39,227	92,213	
Fair Haven	13	762	1,283	1,326	719	192,000	235,600	871,800	0.9494	1.2377	1.4200	10,514	2,916	12,380	25,810	
Fairfax	108	8,228	4,300	6,403	6,124	2,244,100	5,954,900	7,286,800	0.4679	1.3977	1.6807	61,958	83,232	122,469	267,659	
Fairfield	190	14,386	15,490	15,625	14,251	15,072,376	9,254,509	25,624,281	0.6413	1.5577	1.7200	223,678	144,157	440,738	808,573	
Fairlee	59	1,634	5,201	5,784	1,051	3,063,600	3,600,400	9,252,800	0.5610	1.6891	1.4854	72,106	60,814	137,441	270,361	
Fayston	66	1,961	9,365	10,972	354	22,700	3,684,900	13,455,300	0.2450	1.5882	1.5715	41,993	58,524	211,450	311,967	
Ferdinand	7	0	15,141	15,104	37	0	0	4,305,000	0.1800	0.9314	1.4717	7,749	0	63,357	71,106	
Ferrisburgh	121	6,798	8,577	2,824	12,551	8,074,900	10,240,200	24,703,500	0.2948	1.6007	1.5344	103,014	163,915	379,051	645,980	
Fletcher	124	6,543	10,087	13,628	3,003	1,470,670	4,624,300	13,282,020	0.8897	1.6171	1.7204	159,313	74,780	228,504	462,597	
Franklin	73	8,037	3,218	4,427	6,828	6,316,300	4,083,200	8,567,300	0.3890	1.3123	1.5425	49,210	53,584	132,151	234,945	
Georgia	81	5,355	5,078	5,256	5,177	1,583,600	5,626,940	8,572,710	0.2758	1.3984	1.6086	39,163	78,687	137,901	255,751	
Glastenbury	1	0	985	985	0	0	0	592,700	0.6800	1.0680	1.6875	4,030	0	10,002	14,032	
Glover	103	6,564	7,671	10,665	3,570	1,639,300	7,102,600	9,291,000	0.6344	1.4162	1.5511	104,001	100,587	144,113	348,701	
Goshen	20	336	2,198	2,418	117	0	282,800	1,948,200	1.0293	1.5009	1.7170	22,964	4,245	33,451	60,660	
Grafton	96	1,806	12,496	13,779	523	102,300	2,475,500	16,049,356	0.6049	1.3852	1.3623	112,057	34,291	218,640	364,988	
Granby	32	232	20,889	21,054	66	0	142,600	4,442,842	0.3738	1.0265	1.5446	17,140	1,464	68,624	87,228	
Grand Isle	49	1,009	2,605	770	2,844	2,572,800	3,989,100	10,865,900	0.2533	1.5387	1.4978	37,628	61,380	162,749	261,757	
Granville	48	692	12,979	13,352	319	0	585,900	5,047,000	0.6592	1.7224	1.5924	37,132	10,092	80,368	127,592	
Greensboro	144	4,365	11,982	13,336	3,011	1,149,500	6,251,700	16,094,200	0.6516	1.6409	1.5610	145,606	102,584	251,230	499,420	
Groton	54	833	9,473	9,921	385	92,400	819,900	7,156,300	0.6810	1.4949	1.5058	54,318	12,257	107,760	174,335	
Guildhall	85	1,899	13,219	14,065	1,053	808,600	1,282,051	5,526,895	0.6972	0.8698	1.3088	47,472	11,151	72,336	130,959	
Guilford	139	5,491	7,069	10,932	1,628	751,030	4,180,980	6,503,020	0.7796	1.7014	1.5673	83,292	71,135	101,922	256,349	
Halifax	106	3,463	9,860	12,528	795	155,400	3,564,400	10,386,500	0.8472	1.2290	1.4444	118,192	43,806	150,023	312,021	
Hancock	19	67	1,899	1,842	124	0	55,100	1,530,600	0.9993	1.6325	1.5905	15,846	900	24,344	41,090	
Hardwick	118	5,863	7,031	8,887	4,007	2,110,300	4,604,400	8,422,300	1.2262	1.7008	1.5805	159,733	78,312	133,114	371,159	

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		Homestead	Nonres	Forest	Agricultural		Homestead	Nonres		Ed. HS Tax	Ed. NR Tax Rate	Total HS Taxes Saved		Total NR Taxes Saved		
Hartford	66	2,612	3,237	4,703	1,146	880,100	3,173,300	5,951,700	0.9706	1.6369	1.6365	88,567	51,944	97,400	237,911	
Hartland	166	4,972	9,394	11,390	2,976	414,700	15,310,400	26,993,880	0.4641	1.5540	1.5088	196,334	237,924	407,284	841,542	
Highgate	91	5,673	7,816	4,624	8,865	7,988,400	4,665,200	15,666,800	0.3299	1.2523	1.4590	67,075	58,422	228,579	354,076	
Hinesburg	94	3,601	5,352	5,766	3,187	1,121,600	3,509,500	6,705,000	0.5082	1.4487	1.5667	51,910	50,842	105,047	207,799	
Holland	80	3,931	6,623	6,187	4,367	5,601,700	2,722,513	10,620,629	0.9418	1.6631	1.7193	125,666	45,278	182,600	353,544	
Hubbardton	44	1,641	5,157	6,309	488	48,600	1,115,300	2,819,300	0.8220	1.4752	1.5554	32,342	16,453	43,851	92,646	
Huntington	95	4,405	5,989	8,965	1,429	3,469,100	7,146,000	12,964,000	0.7356	1.5146	1.5844	147,929	108,233	205,402	461,564	
Hyde Park	117	4,023	6,536	7,711	2,848	1,772,300	3,367,700	8,687,900	0.7403	1.4991	1.5742	89,248	50,485	136,765	276,498	
Ira	44	1,454	4,898	5,718	634	11,300	888,500	3,292,600	0.5208	1.3674	1.5173	21,775	12,149	49,959	83,883	
Irasburg	53	3,180	8,758	5,751	6,187	3,995,700	1,030,900	6,736,800	0.5306	1.3995	1.6274	41,215	14,427	109,635	165,277	
Isle La Motte	14	231	800	557	474	54,700	222,500	2,815,800	0.3460	1.3834	1.4431	10,513	3,078	40,635	54,226	
Jamaica	56	1,911	8,422	10,171	163	57,400	1,540,500	6,830,200	0.4412	1.7991	1.5637	36,932	27,715	106,804	171,451	
Jay	23	492	6,360	6,746	105	43,600	483,100	5,442,500	0.2966	1.5382	1.5767	17,575	7,431	85,812	110,818	
Jericho	53	1,739	2,934	3,794	879	179,200	3,432,300	5,469,700	0.4361	1.4524	1.5379	38,822	49,851	84,119	172,792	
Johnson	122	5,079	8,677	11,735	2,020	847,800	4,983,500	7,118,600	0.7493	1.5102	1.5859	90,681	75,261	112,894	278,836	
Killington	24	5	10,102	10,082	24	0	8,200	9,682,052	0.4127	1.6067	1.5285	39,992	132	147,990	188,114	
Kirby	66	2,502	6,642	7,391	1,753	940,400	1,906,500	4,833,838	0.5385	1.5245	1.4699	36,297	29,065	71,053	136,415	
Landgrove	41	308	2,185	2,292	201	0	2,552,900	17,161,130	0.2811	1.4873	1.5905	55,416	37,969	272,948	366,333	
Leicester	34	2,143	1,423	1,915	1,651	307,400	1,813,700	1,627,800	0.2913	1.2594	1.4408	10,025	22,842	23,453	56,320	
Lemington	13	139	11,652	11,608	183	3,000	93,978	2,255,027	0.3282	1.4226	1.5463	7,709	1,337	34,869	43,915	
Lewis	1	0	6,673	6,673	0	0	0	1,454,700	0.1800	0.9314	1.4717	2,618	0	21,409	24,027	
Lincoln	109	3,666	6,420	8,054	2,032	769,600	5,860,400	9,751,800	0.6373	1.4836	1.4649	99,497	86,945	142,854	329,296	
Londonderry	82	1,031	7,449	7,755	725	77,100	2,992,600	13,826,300	0.3227	1.4434	1.5436	54,275	43,195	213,423	310,893	
Lowell	74	964	12,829	12,943	850	215,300	593,100	6,843,500	0.0000	1.3817	1.6253	0	8,195	111,227	119,422	
Ludlow	40	608	3,377	3,629	355	0	832,900	5,083,200	0.3089	1.6741	1.6353	18,275	13,944	83,126	115,345	
Lunenburg	98	2,103	11,672	12,588	1,187	427,300	1,361,700	7,636,000	0.5622	1.4287	1.5472	50,585	19,455	118,144	188,184	
Lyndon	96	3,601	3,906	5,306	2,201	231,000	3,843,300	5,014,600	0.3272	1.5028	1.6132	28,983	57,757	80,896	167,636	
Maidstone	45	1,685	7,927	8,880	732	254,400	869,500	3,827,564	0.3097	0.9383	1.4118	14,547	8,159	54,038	76,744	
Manchester	55	666	7,940	7,618	988	831,280	5,427,800	26,443,495	0.2789	1.5253	1.5261	88,889	82,790	403,554	575,233	
Marlboro	102	2,977	10,251	12,701	528	0	2,698,400	9,581,900	0.4200	1.7360	1.6139	51,577	46,844	154,642	253,063	
Marshfield	95	3,985	9,876	12,320	1,542	137,900	3,649,344	7,473,948	0.6710	1.8641	1.7296	74,637	68,027	129,269	271,933	

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		Homestead	Nonres	Forest	Agricultural		Homestead	Nonres		Ed. HS Tax	Ed. NR Tax Rate	Total HS Taxes Saved		Total NR Taxes Saved		
Mendon	17	38	1,942	1,961	18	0	59,000	1,946,800	0.5316	1.3348	1.4883	10,663	788	28,974	40,425	
Middlebury	92	2,584	7,348	3,595	6,337	4,008,400	2,552,500	11,309,100	0.9821	1.8578	1.8645	136,135	47,420	210,858	394,413	
Middlesex	99	3,490	7,419	10,197	711	19,700	5,673,660	9,103,400	0.4171	1.8097	1.5606	61,635	102,676	142,068	306,379	
Middletown Springs	68	2,134	5,306	6,081	1,359	351,000	1,840,300	4,762,900	0.7440	1.3592	1.4593	49,128	25,013	69,505	143,646	
Milton	68	4,240	4,768	6,207	2,801	1,594,030	3,830,579	6,659,124	0.5369	1.4332	1.6109	56,319	54,900	107,272	218,491	
Monkton	95	5,763	6,669	7,747	4,684	896,200	5,200,500	7,086,500	0.3570	1.5402	1.5726	43,865	80,098	111,442	235,405	
Montgomery	87	4,957	14,642	17,799	1,800	408,800	5,182,200	10,272,557	0.4385	1.1442	1.5319	67,769	59,295	157,365	284,429	
Montpelier	14	207	1,020	1,074	153	0	339,900	2,802,200	1.0841	1.6012	1.7116	34,064	5,442	47,962	87,468	
Moretown	117	3,219	12,852	15,088	983	489,000	3,736,000	10,833,437	0.4377	1.6433	1.6260	63,770	61,394	176,152	301,316	
Morgan	46	2,768	6,496	7,932	1,331	434,700	1,218,900	4,480,374	0.2675	1.2953	1.5454	15,246	15,788	69,240	100,274	
Morristown	139	5,419	7,406	9,472	3,353	1,966,200	13,785,400	21,035,500	0.8629	1.3797	1.5407	300,470	190,197	324,094	814,761	
Mount Holly	82	3,247	7,574	9,838	983	5,000	4,170,280	8,802,190	0.3929	1.4697	1.4358	50,969	61,291	126,382	238,642	
Mount Tabor	2	0	354	348	6	0	0	331,700	0.1000	1.3217	1.4920	332	0	4,949	5,281	
New Haven	146	7,178	9,226	5,517	10,887	4,955,500	9,458,800	19,278,200	0.2896	1.5943	1.6339	83,222	150,802	314,987	549,011	
Newark	75	3,066	8,074	10,571	569	63,300	3,146,700	8,649,400	0.6089	1.4311	1.4631	71,826	45,032	126,549	243,407	
Newbury	188	6,673	12,070	14,660	4,083	1,414,900	8,810,100	15,671,900	0.2850	1.4031	1.5926	69,774	123,615	249,591	442,980	
Newfane	90	3,022	9,614	12,187	449	2,200	3,379,100	12,196,200	0.5840	1.7540	1.6169	90,960	59,269	197,200	347,429	
Newport City	1	0	125	64	61	0	0	1,140,900	1.2675	1.4242	1.6065	14,461	0	18,329	32,790	
Newport Town	69	4,927	6,544	5,945	5,526	2,567,000	3,829,400	6,732,364	0.4911	1.4227	1.4612	51,869	54,481	98,373	204,723	
North Hero	29	865	1,527	1,021	1,370	968,700	1,302,500	4,126,800	0.2909	1.5614	1.6039	15,794	20,337	66,190	102,321	
Northfield	153	5,563	10,534	14,819	1,279	7,500	5,119,000	8,943,700	0.9167	1.4617	1.5950	128,913	74,824	142,652	346,389	
Norton	15	48	14,797	14,463	383	682,300	24,004	3,260,600	0.3400	1.8777	1.6757	11,168	451	54,638	66,257	
Norwich	153	6,637	7,381	11,987	2,031	437,000	15,056,700	21,297,300	0.5056	1.8487	1.6075	183,806	278,353	342,354	804,513	
Orange	54	2,490	9,812	11,497	805	210,900	2,405,868	9,413,749	0.5924	1.3092	1.5505	70,019	31,498	145,960	247,477	
Orleans ID	4	0	335	54	281	0	0	275,700	0.2936	1.3237	1.6164	809	0	4,456	5,265	
Orwell	108	9,611	7,674	4,866	12,420	5,554,200	6,934,700	11,951,900	0.5345	1.5350	1.5762	100,949	106,448	188,386	395,783	
Panton	40	851	5,211	556	5,506	3,642,400	1,004,900	8,388,000	0.5671	1.6502	1.5819	53,267	16,583	132,690	202,540	
Pawlet	123	5,688	11,514	10,826	6,376	4,261,330	6,621,305	16,495,632	0.4825	1.3731	1.6170	111,539	90,917	266,734	469,190	
Peacham	150	6,100	8,928	12,180	2,848	2,210,900	8,731,717	14,465,798	0.4820	1.4992	1.3568	111,812	130,906	196,272	438,990	
Peru	34	605	1,821	2,171	255	0	1,747,100	6,252,900	0.2586	1.4718	1.5739	20,688	25,714	98,414	144,816	
Pittsfield	30	584	1,115	1,517	183	212,800	727,500	1,606,300	0.4910	1.2655	1.4029	11,459	9,207	22,535	43,201	

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		Homestead	Nonres	Forest	Agricultural		Homestead	Nonres		Ed. HS Tax	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Pittsford	76	3,070	6,883	7,896	2,056	416,200	2,408,900	4,689,700	0.6069	1.3955	1.5728	43,081	33,616	73,760	150,457
Plainfield	64	2,464	3,115	4,377	1,201	127,600	4,814,600	4,730,100	0.7140	1.7727	1.6448	68,149	85,348	77,801	231,298
Plymouth	53	702	7,967	8,553	116	0	685,720	7,041,605	0.4700	1.6744	1.5661	36,318	11,482	110,279	158,079
Pomfret	170	4,305	13,279	13,789	3,795	660,670	17,147,305	56,253,639	0.3613	1.6738	1.5937	265,198	287,012	896,514	1,448,724
Poultney	64	2,277	5,964	5,676	2,565	447,500	1,484,497	4,540,406	0.3281	1.4161	1.5374	19,768	21,022	69,804	110,594
Pownal	73	3,964	6,191	7,485	2,669	655,400	2,586,400	4,945,400	0.5621	1.3522	1.4920	42,336	34,973	73,785	151,094
Proctor	13	0	1,642	1,263	379	71,180	0	973,670	1.0173	1.5360	1.5676	9,905	0	15,263	25,168
Putney	84	3,677	3,648	5,445	1,880	2,300,100	5,832,400	9,401,800	0.7451	1.6665	1.5340	113,510	97,197	144,224	354,931
Randolph	189	8,005	7,315	9,342	5,978	2,567,500	11,451,544	15,655,436	0.7638	1.4179	1.5260	207,043	162,371	238,902	608,316
Reading	97	1,550	11,779	12,222	1,108	723,100	4,781,655	21,885,677	0.4839	1.6470	1.5668	129,043	78,754	342,905	550,702
Readsboro	45	1,275	2,664	3,870	68	0	1,421,292	3,042,435	0.8672	1.2214	1.4355	38,709	17,360	43,674	99,743
Richford	90	3,535	12,496	11,902	4,129	1,601,500	3,080,400	8,437,500	0.8438	1.1476	1.5257	97,188	35,351	128,731	261,270
Richmond	90	3,469	5,940	7,961	1,448	1,146,600	4,246,300	7,039,700	0.6886	1.5623	1.6543	77,715	66,340	116,458	260,513
Ripton	37	959	2,418	3,311	66	0	1,806,900	4,134,300	0.5555	1.7649	1.7713	33,003	31,890	73,231	138,124
Rochester	96	1,887	11,941	12,433	1,395	817,500	1,689,300	8,525,019	0.5510	1.4071	1.3829	56,281	23,770	117,892	197,943
Rockingham	114	3,872	8,784	11,267	1,389	325,900	4,632,200	9,267,700	1.0769	1.6807	1.6039	149,688	77,853	148,645	376,186
Roxbury	95	1,883	9,083	10,330	637	56,800	812,800	3,218,700	0.8965	1.6911	1.5344	36,142	13,745	49,388	99,275
Royalton	103	4,895	5,896	8,901	1,889	682,200	3,950,574	5,753,900	0.6846	1.4989	1.5536	66,437	59,215	89,393	215,045
Rupert	95	4,648	12,446	13,815	3,279	1,907,000	6,237,300	20,561,072	0.3564	1.1476	1.3515	95,509	71,579	277,883	444,971
Rutland City	3	46	251	163	133	0	141,100	1,029,800	1.7756	1.4639	1.6054	20,791	2,066	16,532	39,389
Rutland Town	34	1,452	2,112	1,879	1,686	629,100	1,309,000	4,357,800	0.1996	1.3953	1.5232	11,311	18,264	66,378	95,953
Ryegate	85	4,525	5,420	7,441	2,503	2,799,100	2,234,805	6,286,149	0.6213	1.4843	1.4951	52,941	33,171	93,984	180,096
Salisbury	45	1,366	6,261	2,786	4,841	2,970,800	1,840,800	13,851,300	0.2916	1.6247	1.6305	45,758	29,907	225,845	301,510
Sandgate	61	1,569	17,055	18,068	556	0	1,171,802	10,948,911	0.5912	1.4951	1.5606	71,658	17,520	170,869	260,047
Searsburg	4	0	629	619	10	0	0	532,400	0.0000	1.5622	1.5507	0	0	8,256	8,256
Shaftsbury	67	3,000	5,140	6,140	2,000	564,900	4,444,700	5,003,700	0.3954	1.2746	1.4615	37,359	56,652	73,129	167,140
Shaftsbury ID	2	0	346	128	219	106,200	0	472,900	0.3954	1.3972	1.4753	1,870	0	6,977	8,847
Sharon	125	3,275	11,301	13,343	1,233	6,900	3,490,800	10,045,800	0.6875	1.4607	1.4639	93,064	50,990	147,060	291,114
Sheffield	51	2,124	6,254	7,840	539	0	1,542,004	2,974,693	0.1853	1.5626	1.5613	8,369	24,095	46,444	78,908
Shelburne	45	1,295	2,594	1,104	2,784	1,009,100	9,154,190	23,007,175	0.4197	1.5246	1.6488	134,981	139,565	379,342	653,888
Sheldon	85	8,090	5,878	5,168	8,801	11,853,500	5,657,983	16,471,618	0.3757	1.2965	1.5279	83,141	73,356	251,670	408,167

**Current Use Appraisal Program
Participant Tax Savings - Tax Year 2018**

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	Nonres	Forest	Agricultural		Homestead	Nonres		Ed. HS Tax	Ed. NR Tax Rate	Total HS Taxes Saved		Total NR Taxes Saved		
Shoreham	128	7,754	11,660	4,194	15,221	7,923,900	4,976,100	17,070,600	0.6791	1.5439	1.5495	149,719	76,826	264,509	491,054	
Shrewsbury	95	3,052	8,284	10,019	1,317	174,900	3,099,200	8,219,600	0.5447	1.3916	1.4428	61,654	43,128	118,592	223,374	
South Burlington	9	289	475	173	591	216,200	603,207	2,410,400	0.5077	1.5506	1.6718	15,300	9,353	40,297	64,950	
South Hero	46	1,486	2,430	1,492	2,424	1,567,100	7,650,000	15,010,600	0.3250	1.5850	1.5682	73,647	121,253	235,396	430,296	
Springfield	143	5,747	7,384	10,347	2,784	694,100	4,608,200	7,057,100	1.9171	1.7321	1.6604	223,635	79,819	117,176	420,630	
St. Albans Town	90	3,312	7,965	2,386	8,891	5,371,900	5,564,563	19,250,569	0.3723	1.3804	1.5242	92,387	76,813	293,417	462,617	
St. George	8	358	481	667	172	15,500	572,600	1,052,599	0.2926	1.5364	1.5242	4,755	8,797	16,044	29,596	
St. Johnsbury	89	2,949	4,757	5,598	2,109	370,730	2,800,869	5,324,814	0.8708	1.2093	1.4518	70,758	33,871	77,306	181,935	
Stamford	19	244	3,109	3,329	24	0	106,700	1,263,030	0.7030	1.3031	1.4873	9,629	1,390	18,785	29,804	
Stannard	29	603	2,134	2,431	305	4,700	537,800	1,860,000	0.9000	1.3860	1.6830	21,580	7,454	31,304	60,338	
Starksboro	136	6,155	10,440	14,461	2,134	2,074,100	6,021,900	11,634,100	0.6028	1.5573	1.5960	106,430	93,779	185,680	385,889	
Stockbridge	70	854	15,703	15,952	606	69,400	502,100	7,938,165	0.5397	1.5388	1.5124	45,552	7,726	120,057	173,335	
Stowe	124	1,455	11,436	11,527	1,363	339,100	12,388,000	71,118,700	0.4178	1.5192	1.6421	348,891	188,198	#####	1,704,929	
Strafford	170	7,124	9,929	14,594	2,458	855,200	6,427,200	12,039,100	0.6548	1.4658	1.5233	120,917	94,210	183,392	398,519	
Stratton	17	317	2,181	2,462	36	0	877,700	3,325,600	0.1626	1.6367	1.6326	6,835	14,365	54,294	75,494	
Sudbury	41	1,414	4,984	4,608	1,790	610,300	1,283,899	4,702,882	0.2785	1.2665	1.4112	16,673	16,261	66,367	99,301	
Sunderland	28	146	1,817	1,770	193	0	394,000	4,397,600	0.3931	0.9938	1.4955	18,836	3,916	65,766	88,518	
Sutton	59	3,971	3,987	5,573	2,385	3,665,000	3,277,372	6,920,500	0.6137	1.4310	1.3545	62,584	46,899	93,738	203,221	
Swanton	97	4,984	8,378	3,526	9,835	6,207,100	3,401,500	13,333,000	0.1484	1.2772	1.5156	24,834	43,444	202,075	270,353	
Thetford	155	5,004	7,676	10,766	1,914	2,719,542	7,476,640	14,255,584	0.7401	1.9030	1.6591	160,840	142,280	236,514	539,634	
Tinmouth	73	1,537	7,655	6,954	2,238	1,040,900	1,299,900	7,498,900	0.6765	1.5263	1.5825	59,524	19,840	118,670	198,034	
Topsham	124	2,674	12,099	13,765	1,008	98,100	2,109,574	9,122,510	0.6863	1.2867	1.4220	77,086	27,144	129,722	233,952	
Townshend	98	1,912	11,303	12,712	503	127,300	2,286,100	10,585,496	0.5437	1.8072	1.4566	69,983	41,314	154,188	265,485	
Troy	71	1,897	7,138	5,277	3,758	2,761,300	1,461,300	8,601,200	0.1735	1.4335	1.5216	17,458	20,948	130,876	169,282	
Tunbridge	206	7,315	11,286	14,788	3,812	199,800	12,172,500	19,681,500	0.6231	1.3809	1.4227	198,482	168,090	280,009	646,581	
Underhill	95	3,802	4,879	8,031	651	17,500	5,221,100	6,265,700	0.5315	1.4937	1.5816	61,052	77,988	99,098	238,138	
Vergennes	2	0	48	0	48	0	0	189,600	0.8350	1.6187	1.5518	1,583	0	2,942	4,525	
Vernon	40	1,128	3,262	2,933	1,457	467,700	2,643,451	6,739,376	0.4357	1.3314	1.4052	40,881	35,195	94,702	170,778	
Vershire	121	3,256	12,359	14,184	1,431	28,800	2,690,900	9,755,100	0.8158	1.8241	1.6041	101,534	49,085	156,482	307,101	
Victory	16	404	3,848	4,167	84	0	299,000	1,650,200	0.2609	1.9836	1.5081	5,085	5,931	24,887	35,903	
Waitsfield	70	1,478	5,785	5,593	1,671	943,200	5,333,000	17,926,400	0.4112	1.5846	1.5679	95,643	84,507	281,068	461,218	

**Current Use Appraisal Program
Participant Tax Savings - Tax Year 2018**

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	Nonres	Forest	Agricultural		Homestead	Nonres		Ed. HS Tax	Ed. NR Tax Rate	Total HS Taxes Saved		Total NR Taxes Saved		
Walden	83	4,418	4,205	6,770	1,853	394,200	3,741,600	4,522,800	0.6317	1.3658	1.5533	52,206	51,103	70,253	173,562	
Wallingford	77	2,030	4,876	5,673	1,233	324,200	2,895,900	7,179,300	0.3508	1.3443	1.4635	35,344	38,930	105,069	179,343	
Waltham	25	726	1,948	988	1,686	1,102,700	663,777	2,552,800	0.3800	1.6293	1.5619	12,223	10,815	39,872	62,910	
Wardsboro	41	1,213	3,964	4,846	331	18,470	1,330,590	4,160,570	0.5340	1.3746	1.4373	29,323	18,290	59,800	107,413	
Warners Grant	1	0	1,607	1,607	0	0	0	483,400	0.1800	0.9314	1.4717	870	0	7,114	7,984	
Warren	84	1,554	5,608	6,091	1,070	350,400	3,763,400	15,611,913	0.4200	1.6327	1.6155	81,376	61,445	252,210	395,031	
Warren Gore	3	0	5,211	5,211	0	0	0	2,148,300	0.1800	0.9314	1.4717	3,867	0	31,617	35,484	
Washington	124	5,181	9,107	12,449	1,839	486,200	5,198,635	9,379,920	0.5500	1.2801	1.5160	80,182	66,548	142,200	288,930	
Waterbury	75	2,749	4,114	6,048	814	200,600	8,044,200	11,904,200	0.4500	1.6183	1.6013	89,768	130,179	190,622	410,569	
Waterford	54	1,613	6,148	7,005	757	820,200	807,827	4,625,816	0.4312	1.5583	1.6088	23,430	12,588	74,420	110,438	
Waterville	56	4,238	2,543	5,991	790	245,000	3,028,939	2,062,500	0.5844	1.7266	1.8132	29,754	52,298	37,397	119,449	
Weathersfield	112	3,770	6,487	8,354	1,903	491,700	3,540,800	8,672,200	0.6375	1.5978	1.6382	77,858	56,575	142,068	276,501	
Wells	28	88	2,616	2,148	556	289,500	89,800	2,272,400	0.4208	1.2707	1.5073	9,940	1,141	34,252	45,333	
Wells River	3	44	207	121	129	5,000	53,100	334,100	0.2850	1.5881	1.5997	1,104	843	5,345	7,292	
West Fairlee	73	2,272	6,625	8,088	809	187,400	1,710,400	4,080,800	0.7853	1.9144	1.6835	45,478	32,744	68,700	146,922	
West Haven	38	1,764	9,577	7,994	3,346	1,008,200	1,164,700	7,190,300	0.8513	1.3242	1.5873	71,126	15,423	114,132	200,681	
West Rutland	31	801	3,250	3,415	635	86,100	244,700	1,209,000	0.7108	1.3170	1.4299	10,333	3,223	17,287	30,843	
West Windsor	88	3,149	3,288	5,195	1,243	26,200	8,195,850	9,368,292	0.4687	1.8526	1.5542	82,323	151,836	145,602	379,761	
Westfield	41	1,879	10,610	11,113	1,377	729,900	1,685,200	4,462,300	0.5582	1.2866	1.4611	34,315	21,682	65,199	121,196	
Westford	116	6,660	6,684	11,059	2,285	935,400	6,009,200	6,558,100	0.6728	1.4934	1.6081	84,553	89,741	105,461	279,755	
Westminster	133	3,936	8,861	10,553	2,243	2,140,800	4,457,200	10,851,900	0.6969	1.6388	1.5576	106,689	73,045	169,029	348,763	
Westmore	35	5,421	5,715	10,326	810	242,100	3,918,100	5,646,400	0.4602	1.4041	1.4930	44,016	55,014	84,301	183,331	
Weston	76	1,171	5,367	5,908	630	24,490	4,661,591	13,075,231	0.4757	1.5834	1.6933	84,374	73,812	221,403	379,589	
Weybridge	46	295	6,551	2,034	4,812	3,124,300	525,580	11,249,220	0.4440	1.6030	1.6088	52,280	8,425	180,977	241,682	
Wheelock	81	929	11,169	11,532	566	106,800	762,900	7,537,700	0.7097	1.5537	1.5524	58,909	11,853	117,015	187,777	
Whiting	48	1,783	4,156	891	5,048	2,178,800	1,671,300	5,470,700	0.6607	1.3108	1.4996	47,187	21,907	82,039	151,133	
Whitingham	58	1,723	3,705	4,852	576	981,600	1,940,000	5,283,800	0.6115	1.9696	1.5560	44,174	38,210	82,216	164,600	
Williamstown	105	4,072	5,702	7,594	2,180	993,000	2,436,400	5,847,000	0.6590	1.5562	1.7733	54,588	37,915	103,685	196,188	
Williston	43	2,165	2,111	2,068	2,207	1,070,490	4,640,278	6,629,260	0.2660	1.4920	1.6136	29,977	69,233	106,970	206,180	
Wilmington	46	1,589	2,760	3,855	494	10,000	3,185,610	4,893,000	0.5503	2.1233	1.7004	44,457	67,640	83,201	195,298	
Windham	49	1,402	9,355	10,485	271	220,000	1,417,800	6,571,400	0.6568	1.7808	1.5470	52,473	25,248	101,660	179,381	

**Current Use Appraisal Program
Participant Tax Savings - Tax Year 2018**

Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		School Tax Rate			Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	Nonres	Forest	Agricultural		Homestead	Nonres	Mun. Tax Rate	Ed. HS Tax	Ed. NR Tax Rate		Total HS Taxes Saved	Total NR Taxes Saved	
Windsor	39	1,808	1,575	2,643	741	117,560	2,778,785	2,132,402	1.5096	1.1869	1.4768	74,139	32,981	31,491	138,611
Winhall	26	286	2,017	2,129	174	0	549,500	4,967,600	0.3101	2.1225	1.6307	17,109	11,663	81,007	109,779
Wolcott	118	3,917	8,261	10,783	1,395	76,800	4,346,850	9,170,550	0.6814	1.5372	1.5466	92,108	66,820	141,832	300,760
Woodbury	73	2,181	11,508	13,201	488	0	2,018,450	5,412,400	0.4660	1.5751	1.4847	34,628	31,793	80,358	146,779
Woodford	5	33	538	552	19	0	54,900	535,700	0.1618	1.2808	1.5095	956	703	8,086	9,745
Woodstock	187	3,736	12,637	13,390	2,983	1,303,600	11,779,800	54,273,000	0.4180	1.7025	1.6197	276,101	200,551	879,060	1,355,712
Worcester	89	3,338	8,208	11,008	539	37,700	3,705,076	5,550,762	0.5965	1.7382	1.5895	55,211	64,402	88,229	207,842

**Homestead and
Nonresidential Totals**

Program Acreage		Exempt Reduction		School Taxes Saved	
Homestead	Nonresidential	Homestead	Nonresidential	Homestead	Nonresidential
719,192	1,779,330	\$845,226,891	\$2,189,540,511	\$12,877,355	\$34,048,378

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
18,910	2,498,525	1,949,192	549,319	\$296,843,298	\$3,034,767,402	\$16,195,274	\$46,925,733	\$63,121,007

Equalization Study Based on 2018 Grand Lists

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

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

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

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

Figure 1. Change in CLA

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

For towns that have active tax 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 2018 Tax Year," and is also described in detail in the document titled "Introduction to Vermont's Equalization Study," available at <http://tax.vermont.gov/content/introduction-equalization-study>.

Figure 2. Equalized Education Grand List

Equalized Education Grand List Effective January 1, 2019 Addison					
Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Addison	821	2,062,944	101.27	10.99	2,037,140
Bridport	652	1,432,893	99.10	11.18	1,445,840
Bristol	1,552	3,298,665	100.73	6.50	3,274,670
Cornwall	623	2,129,963	95.76	17.96	2,224,270
Ferrisburgh	1,538	5,288,913	102.26	14.13	5,171,870
Goshen	139	266,054	89.73	8.97	296,510
Granville	313	404,456	99.48	10.84	406,550
Hancock	253	338,728	101.17	7.03	334,800
Leicester	775	1,765,769	106.41	17.87	1,659,440
Lincoln	721	1,760,392	108.60	10.62	1,620,940
Middlebury	2,742	7,527,094	81.54	16.11	9,231,570
Monkton	952	2,504,458	97.99	6.29	2,555,860
New Haven	883	2,863,316	95.50	10.45	2,998,090
Orwell	746	1,484,602	101.46	7.26	1,463,280
Panton	320	1,035,995	96.80	11.81	1,070,270
Ripton	398	643,458	90.07	9.18	714,430
Salisbury	760	1,947,717	96.96	13.40	2,008,740
Shoreham	720	1,446,308	99.41	10.60	1,454,950
Starksboro	922	1,671,993	98.79	8.00	1,692,520
Vergennes	957	2,246,736	100.11	12.14	2,244,190
Waltham	221	466,778	100.15	9.79	466,090
Weybridge	382	1,317,039	98.15	15.47	1,341,880
Whiting	211	361,175	104.10	3.31	346,940
County Totals	17,601	44,265,446			46,060,840

**Equalized Education Grand List
Effective January 1, 2019
Bennington**

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Arlington	1,375	3,149,598	111.23	13.95	2,831,530
Bennington	5,296	9,516,563	94.48	15.52	10,072,520
Dorset	1,481	6,984,082	108.18	15.63	6,455,810
Glastenbury	9	33,679	96.07	4.04	35,060
Landgrove	203	1,049,002	98.73	10.73	1,062,540
Manchester	2,816	11,781,920	104.36	15.78	11,289,890
North Bennington	417	708,216	94.64	15.52	748,350
Peru	730	2,149,632	100.70	17.55	2,134,660
Pownal	1,711	2,685,312	104.09	12.86	2,579,910
Readsboro	716	1,010,102	107.01	19.93	943,950
Rupert	557	1,495,996	111.81	20.43	1,337,930
Sandgate	349	632,505	113.88	9.32	555,420
Searsburg	159	415,765	101.69	20.27	408,850
Shaftsbury	1,490	3,468,468	107.50	12.55	3,226,490
Shaftsbury ID	289	594,895	106.36	12.55	559,300
Stamford	694	921,980	101.67	22.52	906,800
Sunderland	677	1,500,198	97.87	11.10	1,532,830
Winhall	1,891	7,010,569	96.85	14.70	7,238,500
Woodford	462	576,131	106.64	20.51	540,240
County Totals	21,322	55,684,613			54,460,580

**Equalized Education Grand List
Effective January 1, 2019**

Caledonia

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Barnet	1,122	2,475,797	106.44	18.74	2,325,990
Burke	1,230	2,636,407	100.45	12.30	2,624,590
Danville	1,535	2,965,039	102.91	20.64	2,881,080
Groton	752	1,210,058	102.03	24.99	1,186,030
Hardwick	1,469	1,858,377	99.01	9.26	1,877,040
Kirby	349	595,009	110.62	12.28	537,870
Lyndon	2,242	3,683,276	100.24	15.80	3,674,460
Newark	705	950,669	107.40	22.69	885,170
Peacham	675	1,423,350	111.82	19.28	1,272,930
Ryegate	741	1,314,023	101.17	14.29	1,298,820
Sheffield	507	568,481	99.11	24.47	573,560
St. Johnsbury	2,886	5,538,239	108.16	17.81	5,120,250
Stannard	172	185,072	97.88	10.55	189,080
Sutton	593	1,012,624	111.35	15.50	909,410
Walden	730	927,064	103.16	18.35	898,700
Waterford	797	1,832,480	98.08	14.53	1,868,300
Wheelock	569	618,579	100.44	7.16	615,860
County Totals	17,074	29,794,544			28,739,140

**Equalized Education Grand List
Effective January 1, 2019**

Chittenden

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bolton	756	1,270,335	96.07	7.88	1,322,320
Buels Gore	26	30,235	81.16	15.68	37,250
* Burlington	10,429	37,159,361	77.65	11.28	47,853,690
Charlotte	1,767	9,241,785	97.66	8.45	9,463,700
Colchester	6,843	21,472,411	91.26	9.38	23,528,160
Essex Town	7,805	26,275,340	94.15	6.17	27,908,190
Hinesburg	1,977	6,172,299	99.80	6.91	6,184,550
Huntington	904	2,152,255	97.36	7.30	2,210,710
Jericho	2,066	6,626,679	100.53	4.31	6,591,710
* Milton	4,386	11,614,832	95.88	8.48	12,114,140
Richmond	1,708	4,632,154	93.15	11.04	4,972,650
Shelburne	2,906	15,311,136	95.07	10.08	16,105,190
* South Burlington	7,544	29,961,081	93.28	7.57	32,119,390
St. George	346	783,287	93.06	18.52	841,670
Underhill	1,318	3,917,965	98.19	8.03	3,990,200
Westford	937	2,417,957	96.04	11.56	2,517,670
Williston	4,126	19,700,663	94.70	6.06	20,802,810
* Winooski	1,777	5,609,325	88.51	10.55	6,337,630
County Totals	57,621	204,349,100			224,901,630

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

**Equalized Education Grand List
Effective January 1, 2019**

Essex

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bloomfield	264	299,812	106.11	7.91	282,560
Brighton	1,047	1,388,527	107.25	17.85	1,294,720
Brunswick	126	120,363	95.43	6.70	126,120
Canaan	655	898,881	116.51	15.88	771,470
Concord	1,003	1,171,585	96.29	19.28	1,216,720
East Haven	230	258,466	102.85	8.96	251,310
* Essex County Unified UTG	437	650,838	101.96	10.45	638,310
Granby	134	185,035	100.80	9.54	183,560
Guildhall	269	359,229	109.66	14.97	327,590
Lemington	128	169,878	100.98	9.64	168,220
Lunenburg	981	1,077,100	104.40	6.98	1,031,670
Maidstone	364	656,951	104.44	16.58	629,050
Norton	276	308,880	94.18	13.99	327,980
Victory	141	187,671	103.97	16.55	180,500
County Totals	6,055	7,733,216			7,429,780

* 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, 2019**

Franklin

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bakersfield	711	1,168,736	98.70	12.40	1,184,090
Berkshire	729	1,272,200	102.91	8.71	1,236,170
Enosburgh	1,272	2,091,114	105.16	11.79	1,988,440
Fairfax	1,880	4,426,103	92.13	8.56	4,804,060
Fairfield	1,015	1,763,477	91.28	16.03	1,932,020
Fletcher	714	1,223,434	88.67	9.77	1,379,690
Franklin	957	1,575,114	101.12	15.28	1,557,710
Georgia	2,098	5,887,652	95.55	8.36	6,162,010
Highgate	1,705	4,007,625	106.27	11.98	3,771,350
Montgomery	946	1,609,970	103.59	10.69	1,554,150
Richford	1,115	1,627,905	110.08	16.79	1,478,830
Sheldon	895	2,318,726	100.33	11.70	2,311,090
* St. Albans City	2,248	5,080,276	91.07	11.94	5,578,500
St. Albans Town	3,211	8,868,438	101.87	10.23	8,705,520
Swanton	3,266	6,507,979	102.81	8.28	6,329,940
County Totals	22,762	49,428,749			49,973,570

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

**Equalized Education Grand List
Effective January 1, 2019**

Grand Isle

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Alburgh	1,834	2,816,462	106.53	18.45	2,643,760
Grand Isle	1,268	4,307,465	105.66	12.71	4,076,890
Isle La Motte	879	1,253,187	101.94	7.69	1,229,330
North Hero	1,054	2,968,697	97.64	11.26	3,040,330
South Hero	1,233	4,827,774	97.43	8.70	4,955,280
County Totals	6,268	16,173,585			15,945,590

**Equalized Education Grand List
Effective January 1, 2019**

Lamoille

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Belvidere	278	297,932	93.19	20.44	319,710
Cambridge	1,960	5,363,819	99.33	11.89	5,399,930
Eden	869	1,246,759	96.29	13.50	1,294,780
Elmore	637	1,604,678	95.96	14.39	1,672,280
Hyde Park	1,480	2,721,260	98.93	4.70	2,750,790
Johnson	1,316	2,169,365	97.66	15.87	2,221,330
Morristown	2,380	6,252,061	100.48	14.41	6,222,390
Stowe	3,839	22,112,680	94.45	14.78	23,412,460
Waterville	374	534,302	87.83	13.34	608,340
Wolcott	951	1,506,115	100.52	10.89	1,498,290
County Totals	14,084	43,808,971			45,400,300

**Equalized Education Grand List
Effective January 1, 2019**

Orange

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bradford	1,274	2,173,810	100.22	3.86	2,169,060
Braintree	694	1,011,719	101.45	11.78	997,220
Brookfield	872	1,621,839	107.25	15.09	1,512,240
Chelsea	787	1,167,314	98.27	7.45	1,187,910
Corinth	999	1,483,953	108.57	15.27	1,366,790
Fairlee	663	2,090,960	98.96	13.07	2,112,920
Newbury	1,384	1,963,880	101.41	8.95	1,936,550
Orange	613	1,011,047	101.35	18.12	997,600
Randolph	2,048	4,462,007	102.83	11.97	4,339,320
Strafford	681	1,813,516	103.07	16.96	1,759,480
Thetford	1,392	3,497,640	94.67	13.10	3,694,710
Topsham	840	1,083,982	108.18	21.58	1,002,030
Tunbridge	866	1,626,317	105.97	13.23	1,534,660
Vershire	494	690,636	94.39	9.58	731,680
Washington	681	1,053,805	101.38	15.55	1,039,440
Wells River	179	275,064	103.05	8.95	266,910
West Fairlee	432	701,419	98.44	10.72	712,560
Williamstown	1,599	2,920,582	87.16	16.39	3,350,900
County Totals	16,498	30,649,490			30,711,980

**Equalized Education Grand List
Effective January 1, 2019**

Orleans

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Albany	647	991,301	110.39	15.83	898,030
Barton	1,206	1,560,341	96.05	15.59	1,624,480
Brownington	666	821,829	107.20	15.86	766,600
Charleston	751	1,010,273	103.38	13.51	977,270
Coventry	587	1,138,523	102.53	20.35	1,110,460
Craftsbury	752	1,357,783	103.62	10.21	1,310,310
Derby	2,573	5,264,599	99.72	12.50	5,279,630
Glover	865	1,398,634	99.17	14.19	1,410,370
Greensboro	898	2,477,962	102.37	11.50	2,420,530
Holland	508	565,526	90.64	13.40	623,930
Irasburg	666	1,062,484	99.79	14.92	1,064,700
Jay	905	3,205,394	101.97	13.07	3,143,410
Lowell	685	806,798	97.92	16.37	823,920
Morgan	851	1,736,144	104.54	14.63	1,660,780
Newport City	2,004	3,207,294	97.29	8.09	3,296,790
Newport Town	972	1,935,595	107.77	14.54	1,796,110
Orleans ID	384	509,887	96.15	15.59	530,330
Troy	992	1,357,957	99.45	15.22	1,365,500
Westfield	456	713,433	108.56	15.64	657,180
Westmore	685	1,521,247	105.31	8.78	1,444,540
County Totals	18,053	32,643,004			32,204,870

**Equalized Education Grand List
Effective January 1, 2019**

Rutland

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Benson	629	1,034,043	108.92	17.79	949,320
Brandon	1,929	3,299,959	102.73	14.13	3,212,200
Castleton	2,354	4,786,758	97.27	13.36	4,920,980
Chittenden	727	1,716,039	100.69	4.85	1,704,320
Clarendon	1,245	2,690,172	109.61	14.94	2,454,250
Danby	805	1,779,883	121.28	19.34	1,467,530
Fair Haven	1,159	1,831,005	108.02	11.85	1,695,020
Hubbardton	697	1,085,693	97.51	12.14	1,113,370
Ira	278	451,583	100.93	7.59	447,420
Killington	2,929	7,289,123	99.43	17.04	7,330,630
Mendon	808	1,766,902	102.53	18.45	1,723,350
Middletown Springs	475	887,466	100.98	8.35	878,880
Mount Holly	1,196	2,720,532	106.05	16.19	2,565,270
Mount Tabor	143	229,479	105.77	9.49	216,970
Pawlet	799	1,715,875	102.24	11.60	1,678,290
Pittsfield	496	1,015,545	110.58	14.90	918,370
Pittsford	1,422	3,218,123	97.00	10.49	3,317,820
Poultney	1,691	3,264,368	102.11	15.98	3,197,060
Proctor	735	1,136,817	100.16	7.33	1,134,990
Rutland City	5,864	9,557,678	99.42	15.26	9,613,030
Rutland Town	1,896	6,227,831	101.17	12.00	6,155,810
Shrewsbury	687	1,541,510	106.12	11.00	1,452,600
Sudbury	480	947,850	111.03	11.45	853,680
Tinmouth	447	787,995	99.15	11.22	794,770
Wallingford	1,152	2,298,160	103.14	4.75	2,228,190
Wells	972	1,806,476	101.73	16.77	1,775,710
West Haven	166	312,373	104.09	9.71	300,090
West Rutland	1,002	1,910,103	107.60	13.53	1,775,230
County Totals	33,183	67,309,341			65,875,150

Equalized Education Grand List
Effective January 1, 2019

Washington

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
* Barre City	3,106	4,958,906	97.95	11.65	5,062,780
Barre Town	3,531	6,259,496	85.32	15.47	7,336,470
Berlin	1,450	4,592,435	102.14	14.90	4,496,020
Cabot	855	1,597,115	99.84	26.90	1,599,620
Calais	960	2,018,903	96.53	14.66	2,091,380
Duxbury	720	1,650,396	96.72	10.41	1,706,400
East Montpelier	1,182	3,031,217	95.32	10.14	3,179,900
Fayston	1,165	3,699,836	99.76	5.84	3,708,720
Marshfield	797	1,208,247	88.97	13.37	1,358,050
Middlesex	904	2,239,494	97.30	6.76	2,301,620
Montpelier	2,920	8,300,828	89.67	9.75	9,256,710
Moretown	912	2,220,812	95.69	14.58	2,320,750
Northfield	1,869	3,241,273	96.18	13.41	3,369,910
Plainfield	590	1,156,656	93.88	13.62	1,232,080
Roxbury	577	751,301	97.11	20.83	773,630
Waitsfield	1,081	3,749,385	98.29	17.42	3,814,520
Warren	3,174	7,166,625	96.91	15.79	7,395,380
Waterbury	2,215	7,461,789	96.70	9.81	7,716,790
Woodbury	869	1,305,972	103.22	16.16	1,265,280
Worcester	475	928,319	97.84	14.68	948,830
County Totals	29,352	67,539,005			70,934,840

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

**Equalized Education Grand List
Effective January 1, 2019**

Windham

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Athens	252	364,578	109.33	10.71	333,460
Brattleboro	4,294	11,089,260	103.72	13.70	10,691,050
Brookline	330	708,624	100.33	11.49	706,300
Dover	3,436	9,762,145	102.98	13.37	9,479,250
Dummerston	1,000	2,650,072	103.68	12.84	2,556,060
Grafton	607	1,608,974	111.71	16.75	1,440,290
Guilford	1,082	2,385,625	100.83	8.12	2,366,040
Halifax	640	1,300,691	105.14	23.38	1,237,130
Jamaica	1,243	2,534,949	101.49	7.37	2,497,660
Londonderry	1,541	4,051,265	101.06	5.67	4,008,670
Marlboro	649	1,507,773	100.62	6.57	1,498,530
Newfane	1,291	2,469,431	98.09	9.17	2,517,390
Putney	1,016	2,413,546	99.70	11.70	2,420,850
Rockingham	2,095	4,476,120	99.49	10.10	4,499,060
Somerset	33	133,235	91.72	7.62	145,260
Stratton	1,590	7,713,986	95.13	12.02	8,109,070
Townshend	1,002	1,835,787	99.62	14.31	1,842,760
Vernon	888	3,995,657	107.91	14.09	3,702,890
Wardsboro	1,015	1,728,635	111.05	17.67	1,556,570
Westminster	1,557	2,840,138	101.79	18.70	2,790,280
Whitingham	1,140	2,683,901	102.20	7.90	2,626,080
Wilmington	3,073	7,554,201	90.11	18.77	8,383,630
Windham	522	981,491	104.67	19.57	937,700
County Totals	30,296	76,790,084			76,345,980

**Equalized Education Grand List
Effective January 1, 2019**

Windsor

Town Name	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Andover	560	1,484,184	100.87	5.56	1,471,320
Baltimore	112	199,712	97.17	3.75	205,530
Barnard	811	2,880,297	103.33	14.86	2,787,370
Bethel	1,119	1,964,028	105.02	8.16	1,870,230
Bridgewater	728	1,768,509	91.41	21.93	1,934,670
Cavendish	1,136	2,814,564	113.67	15.00	2,476,020
Chester	1,820	4,186,680	117.73	17.31	3,556,090
* Hartford	5,486	13,510,386	95.78	10.28	14,105,930
Hartland	1,554	4,313,788	101.62	13.09	4,245,010
Ludlow	3,489	13,501,474	97.00	17.63	13,918,850
Norwich	1,561	7,491,017	98.09	8.63	7,636,930
Plymouth	1,177	2,428,763	101.22	11.55	2,399,390
Pomfret	586	2,516,369	97.36	15.36	2,584,480
Reading	509	1,272,859	102.91	7.41	1,236,900
Rochester	917	1,659,022	110.30	16.44	1,504,160
Royalton	1,297	2,586,057	100.02	11.59	2,585,540
Sharon	758	1,545,473	104.31	11.35	1,481,630
Springfield	3,747	5,347,884	99.25	7.58	5,388,200
Stockbridge	746	1,099,300	100.38	14.46	1,095,180
Weathersfield	1,611	3,247,502	95.47	15.43	3,401,590
West Windsor	887	2,621,649	100.56	13.75	2,607,050
Weston	635	1,984,641	95.06	13.09	2,087,860
Windsor	1,350	2,446,528	103.76	15.13	2,357,830
Woodstock	1,883	8,957,203	97.78	9.91	9,160,600
County Totals	34,479	91,827,889			92,098,360

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

STATE TOTALS: 324,648 817,997,037 841,082,610

Figure 3. 2018 Summary of Listed Values and Equalized Education Values by Category

2018 Summary of Listed Values and Equalized Education Values by Category			
Category	Property Count	Listed Value	Equalized Values
R1	153,757	34,878,878,269	36,345,002,167
R2	53,503	17,818,298,089	17,694,132,585
MHU	10,153	264,261,271	263,200,286
MHL	10,473	1,080,515,504	1,072,149,627
S1	11,220	2,131,364,827	2,095,669,206
S2	6,046	1,048,713,456	1,031,173,330
COMM	14,582	9,107,808,999	9,615,259,929
CMA	2,124	1,457,558,317	1,679,594,040
IND	881	1,241,482,045	1,293,712,432
UE	924	3,121,662,021	3,180,874,276
UO	192	317,936,939	321,001,650
FRM	2,664	869,793,959	865,207,568
OTH	23,215	5,796,036,856	5,985,745,674
WOOD	7,122	519,872,628	508,895,133
MISC	27,792	2,041,635,921	2,052,758,472
CABLE		103,883,966	103,883,966
INVENTORY		Exempt	Exempt
MACH and EQUIP		Exempt	Exempt
STATE TOTALS:	324,648	81,799,703,067	84,108,260,342

Figure 4. 2018 Summary of Education Equalized Values

2018 Summary of Education Equalized Values

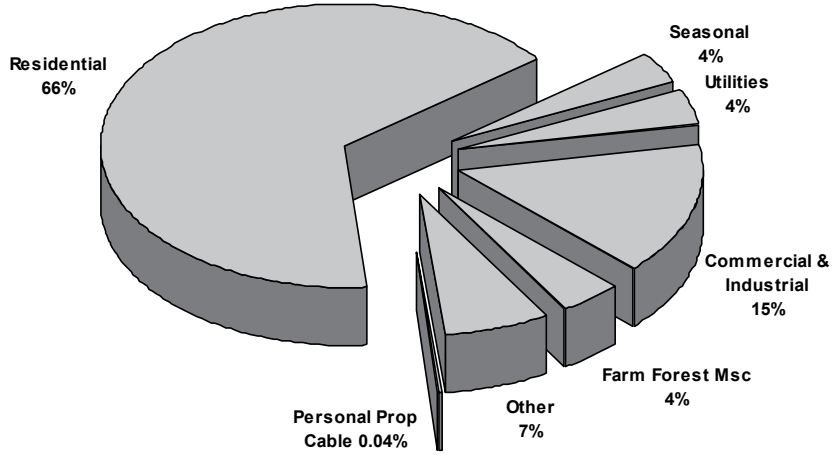
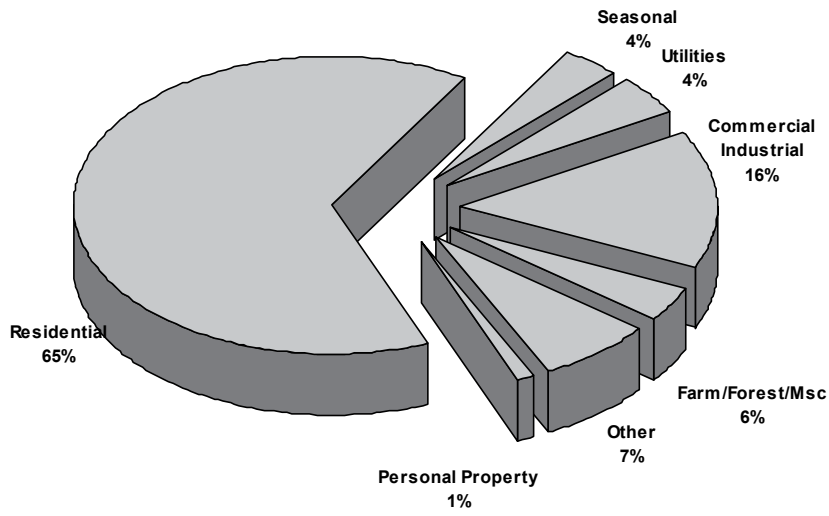


Figure 5. 2018 Summary of Listed Values and Equalized Municipal Values by Category

2018 Summary of Listed Values and Equalized Municipal Values by Category			
Category	Property Count	Listed Value	Equalized Values
R1	153,757	34,821,969,607	36,286,962,465
R2	53,503	17,794,095,922	17,670,030,716
MHU	10,153	262,769,161	261,716,938
MHL	10,473	1,076,583,104	1,068,253,637
S1	11,220	2,130,945,127	2,095,251,930
S2	6,046	1,047,646,256	1,030,129,199
COMM	14,582	9,245,245,571	9,754,112,791
CMA	2,124	1,477,451,686	1,699,394,468
IND	881	1,240,122,879	1,293,120,298
UE	924	3,287,124,692	3,354,671,549
UO	192	346,605,877	350,049,326
FRM	2,664	861,103,211	856,338,200
OTH	23,215	5,793,993,856	5,983,637,595
WOOD	7,122	518,615,848	507,744,360
MISC	27,792	2,041,627,861	2,052,704,423
CABLE		34,695,065	34,695,065
INVENTORY		118,470,492	118,470,492
MACH and EQUIP		810,518,688	810,518,688
STATE TOTALS:	324,648	82,909,584,903	85,227,802,139

Figure 6. 2018 Summary of Municipal Equalized Values

2018 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 held by and for the benefit of college fraternities and societies¹
- Property owned and occupied by a Young Men's or a Women's Christian Association
- Land and buildings used for cemetery purposes
- Grounds and property owned by agricultural societies so long as the same are used annually for agricultural fairs

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

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

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

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

Figure 1. 2018 Statutory Exemptions—Parcel Counts and Total Value

2018 Statutory Exemptions Parcel Counts and Total Value Addison						
Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Addison	33	33	33	0	0	13,162,400
Bridport	23	23	22	0	1	4,820,000
Bristol	117	120	109	11	0	45,391,600
Cornwall	14	15	8	6	1	5,676,520
Ferrisburgh	51	51	41	9	1	23,946,500
Goshen	5	5	5	0	0	916,700
Granville	11	11	10	1	0	1,296,800
Hancock	8	8	8	0	0	769,900
Leicester	15	15	9	6	0	4,547,400
Lincoln	19	18	18	0	0	4,875,600
Middlebury	206	206	173	2	31	463,161,700
Monkton	29	29	28	1	0	3,135,200
New Haven	26	26	21	5	0	6,298,200
Orwell	34	34	34	0	0	7,261,360
Panton	15	15	15	0	0	3,894,700
Ripton	25	27	27	0	0	41,275,600
Salisbury	18	17	17	0	0	7,637,000
Shoreham	33	33	24	9	0	7,482,700
Starksboro	35	36	36	0	0	6,955,100
Vergennes	46	45	3	42	0	65,781,371
Waltham	3	3	2	1	0	2,954,000
Weybridge	22	22	22	0	0	3,857,200
Whiting	13	11	4	7	0	4,682,200
County Totals	801	803	669	100	34	\$729,779,751

**2018 Statutory Exemptions
Parcel Counts and Total Value
Bennington**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Arlington	46	46	46	0	0	20,883,900
Bennington	225	238	233	2	3	219,144,000
Dorset	55	55	55	0	0	24,920,200
Glastenbury	0	0	0	0	0	0
Landgrove	19	19	17	2	0	5,345,300
Manchester	83	84	83	0	1	75,539,320
North Bennington	29	29	29	0	0	5,431,500
Peru	17	18	17	1	0	7,644,000
Pownal	50	50	31	18	1	13,916,800
Readsboro	75	74	74	0	0	13,502,800
Rupert	22	21	21	0	0	12,418,200
Sandgate	7	8	8	0	0	389,400
Searsburg	5	5	5	0	0	140,000
Shaftsbury	36	36	35	0	1	11,272,600
Shaftsbury ID	2	2	2	0	0	48,800
Stamford	20	20	18	2	0	4,704,700
Sunderland	21	21	20	0	1	1,798,700
Winhall	108	108	108	0	0	37,523,000
Woodford	13	13	12	1	0	31,224,800
County Totals	833	847	814	26	7	\$485,848,020

2018 Statutory Exemptions Parcel Counts and Total Value Caledonia						
Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Barnet	45	44	42	0	2	11,625,300
Burke	28	28	28	0	0	16,710,400
Danville	51	52	49	0	3	12,820,336
Groton	47	47	46	0	1	11,418,400
Hardwick	66	67	67	0	0	27,063,500
Kirby	6	6	6	0	0	395,900
Lyndon	120	120	120	0	0	143,247,397
Newark	13	13	10	2	1	5,543,700
Peacham	34	35	35	0	0	10,299,800
Ryegate	28	28	23	5	0	2,594,800
Sheffield	12	12	10	2	0	8,492,100
St. Johnsbury	182	184	154	29	1	225,251,266
Stannard	8	8	8	0	0	3,101,200
Sutton	19	19	19	0	0	7,808,100
Walden	12	12	12	0	0	9,015,500
Waterford	19	19	13	6	0	10,190,900
Wheelock	16	16	16	0	0	3,398,900
County Totals	706	710	658	44	8	\$508,977,499

2018 Statutory Exemptions Parcel Counts and Total Value Chittenden						
Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Bolton	20	20	20	0	0	16,640,900
Buels Gore	0	0	0	0	0	0
Burlington	399	405	403	0	2	1,647,650,300
Charlotte	27	26	26	0	0	24,174,900
Colchester	163	163	163	0	0	189,745,800
Essex Town	86	144	144	0	0	177,482,400
Hinesburg	54	55	55	0	0	19,367,700
Huntington	20	20	20	0	0	8,949,100
Jericho	48	47	37	10	0	99,037,100
Milton	58	59	56	3	0	36,757,000
Richmond	33	35	32	3	0	27,849,700
Shelburne	72	72	71	0	1	115,419,600
South Burlington	140	139	109	30	0	207,166,700
St. George	8	8	6	2	0	1,025,300
Underhill	40	38	30	8	0	23,890,200
Westford	20	21	21	0	0	5,690,400
Williston	113	115	110	5	0	98,082,119
Winooski	42	43	21	22	0	44,229,600
County Totals	1,343	1,410	1,324	83	3	\$2,743,158,819

2018 Statutory Exemptions Parcel Counts and Total Value Essex						
Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Averill	0	0	0	0	0	0
Averys Gore	0	0	0	0	0	0
Bloomfield	22	22	22	0	0	3,255,900
Brighton	43	45	39	4	2	11,581,722
Brunswick	24	22	22	0	0	2,854,600
Canaan	44	43	43	0	0	13,850,100
Concord	31	32	32	0	0	4,548,500
East Haven	10	10	10	0	0	1,292,700
Ferdinand	7	7	7	0	0	13,256,900
Granby	12	11	11	0	0	977,700
Guildhall	15	16	15	1	0	1,454,800
Lemington	13	13	13	0	0	1,365,700
Lewis	10	10	10	0	0	4,748,100
Lunenburg	35	35	35	0	0	8,562,800
Maidstone	12	12	11	1	0	5,198,600
Norton	12	12	9	3	0	4,675,800
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	314	314	303	9	2	\$90,398,122

2018 Statutory Exemptions Parcel Counts and Total Value Franklin						
Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Bakersfield	20	20	9	11	0	7,136,800
Berkshire	17	17	8	9	0	2,658,700
Enosburgh	65	62	33	29	0	39,806,500
Fairfax	46	47	46	1	0	13,980,100
Fairfield	33	35	24	11	0	8,032,558
Fletcher	17	17	10	7	0	3,048,900
Franklin	19	20	11	9	0	8,545,600
Georgia	37	37	37	0	0	12,047,800
Highgate	50	56	43	13	0	43,765,300
Montgomery	28	28	14	14	0	13,276,000
Richford	61	62	59	0	3	43,203,600
Sheldon	27	26	13	13	0	7,546,200
St. Albans City	64	66	32	34	0	228,150,100
St. Albans Town	43	47	23	23	1	62,334,900
Swanton	61	61	50	11	0	67,591,600
County Totals	588	601	412	185	4	\$561,124,658

2018 Statutory Exemptions Parcel Counts and Total Value Grand Isle						
Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Alburgh	48	48	30	18	0	16,095,700
Grand Isle	34	33	28	5	0	30,435,000
Isle La Motte	21	22	22	0	0	5,570,700
North Hero	31	30	28	2	0	20,281,300
South Hero	29	31	21	10	0	14,073,100
County Totals	163	164	129	35	0	\$86,455,800

2018 Statutory Exemptions Parcel Counts and Total Value Lamoille						
Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Belvidere	14	15	10	5	0	5,061,700
Cambridge	54	56	44	11	1	40,717,500
Eden	33	33	33	0	0	8,666,930
Elmore	12	12	12	0	0	5,355,600
Hyde Park	41	42	33	9	0	71,525,400
Johnson	60	61	58	2	1	97,355,300
Morristown	95	97	96	1	0	48,825,700
Stowe	67	67	66	0	1	58,240,100
Waterville	11	12	1	11	0	5,823,300
Wolcott	44	44	39	5	0	6,470,500
County Totals	431	439	392	44	3	\$348,042,030

**2018 Statutory Exemptions
Parcel Counts and Total Value
Orange**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Bradford	52	53	53	0	0	17,423,200
Braintree	18	18	14	4	0	4,279,400
Brookfield	23	23	15	8	0	7,171,200
Chelsea	26	26	16	10	0	15,839,400
Corinth	23	22	22	0	0	1,873,600
Fairlee	22	22	22	0	0	12,007,600
Newbury	61	60	60	0	0	7,515,000
Orange	21	21	18	3	0	7,586,900
Randolph	92	90	59	28	3	208,338,900
Strafford	24	24	22	2	0	8,980,800
Thetford	58	58	36	21	1	48,857,820
Topsham	11	11	10	1	0	10,027,100
Tunbridge	39	39	38	1	0	7,989,700
Vershire	13	13	12	0	1	4,847,300
Washington	27	27	25	2	0	5,820,700
Wells River	27	27	27	0	0	2,769,000
West Fairlee	23	23	19	4	0	2,915,300
Williamstown	36	36	27	7	2	31,618,200
County Totals	596	593	495	91	7	\$405,861,120

**2018 Statutory Exemptions
Parcel Counts and Total Value
Orleans**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Albany	20	20	20	0	0	4,392,400
Barton	42	42	42	0	0	17,059,100
Brownington	21	21	20	0	1	3,893,500
Charleston	22	22	22	0	0	3,360,200
Coventry	30	31	17	14	0	4,506,500
Craftsbury	40	27	25	2	0	2,175,100
Derby	74	74	74	0	0	41,564,700
Glover	25	25	24	1	0	5,354,500
Greensboro	24	24	23	0	1	7,898,900
Holland	7	7	3	4	0	5,015,900
Irasburg	21	21	17	4	0	7,405,200
Jay	20	20	20	0	0	5,050,500
Lowell	18	18	18	0	0	4,937,400
Morgan	18	18	18	0	0	1,855,400
Newport City	81	82	81	0	1	71,041,040
Newport Town	19	19	19	0	0	3,360,100
Orleans ID	17	17	17	0	0	6,313,100
Troy	47	48	48	0	0	5,492,000
Westfield	18	17	10	6	1	7,956,300
Westmore	21	23	22	0	1	7,898,900
County Totals	585	576	540	31	5	\$216,530,740

**2018 Statutory Exemptions
Parcel Counts and Total Value
Rutland**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Benson	19	20	19	0	1	6,820,800
Brandon	60	61	45	16	0	41,536,000
Castleton	91	90	88	0	2	119,525,800
Chittenden	31	31	24	5	2	31,111,300
Clarendon	36	36	36	0	0	13,417,700
Danby	30	27	26	1	0	2,235,300
Fair Haven	66	65	65	0	0	35,208,100
Hubbardton	27	26	21	5	0	3,487,800
Ira	10	9	9	0	0	2,149,100
Killington	55	58	58	0	0	17,428,670
Mendon	41	41	41	0	0	8,776,600
Middletown Springs	14	14	14	0	0	2,289,100
Mount Holly	25	25	25	0	0	4,749,956
Mount Tabor	9	9	9	0	0	26,059,600
Pawlet	20	20	20	0	0	5,399,050
Pittsfield	17	15	12	3	0	1,390,800
Pittsford	45	46	45	0	1	22,508,100
Poultney	36	37	37	0	0	83,553,900
Proctor	41	39	39	0	0	27,782,640
Rutland City	240	247	238	0	9	328,966,725
Rutland Town	34	33	28	5	0	26,147,400
Shrewsbury	19	19	19	0	0	9,231,700
Sudbury	14	14	8	6	0	2,982,372
Tinmouth	10	10	10	0	0	2,017,900
Wallingford	35	36	34	1	1	11,951,600
Wells	17	17	17	0	0	2,412,200
West Haven	13	13	13	0	0	681,400
West Rutland	54	55	55	0	0	14,447,200
County Totals	1,109	1,113	1,055	42	16	\$854,268,813

**2018 Statutory Exemptions
Parcel Counts and Total Value
Washington**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Barre City	216	220	216	1	3	195,961,890
Barre Town	131	130	128	1	1	113,439,700
Berlin	82	85	85	0	0	109,542,100
Cabot	35	39	38	1	0	4,363,100
Calais	25	26	26	0	0	2,917,500
Duxbury	20	20	20	0	0	33,291,800
East Montpelier	44	45	33	12	0	48,393,700
Fayston	20	20	20	0	0	11,750,800
Marshfield	37	37	35	0	2	13,156,000
Middlesex	34	34	33	1	0	9,518,700
Montpelier	106	106	106	0	0	203,928,200
Moretown	24	28	26	1	1	6,391,500
Northfield	107	106	35	71	0	521,770,400
Plainfield	31	32	19	12	1	32,506,900
Roxbury	21	21	14	7	0	8,887,200
Waitsfield	41	43	43	0	0	13,253,600
Warren	38	39	33	6	0	10,064,100
Waterbury	48	48	48	0	0	246,920,300
Woodbury	21	21	15	6	0	7,172,700
Worcester	20	20	16	4	0	13,645,200
County Totals	1,101	1,120	989	123	8	\$1,606,875,390

**2018 Statutory Exemptions
Parcel Counts and Total Value
Windham**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Athens	11	11	11	0	0	2,005,800
Brattleboro	227	231	217	0	14	203,226,191
Brookline	9	9	9	0	0	764,840
Dover	37	40	40	0	0	15,480,220
Dummerston	30	29	29	0	0	9,548,600
Grafton	15	17	17	0	0	6,129,400
Guilford	24	24	23	1	0	7,380,710
Halifax	17	17	17	0	0	1,962,600
Jamaica	52	62	62	0	0	5,777,700
Londonderry	38	38	37	0	1	7,808,200
Marlboro	19	19	17	0	2	4,081,200
Newfane	45	45	45	0	0	8,364,400
Putney	50	50	49	1	0	123,300,800
Rockingham	93	90	88	1	1	94,323,146
Somerset	0	0	0	0	0	0
Stratton	17	17	17	0	0	27,825,600
Townshend	37	37	35	1	1	23,587,600
Vernon	34	34	30	4	0	21,431,600
Wardsboro	30	29	25	4	0	4,452,300
Westminster	35	36	21	14	1	69,288,300
Whitingham	28	28	28	0	0	7,118,800
Wilmington	81	80	55	24	1	24,523,108
Windham	12	12	11	1	0	1,466,600
County Totals	941	955	883	51	21	\$669,847,715

**2018 Statutory Exemptions
Parcel Counts and Total Value
Windsor**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2017	2018	Assessed Value	Insurance Value	Undeter- mined	
Andover	26	26	26	0	0	3,178,500
Baltimore	3	3	1	2	0	147,800
Barnard	42	42	42	0	0	8,092,141
Bethel	63	65	65	0	0	13,549,200
Bridgewater	26	25	25	0	0	4,373,700
Cavendish	37	38	37	1	0	11,863,800
Chester	54	55	55	0	0	29,522,800
Hartford	199	192	191	1	0	127,494,900
Hartland	39	40	37	2	1	13,406,500
Ludlow	54	54	54	0	0	22,560,600
Norwich	55	55	55	0	0	37,752,800
Plymouth	45	45	45	0	0	15,499,150
Pomfret	17	19	19	0	0	7,595,000
Reading	33	33	30	3	0	12,230,896
Rochester	40	40	28	12	0	16,059,800
Royalton	62	62	61	0	1	17,215,300
Sharon	31	31	30	1	0	12,072,155
Springfield	137	144	131	12	1	108,111,469
Stockbridge	51	53	50	3	0	7,286,100
Weathersfield	45	45	43	2	0	19,536,500
West Windsor	26	26	26	0	0	8,896,600
Weston	19	20	19	0	1	9,480,420
Windsor	53	56	37	19	0	95,872,574
Woodstock	75	75	75	0	0	60,092,800
County Totals	1,232	1,244	1,182	58	4	\$661,891,505
STATE TOTALS:	10,743	10,889	9,845	922	122	\$9,969,059,982

Property Tax Reduction Payments

Almost 70% of Vermont resident households pay their property taxes based on their household income. These households receive an adjustment to their education property taxes, formerly called the “prebate.” The credit amount is equal to the difference between education property taxes based on property value and education property taxes based on income, both of which are tied to per-pupil education spending. The total for this credit is in the “School Property Tax Adjustment” column in Figure 1. The 2018 credit was available to households with 2017 income less than \$133,000 and was applied to 2018-2019 (FY19) property tax bills.

Homeowners with household income of \$47,000 or less are also eligible for a Circuit Breaker Adjustment, formerly called the “homeowner rebate.” This adjustment caps total remaining property tax liability (education and municipal) at 2%, 4.5%, or 5% of household income (depending on household income).

The state reimburses municipalities for the municipal property taxes forgone due to Circuit Breaker Adjustments (approximately \$16 million). The education tax portion of the circuit breaker and the entirety of the School Property Tax Adjustment represent lost revenue to the education fund (approximately \$165 million). The decrease in total cost from 2017 to 2018 is mostly attributable to a policy change that limited the maximum house site value eligible for a property tax adjustment.

Figure 1. Education Property Tax Adjustments by Year

	School Property Tax Adjustment	Circuit Breaker	Total	% Change
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%

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

Figure 2. Tax Year 2018 Property Tax Reduction Payment Summary¹

Tax Year 2018 Property Tax Reduction Payment Summary ¹									
Addison County									
Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage	
Addison	432	345	\$ 590,663	\$ 1,712	74	\$ 40,679	\$ 550	79.9%	
Bridport	348	247	\$ 355,238	\$ 1,438	72	\$ 38,377	\$ 533	71.0%	
Bristol	1,031	764	\$ 1,039,226	\$ 1,360	247	\$ 195,003	\$ 789	74.1%	
Cornwall	364	227	\$ 443,241	\$ 1,953	41	\$ 13,506	\$ 329	62.4%	
Ferrisburgh	861	605	\$ 1,146,123	\$ 1,894	91	\$ 25,468	\$ 280	70.3%	
Goshen	66	52	\$ 68,115	\$ 1,310	24	\$ 21,528	\$ 897	78.8%	
Granville	105	67	\$ 87,024	\$ 1,299	26	\$ 11,243	\$ 432	63.8%	
Hancock	106	75	\$ 71,769	\$ 957	42	\$ 27,000	\$ 643	70.8%	
Leicester	332	224	\$ 260,369	\$ 1,162	40	\$ 8,171	\$ 204	67.5%	
Lincoln	441	322	\$ 541,004	\$ 1,680	126	\$ 83,355	\$ 662	73.0%	
Middlebury	1,623	1,105	\$ 1,712,265	\$ 1,550	340	\$ 323,062	\$ 950	68.1%	
Monkton	674	445	\$ 689,651	\$ 1,550	85	\$ 30,823	\$ 363	66.0%	
New Haven	552	406	\$ 633,658	\$ 1,561	56	\$ 17,511	\$ 313	73.6%	
Orwell	396	302	\$ 403,889	\$ 1,337	64	\$ 21,426	\$ 335	76.3%	
Panton	192	142	\$ 252,964	\$ 1,781	42	\$ 26,598	\$ 633	74.0%	
Ripton	179	123	\$ 177,950	\$ 1,447	30	\$ 10,114	\$ 337	68.7%	
Salisbury	352	256	\$ 426,757	\$ 1,667	28	\$ 8,893	\$ 318	72.7%	
Shoreham	373	280	\$ 391,105	\$ 1,397	76	\$ 36,029	\$ 474	75.1%	
Starksboro	554	406	\$ 560,387	\$ 1,380	104	\$ 47,042	\$ 452	73.3%	
Vergennes	651	503	\$ 693,149	\$ 1,378	154	\$ 123,598	\$ 803	77.3%	
Waltham	157	98	\$ 125,049	\$ 1,276	23	\$ 7,358	\$ 320	62.4%	
Weybridge	270	167	\$ 328,960	\$ 1,970	37	\$ 15,531	\$ 420	61.9%	
Whiting	114	82	\$ 105,391	\$ 1,285	34	\$ 21,047	\$ 619	71.9%	
County Totals	10,173	7,243	\$ 11,103,947	\$ 1,533	1,856	\$ 1,153,363	\$ 621	71.2%	

Notes:

1. Property Tax Adjustments are applied for at the same time as Personal Income Tax returns for Tax Year 2018 and are applied to 2018 - 2019 (fiscal year 2019) property taxes. Both School Property Tax Adjustments (Prebates) and Circuit Breaker Adjustments (Homeowner Rebates) are calculated on prior year household income and housesite property taxes paid.
2. A housesite is the owner-occupied residence and surrounding land, up to two acres. This column reports the number of housesites in a town as reported on Homestead Declarations received before October 16, 2018.
3. Circuit Breaker Adjustment is calculated on education property taxes remaining after education fund adjustment and municipal taxes for claimants with Household Income of \$47,000 or less. Also called, "Homeowner Rebate," "Rebate," or "Additional Adjustment."

Bennington County

Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
Arlington	705	523	\$ 869,273	\$ 1,662	106	\$ 24,707	\$ 233	74.2%
Bennington	3,085	2,156	\$ 2,034,376	\$ 944	969	\$ 751,190	\$ 775	69.9%
Dorset	588	378	\$ 922,322	\$ 2,440	87	\$ 34,472	\$ 396	64.3%
Glastenbury	*	*	*	*	*	*	*	*
Landgrove	47	24	\$ 64,501	\$ 2,688	*	*	*	51.1%
Manchester	1,103	744	\$ 1,697,917	\$ 2,282	147	\$ 54,414	\$ 370	67.5%
N. Bennington ID	238	137	\$ 153,287	\$ 1,119	63	\$ 54,847	\$ 871	57.6%
Peru	129	90	\$ 177,096	\$ 1,968	*	*	*	69.8%
Pownal	948	673	\$ 686,816	\$ 1,021	148	\$ 50,653	\$ 342	71.0%
Readsboro	233	135	\$ 103,922	\$ 770	82	\$ 69,691	\$ 850	57.9%
Rupert	225	164	\$ 257,575	\$ 1,571	50	\$ 21,467	\$ 429	72.9%
Sandgate	125	92	\$ 121,123	\$ 1,317	36	\$ 17,914	\$ 498	73.6%
Searsburg	40	32	\$ 22,651	\$ 708	*	*	*	80.0%
Shaftsbury	944	677	\$ 841,495	\$ 1,243	124	\$ 37,325	\$ 301	71.7%
Shaftsbury	944	677	\$ 841,495	\$ 1,243	124	\$ 37,325	\$ 301	71.7%
Stamford	302	200	\$ 182,477	\$ 912	63	\$ 32,808	\$ 521	66.2%
Sunderland	351	225	\$ 225,738	\$ 1,003	45	\$ 16,510	\$ 367	64.1%
Winhall	262	172	\$ 440,337	\$ 2,560	46	\$ 19,408	\$ 422	65.6%
Woodford	114	78	\$ 93,092	\$ 1,193	*	*	*	68.4%
County Totals	10,383	7,177	\$ 9,735,493	\$ 1,356	2,090	\$ 1,222,730	\$ 585	69.1%

Caledonia County

Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
Barnet	520	370	\$ 524,872	\$ 1,419	138	\$ 80,787	\$ 585	71.2%
Burke	487	357	\$ 494,652	\$ 1,386	95	\$ 32,181	\$ 339	73.3%
Danville	768	515	\$ 679,735	\$ 1,320	134	\$ 51,096	\$ 381	67.1%
Groton	318	213	\$ 209,112	\$ 982	85	\$ 44,711	\$ 526	67.0%
Hardwick	820	543	\$ 481,160	\$ 886	293	\$ 231,451	\$ 790	66.2%
Kirby	168	123	\$ 170,522	\$ 1,386	23	\$ 9,296	\$ 404	73.2%
Lyndon	1,327	969	\$ 906,790	\$ 936	325	\$ 143,757	\$ 442	73.0%
Newark	209	152	\$ 164,179	\$ 1,080	64	\$ 20,812	\$ 325	72.7%
Peacham	254	169	\$ 290,244	\$ 1,717	62	\$ 23,846	\$ 385	66.5%
Ryegate	378	251	\$ 272,105	\$ 1,084	93	\$ 44,044	\$ 474	66.4%
Sheffield	211	138	\$ 110,965	\$ 804	15	\$ 1,765	\$ 118	65.4%
St. Johnsbury	1,586	1,009	\$ 737,405	\$ 731	433	\$ 298,959	\$ 690	63.6%
Stannard	71	48	\$ 35,346	\$ 736	22	\$ 7,923	\$ 360	67.6%
Sutton	316	222	\$ 292,209	\$ 1,316	93	\$ 46,201	\$ 497	70.3%
Walden	314	223	\$ 202,595	\$ 908	75	\$ 33,155	\$ 442	71.0%
Waterford	456	306	\$ 423,705	\$ 1,385	58	\$ 19,359	\$ 334	67.1%
Wheelock	251	167	\$ 167,303	\$ 1,002	73	\$ 32,602	\$ 447	66.5%
County Totals	8,454	5,775	\$ 6,162,899	\$ 1,067	2,081	\$ 1,121,945	\$ 539	68.3%

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

Chittenden County

Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
Bolton	415	243	\$ 246,022	\$ 1,012	44	\$ 18,099	\$ 411	58.6%
Buel's Gore	*	*	*	*	*	*	*	*
Burlington	6,014	4,085	\$ 7,903,667	\$ 1,935	1,167	\$ 1,047,754	\$ 898	67.9%
Charlotte	1,185	585	\$ 1,311,884	\$ 2,243	47	\$ 13,765	\$ 293	49.4%
Colchester	4,552	3,044	\$ 4,464,818	\$ 1,467	529	\$ 280,656	\$ 531	66.9%
Essex Junction	2,672	1,916	\$ 3,084,160	\$ 1,610	426	\$ 402,493	\$ 945	71.7%
Essex Town	3,324	2,155	\$ 3,577,972	\$ 1,660	353	\$ 176,023	\$ 499	64.8%
Hinesburg	1,440	920	\$ 1,447,830	\$ 1,574	162	\$ 93,030	\$ 574	63.9%
Huntington	660	448	\$ 694,620	\$ 1,550	134	\$ 94,624	\$ 706	67.9%
Jericho	1,657	1,029	\$ 1,733,443	\$ 1,685	167	\$ 73,345	\$ 439	62.1%
Milton	3,217	2,433	\$ 3,539,533	\$ 1,455	445	\$ 217,317	\$ 488	75.6%
Richmond	1,273	775	\$ 1,139,072	\$ 1,470	152	\$ 127,955	\$ 842	60.9%
Shelburne	2,123	1,058	\$ 2,024,376	\$ 1,913	150	\$ 75,840	\$ 506	49.8%
South Burlington	5,009	3,147	\$ 5,540,401	\$ 1,761	565	\$ 285,428	\$ 505	62.8%
St. George	219	117	\$ 167,712	\$ 1,433	13	\$ 3,946	\$ 304	53.4%
Underhill	1,037	668	\$ 1,076,415	\$ 1,611	111	\$ 66,736	\$ 601	64.4%
Westford	682	465	\$ 729,056	\$ 1,568	93	\$ 70,630	\$ 759	68.2%
Williston	3,017	1,785	\$ 2,973,753	\$ 1,666	113	\$ 33,766	\$ 299	59.2%
Winooski	1,083	845	\$ 1,268,620	\$ 1,501	277	\$ 334,819	\$ 1,209	78.0%
County Totals	39,579	25,718	\$ 42,923,354	\$ 1,669	4,948	\$ 3,416,226	\$ 690	65.0%

Essex County

Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
Averill	11	*	*	*	*	*	*	*
Avery's Gore	*	*	*	*	*	*	*	*
Bloomfield	77	56	\$ 44,358	\$ 792	14	\$ 2,675	\$ 191	72.7%
Brighton	326	218	\$ 199,736	\$ 916	89	\$ 39,505	\$ 444	66.9%
Brunswick	34	28	\$ 20,557	\$ 734	0	-	-	82.4%
Canaan	282	177	\$ 130,441	\$ 737	67	\$ 26,891	\$ 401	62.8%
Concord	384	254	\$ 232,158	\$ 914	111	\$ 47,265	\$ 426	66.1%
East Haven	104	71	\$ 50,523	\$ 712	35	\$ 14,027	\$ 401	68.3%
Ferdinand	*	*	*	*	*	*	*	*
Granby	33	20	\$ 8,711	\$ 436	*	*	*	60.6%
Guildhall	96	58	\$ 34,359	\$ 592	25	\$ 12,355	\$ 494	60.4%
Lemington	39	25	\$ 33,829	\$ 1,353	*	*	*	64.1%
Lewis	*	*	*	*	*	*	*	*
Lunenburg	376	271	\$ 188,127	\$ 694	72	\$ 17,715	\$ 246	72.1%
Maidstone	80	53	\$ 53,719	\$ 1,014	*	*	*	66.3%
Norton	57	44	\$ 49,321	\$ 1,121	14	\$ 2,322	\$ 166	77.2%
Victory	31	26	\$ 37,134	\$ 1,428	*	*	*	83.9%
Warner's Grant	*	*	*	*	*	*	*	*
Warren's Gore	*	*	*	*	*	*	*	*
County Totals	1,930	1,301	\$ 1,082,973	\$ 832	427	\$ 162,755	\$ 381	67.4%

Franklin County

Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
Berkshire	454	346	\$ 362,011	\$ 1,046	96	\$ 35,692	\$ 372	76.2%
Enosburgh	712	494	\$ 410,361	\$ 831	187	\$ 113,574	\$ 607	69.4%
Fairfax	1,508	1,051	\$ 1,232,564	\$ 1,173	175	\$ 83,372	\$ 476	69.7%
Fairfield	577	420	\$ 505,160	\$ 1,203	110	\$ 53,409	\$ 486	72.8%
Fletcher	470	354	\$ 458,822	\$ 1,296	103	\$ 63,041	\$ 612	75.3%
Franklin	449	311	\$ 289,877	\$ 932	46	\$ 11,122	\$ 242	69.3%
Georgia	1,534	1,140	\$ 1,632,470	\$ 1,432	78	\$ 21,592	\$ 277	74.3%
Highgate	1,018	799	\$ 876,930	\$ 1,098	92	\$ 19,501	\$ 212	78.5%
Montgomery	389	305	\$ 345,331	\$ 1,132	67	\$ 21,905	\$ 327	78.4%
Richford	555	376	\$ 233,593	\$ 621	158	\$ 80,011	\$ 506	67.7%
Sheldon	618	468	\$ 499,734	\$ 1,068	75	\$ 27,833	\$ 371	75.7%
St. Albans City	1,308	944	\$ 918,667	\$ 973	327	\$ 195,977	\$ 599	72.2%
St. Albans Town	1,926	1,401	\$ 1,827,622	\$ 1,305	178	\$ 57,676	\$ 324	72.7%
Swanton	1,952	1,484	\$ 1,759,023	\$ 1,185	246	\$ 117,170	\$ 476	76.0%
County Totals	13,470	9,893	\$ 11,352,165	\$ 1,147	1,938	\$ 901,875	\$ 465	73.4%

Grand Isle County

Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
Alburgh	621	449	\$ 593,163	\$ 1,321	63	\$ 20,649	\$ 328	72.3%
Grand Isle	652	450	\$ 830,936	\$ 1,847	48	\$ 14,361	\$ 299	69.0%
Isle La Motte	194	150	\$ 215,278	\$ 1,435	30	\$ 8,113	\$ 270	77.3%
North Hero	335	235	\$ 345,746	\$ 1,471	20	\$ 8,358	\$ 418	70.1%
South Hero	567	346	\$ 771,213	\$ 2,229	70	\$ 33,721	\$ 482	61.0%
County Totals	2,369	1,630	\$ 2,756,336	\$ 1,691	231	\$ 85,203	\$ 369	68.8%

Lamoille County

Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
Belvidere	115	81	\$ 72,145	\$ 891	24	\$ 7,590	\$ 316	70.4%
Cambridge	1,024	751	\$ 975,740	\$ 1,299	102	\$ 33,380	\$ 327	73.3%
Eden	387	261	\$ 245,521	\$ 941	82	\$ 32,816	\$ 400	67.4%
Elmore	309	190	\$ 289,469	\$ 1,524	33	\$ 11,187	\$ 339	61.5%
Hyde Park	921	657	\$ 720,606	\$ 1,097	249	\$ 153,569	\$ 617	71.3%
Johnson	690	480	\$ 460,137	\$ 959	191	\$ 115,618	\$ 605	69.6%
Morristown	1,416	1,019	\$ 1,357,045	\$ 1,332	400	\$ 328,471	\$ 821	72.0%
Stowe	1,188	647	\$ 1,511,789	\$ 2,337	150	\$ 117,601	\$ 784	54.5%
Waterville	227	166	\$ 211,928	\$ 1,277	49	\$ 15,278	\$ 312	73.1%
Wolcott	501	382	\$ 522,217	\$ 1,367	149	\$ 83,768	\$ 562	76.2%
County Totals	6,778	4,634	\$ 6,366,597	\$ 1,374	1,429	\$ 899,278	\$ 629	68.4%

Orange County

Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
Bradford	732	493	\$ 500,941	\$ 1,016	197	\$ 124,369	\$ 631	67.3%
Braintree	402	278	\$ 236,712	\$ 851	113	\$ 71,667	\$ 634	69.2%
Brookfield	438	290	\$ 343,730	\$ 1,185	77	\$ 32,298	\$ 419	66.2%
Chelsea	365	253	\$ 278,032	\$ 1,099	96	\$ 53,551	\$ 558	69.3%
Corinth	444	314	\$ 341,548	\$ 1,088	133	\$ 66,775	\$ 502	70.7%
Fairlee	290	209	\$ 376,259	\$ 1,800	73	\$ 37,512	\$ 514	72.1%
Newbury	566	395	\$ 392,016	\$ 992	106	\$ 49,370	\$ 466	69.8%
Orange	382	284	\$ 287,534	\$ 1,012	67	\$ 22,484	\$ 336	74.3%
Randolph	1,183	791	\$ 834,497	\$ 1,055	289	\$ 216,538	\$ 749	66.9%
Strafford	389	260	\$ 498,584	\$ 1,918	101	\$ 80,822	\$ 800	66.8%
Thetford	921	625	\$ 1,162,091	\$ 1,859	209	\$ 164,384	\$ 787	67.9%
Topsham	386	245	\$ 200,393	\$ 818	101	\$ 41,024	\$ 406	63.5%
Tunbridge	444	292	\$ 356,252	\$ 1,220	125	\$ 82,552	\$ 660	65.8%
Vershire	234	167	\$ 221,436	\$ 1,326	79	\$ 48,813	\$ 618	71.4%
Washington	362	254	\$ 247,459	\$ 974	58	\$ 23,291	\$ 402	70.2%
Wells River	81	55	\$ 46,099	\$ 838	27	\$ 27,409	\$ 1,015	67.9%
West Fairlee	194	132	\$ 198,192	\$ 1,501	52	\$ 39,881	\$ 767	68.0%
Williamstown	1,045	740	\$ 696,741	\$ 942	152	\$ 54,410	\$ 358	70.8%
County Totals	8,858	6,077	\$ 7,218,516	\$ 1,188	2,055	\$ 1,237,151	\$ 602	68.6%

Orleans County

Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
Albany	319	252	\$ 294,125	\$ 1,167	89	\$ 32,866	\$ 369	79.0%
Barton	550	412	\$ 344,907	\$ 837	168	\$ 108,569	\$ 646	74.9%
Brownington	316	238	\$ 194,041	\$ 815	84	\$ 30,043	\$ 358	75.3%
Charleston	350	259	\$ 213,198	\$ 823	95	\$ 38,574	\$ 406	74.0%
Coventry	334	251	\$ 256,511	\$ 1,022	21	\$ 1,220	\$ 58	75.1%
Craftsbury	369	264	\$ 362,525	\$ 1,373	87	\$ 35,624	\$ 409	71.5%
Derby	1,463	1,050	\$ 1,023,382	\$ 975	159	\$ 47,103	\$ 296	71.8%
Glover	368	263	\$ 277,700	\$ 1,056	71	\$ 23,919	\$ 337	71.5%
Greensboro	251	179	\$ 300,502	\$ 1,679	84	\$ 53,743	\$ 640	71.3%
Holland	217	152	\$ 135,489	\$ 891	78	\$ 41,880	\$ 537	70.0%
Irasburg	375	297	\$ 282,230	\$ 950	69	\$ 22,561	\$ 327	79.2%
Jay	166	125	\$ 191,893	\$ 1,535	33	\$ 8,366	\$ 254	75.3%
Lowell	265	186	\$ 160,795	\$ 864	*	*	*	70.2%
Morgan	242	171	\$ 213,851	\$ 1,251	22	\$ 3,950	\$ 180	70.7%
Newport City	961	640	\$ 475,709	\$ 743	352	\$ 280,284	\$ 796	66.6%
Newport Town	508	371	\$ 476,935	\$ 1,286	127	\$ 52,342	\$ 412	73.0%
Orleans	229	126	\$ 71,268	\$ 566	64	\$ 40,550	\$ 634	55.0%
Troy	495	354	\$ 327,049	\$ 924	109	\$ 41,566	\$ 381	71.5%
Westfield	179	135	\$ 142,142	\$ 1,053	43	\$ 13,676	\$ 318	75.4%
Westmore	152	117	\$ 166,876	\$ 1,426	38	\$ 18,337	\$ 483	77.0%
County Totals	8,109	5,842	\$ 5,911,128	\$ 1,012	1,793	\$ 895,174	\$ 499	72.0%

Rutland County

Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
Benson	291	187	\$ 190,247	\$ 1,017	59	\$ 31,222	\$ 529	64.3%
Brandon	1,131	784	\$ 821,959	\$ 1,048	317	\$ 235,879	\$ 744	69.3%
Castleton	1,043	710	\$ 979,003	\$ 1,379	181	\$ 68,358	\$ 378	68.1%
Chittenden	404	270	\$ 385,420	\$ 1,427	51	\$ 30,077	\$ 590	66.8%
Clarendon	781	562	\$ 614,195	\$ 1,093	114	\$ 31,743	\$ 278	72.0%
Danby	379	255	\$ 269,934	\$ 1,059	89	\$ 37,827	\$ 425	67.3%
Fair Haven	671	449	\$ 378,669	\$ 843	209	\$ 139,771	\$ 669	66.9%
Hubbardton	239	172	\$ 212,061	\$ 1,233	66	\$ 46,209	\$ 700	72.0%
Ira	138	95	\$ 91,343	\$ 962	25	\$ 12,104	\$ 484	68.8%
Killington	265	194	\$ 436,813	\$ 2,252	55	\$ 25,518	\$ 464	73.2%
Mendon	364	210	\$ 284,244	\$ 1,354	49	\$ 31,676	\$ 646	57.7%
Middletown Springs	263	208	\$ 278,636	\$ 1,340	80	\$ 49,078	\$ 613	79.1%
Mt. Holly	415	298	\$ 435,607	\$ 1,462	70	\$ 23,995	\$ 343	71.8%
Mt. Tabor	54	48	\$ 63,432	\$ 1,322	*	*	*	88.9%
Pawlet	425	302	\$ 386,699	\$ 1,280	81	\$ 28,611	\$ 353	71.1%
Pittsfield	164	108	\$ 123,688	\$ 1,145	30	\$ 10,346	\$ 345	65.9%
Pittsford	913	529	\$ 556,927	\$ 1,053	167	\$ 65,550	\$ 393	57.9%
Poultney	769	516	\$ 577,091	\$ 1,118	138	\$ 51,762	\$ 375	67.1%
Proctor	510	313	\$ 265,095	\$ 847	146	\$ 89,304	\$ 612	61.4%
Rutland City	3,450	2,034	\$ 1,564,240	\$ 769	1,046	\$ 1,178,927	\$ 1,127	59.0%
Rutland Town	1,242	832	\$ 1,080,725	\$ 1,299	28	\$ 4,505	\$ 161	67.0%
Shrewsbury	369	241	\$ 300,310	\$ 1,246	68	\$ 33,835	\$ 498	65.3%
Sudbury	196	135	\$ 198,346	\$ 1,469	17	\$ 4,208	\$ 248	68.9%
Tinmouth	181	136	\$ 177,146	\$ 1,303	50	\$ 30,658	\$ 613	75.1%
Wallingford	675	454	\$ 490,278	\$ 1,080	90	\$ 23,936	\$ 266	67.3%
Wells	386	265	\$ 253,124	\$ 955	54	\$ 18,597	\$ 344	68.7%
West Haven	82	59	\$ 61,405	\$ 1,041	17	\$ 11,406	\$ 671	72.0%
West Rutland	663	448	\$ 411,843	\$ 919	174	\$ 84,230	\$ 484	67.6%
County Totals	16,463	10,814	\$ 11,888,480	\$ 1,099	3,471	\$ 2,399,331	\$ 691	65.7%

Notes:

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

1. Property Tax Adjustments are applied for at the same time as Personal Income Tax returns for Tax Year 2018 and are applied to 2018 - 2019 (fiscal year 2019) property taxes. Both School Property Tax Adjustments (Prebates) and Circuit Breaker Adjustments (Homeowner Rebates) are calculated on prior year household income and housesite property taxes paid.

2. A housesite is the owner-occupied residence and surrounding land, up to two acres. This column reports the number of housesites in a town as reported on Homestead Declarations received before October 16, 2018.

3. Circuit Breaker Adjustment is calculated on education property taxes remaining after education fund adjustment and municipal taxes for claimants with Household Income of \$47,000 or less. Also called, "Homeowner Rebate," "Rebate," or "Additional Adjustment."

Washington County

Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
Barre City	1,739	1,081	\$ 709,686	\$ 657	558	\$ 728,407	\$ 1,305	62.2%
Barre Town	2,647	1,699	\$ 1,458,335	\$ 858	420	\$ 223,479	\$ 532	64.2%
Berlin	806	572	\$ 772,903	\$ 1,351	151	\$ 62,529	\$ 414	71.0%
Cabot	453	343	\$ 516,492	\$ 1,506	169	\$ 147,541	\$ 873	75.7%
Calais	559	426	\$ 722,926	\$ 1,697	162	\$ 110,833	\$ 684	76.2%
Duxbury	455	329	\$ 510,464	\$ 1,552	81	\$ 35,086	\$ 433	72.3%
East Montpelier	845	580	\$ 1,080,640	\$ 1,863	143	\$ 89,245	\$ 624	68.6%
Fayston	421	290	\$ 616,736	\$ 2,127	40	\$ 13,704	\$ 343	68.9%
Marshfield	480	327	\$ 394,863	\$ 1,208	92	\$ 43,281	\$ 470	68.1%
Middlesex	598	404	\$ 698,359	\$ 1,729	96	\$ 41,920	\$ 437	67.6%
Montpelier	1,941	1,306	\$ 1,867,978	\$ 1,430	382	\$ 482,938	\$ 1,264	67.3%
Moretown	553	371	\$ 572,919	\$ 1,544	79	\$ 41,763	\$ 529	67.1%
Northfield	1,105	693	\$ 659,066	\$ 951	242	\$ 147,844	\$ 611	62.7%
Plainfield	389	269	\$ 378,344	\$ 1,406	111	\$ 68,556	\$ 618	69.2%
Roxbury	219	138	\$ 177,821	\$ 1,289	61	\$ 47,860	\$ 785	63.0%
Waitsfield	522	350	\$ 743,789	\$ 2,125	74	\$ 41,912	\$ 566	67.0%
Warren	531	346	\$ 758,533	\$ 2,192	112	\$ 81,078	\$ 724	65.2%
Waterbury	1,443	924	\$ 1,466,981	\$ 1,588	185	\$ 86,840	\$ 469	64.0%
Woodbury	328	248	\$ 339,670	\$ 1,370	61	\$ 20,166	\$ 331	75.6%
Worcester	318	242	\$ 338,855	\$ 1,400	79	\$ 42,954	\$ 544	76.1%
County Totals	16,352	10,938	\$ 14,785,360	\$ 1,352	3,298	\$ 2,557,936	\$ 776	66.9%

Windham County

Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
Athens	120	92	\$ 94,173	\$ 1,024	56	\$ 51,190	\$ 914	76.7%
Brattleboro	2,494	1,708	\$ 2,178,643	\$ 1,276	705	\$ 922,767	\$ 1,309	68.5%
Brookline	162	121	\$ 216,116	\$ 1,786	36	\$ 15,836	\$ 440	74.7%
Dover	387	311	\$ 580,206	\$ 1,866	102	\$ 52,233	\$ 512	80.4%
Dummerston	649	443	\$ 703,437	\$ 1,588	92	\$ 25,806	\$ 280	68.3%
Grafton	202	159	\$ 249,269	\$ 1,568	58	\$ 57,807	\$ 997	78.7%
Guilford	659	458	\$ 710,787	\$ 1,552	189	\$ 151,154	\$ 800	69.5%
Halifax	266	211	\$ 241,055	\$ 1,142	96	\$ 81,474	\$ 849	79.3%
Jamaica	296	242	\$ 458,278	\$ 1,894	81	\$ 30,734	\$ 379	81.8%
Londonderry	517	377	\$ 535,955	\$ 1,422	57	\$ 18,035	\$ 316	72.9%
Marlboro	281	222	\$ 406,473	\$ 1,831	69	\$ 27,037	\$ 392	79.0%
Newfane	543	393	\$ 666,378	\$ 1,696	141	\$ 77,776	\$ 552	72.4%
Putney	561	413	\$ 659,942	\$ 1,598	161	\$ 122,616	\$ 762	73.6%
Rockingham	1,128	737	\$ 830,914	\$ 1,127	391	\$ 428,403	\$ 1,096	65.3%
Somerset	*	*	*	*	*	*	*	*
Stratton	72	40	\$ 60,712	\$ 1,518	*	*	*	55.6%
Townshend	367	275	\$ 434,630	\$ 1,580	106	\$ 47,893	\$ 452	74.9%
Vernon	618	413	\$ 484,249	\$ 1,173	103	\$ 37,225	\$ 361	66.8%
Wardsboro	254	199	\$ 250,249	\$ 1,258	75	\$ 26,950	\$ 359	78.3%
Westminster	922	641	\$ 753,947	\$ 1,176	218	\$ 89,598	\$ 411	69.5%
Whitingham	413	312	\$ 599,908	\$ 1,923	143	\$ 96,830	\$ 677	75.5%
Wilmington	525	399	\$ 836,116	\$ 2,096	168	\$ 104,546	\$ 622	76.0%
Windham	147	110	\$ 171,781	\$ 1,562	47	\$ 38,761	\$ 825	74.8%
County Totals	11,583	8,276	\$ 12,123,218	\$ 1,465	3,094	\$ 2,504,670	\$ 810	71.4%

Windsor County

Town	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
Andover	178	133	\$ 219,010	\$ 1,647	29	\$ 13,555	\$ 467	74.7%
Baltimore	81	58	\$ 83,277	\$ 1,436	14	\$ 4,525	\$ 323	71.6%
Barnard	309	211	\$ 402,064	\$ 1,906	67	\$ 36,678	\$ 547	68.3%
Bethel	558	392	\$ 506,296	\$ 1,292	168	\$ 140,707	\$ 838	70.3%
Bridgewater	267	193	\$ 292,659	\$ 1,516	36	\$ 13,812	\$ 384	72.3%
Cavendish	410	292	\$ 397,366	\$ 1,361	86	\$ 34,979	\$ 407	71.2%
Chester	861	634	\$ 753,828	\$ 1,189	269	\$ 180,428	\$ 671	73.6%
Hartford	2,725	1,788	\$ 2,373,475	\$ 1,327	569	\$ 519,883	\$ 914	65.6%
Hartland	1,050	690	\$ 1,107,543	\$ 1,605	174	\$ 79,277	\$ 456	65.7%
Ludlow	530	382	\$ 770,366	\$ 2,017	96	\$ 39,456	\$ 411	72.1%
Norwich	1,050	456	\$ 1,185,311	\$ 2,599	104	\$ 95,174	\$ 915	43.4%
Plymouth	180	124	\$ 264,191	\$ 2,131	39	\$ 21,562	\$ 553	68.9%
Pomfret	284	179	\$ 338,949	\$ 1,894	41	\$ 20,558	\$ 501	63.0%
Reading	220	160	\$ 258,204	\$ 1,614	46	\$ 20,202	\$ 439	72.7%
Rochester	330	228	\$ 285,852	\$ 1,254	82	\$ 38,690	\$ 472	69.1%
Royalton	675	489	\$ 570,055	\$ 1,166	191	\$ 115,463	\$ 605	72.4%
Sharon	411	272	\$ 346,004	\$ 1,272	85	\$ 50,880	\$ 599	66.2%
Springfield	2,346	1,503	\$ 1,466,762	\$ 976	817	\$ 1,244,362	\$ 1,523	64.1%
Stockbridge	237	160	\$ 211,350	\$ 1,321	44	\$ 17,573	\$ 399	67.5%
Weathersfield	995	706	\$ 819,873	\$ 1,161	252	\$ 114,494	\$ 454	71.0%
West Windsor	424	263	\$ 530,585	\$ 2,017	78	\$ 42,757	\$ 548	62.0%
Weston	208	136	\$ 237,561	\$ 1,747	33	\$ 15,999	\$ 485	65.4%
Windsor	857	558	\$ 458,039	\$ 821	255	\$ 338,777	\$ 1,329	65.1%
Woodstock	869	543	\$ 1,366,497	\$ 2,517	165	\$ 139,531	\$ 846	62.5%
County Totals	16,055	10,550	\$ 15,245,117	\$ 1,445	3,740	\$ 3,339,321	\$ 893	65.7%

State Total

	House-sites ²	Recipients	Education Fund Adjustment	Average Education Fund Adjustment	Circuit Breaker Recipients ³	Circuit Breaker Adjustment	Average Circuit Breaker	Adjustment Coverage
State Total	170,282	115,692	\$ 158,404,367	\$ 1,369	32,486	\$ 21,898,863	\$ 674	67.9%

Notes:

State totals include suppressed data.

1. Property Tax Adjustments are applied for at the same time as Personal Income Tax returns for Tax Year 2018 and are applied to 2018 - 2019 (fiscal year 2019) property taxes. Both School Property Tax Adjustments (Prebates) and Circuit Breaker Adjustments (Homeowner Rebates) are calculated on prior year household income and housesite property taxes paid.

2. A housesite is the owner-occupied residence and surrounding land, up to two acres. This column reports the number of housesites in a town as reported on Homestead Declarations received before October 16, 2018.

3. Circuit Breaker Adjustment is calculated on education property taxes remaining after education fund adjustment and municipal taxes for claimants with Household Income of \$47,000 or less. Also called, "Homeowner Rebate," "Rebate," or "Additional Adjustment."

Actual Taxes and Tax Rates

The tax year 2018 (fiscal year 2019) actual taxes and tax rates are shown in Figure 2. These rates were levied on the April 1, 2018, 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 2018 the homestead property yield is set at \$10,220.

The nonresidential rate increased to 1.58.

Figure 1. Education Base Rates for Homesteads and Nonresidential Properties

Fiscal Year	Tax Year	Homestead Base	Homestead Property Yield	Nonresidential Tax Rate
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

Figure 2. 2018 Actual Taxes and Tax Rates

2018 ACTUAL Taxes and Tax Rates							
Addison							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Addison	1,838,879	1,294,011	897,766	1.5457	1.4818	0.4339	0.0014
Bridport	1,356,039	942,139	863,470	1.6015	1.6073	0.5862	0.0044
Bristol	3,113,047	1,971,893	2,286,023	1.5270	1.5650	0.6951	0.0038
<i>Bristol Police Distr</i>	0	0	422,981	0	0	0.3182	0
Cornwall	1,957,229	1,381,300	824,044	1.5651	1.5707	0.3871	0.0009
Ferrisburgh	4,160,791	4,126,854	1,572,055	1.6007	1.5344	0.2948	0.0004
Goshen	182,034	248,572	273,541	1.5009	1.7170	1.0293	0
Granville	267,990	396,293	266,438	1.7224	1.5924	0.6592	0
Hancock	225,471	319,076	356,228	1.6325	1.5905	0.9993	0
Leicester	887,395	1,528,907	512,673	1.2594	1.4408	0.2913	0.0011
Lincoln	1,629,626	969,713	1,118,119	1.4836	1.4649	0.6373	0.0013
Middlebury	6,173,769	7,838,233	7,423,882	1.8578	1.8645	0.9821	0.0015
Monkton	2,683,376	1,198,687	890,797	1.5402	1.5726	0.3570	0.0012
New Haven	2,171,931	2,452,494	854,006	1.5943	1.6339	0.2896	0.0006
Orwell	1,390,581	912,125	800,630	1.5350	1.5762	0.5345	0
Panton	930,599	746,758	613,649	1.6502	1.5819	0.5671	0.0009
Ripton	653,850	483,537	355,457	1.7649	1.7713	0.5555	0.0099
Salisbury	1,356,639	1,814,271	568,815	1.6247	1.6305	0.2916	0.0020
Shoreham	1,279,978	956,434	987,297	1.5439	1.5495	0.6791	0.0016
Starksboro	1,759,230	865,552	1,004,605	1.5573	1.5960	0.6028	0.0012
Vergennes	2,001,366	1,567,834	1,886,392	1.6187	1.5518	0.8350	0.0035
Waltham	516,081	234,329	179,115	1.6293	1.5619	0.3800	0
Weybridge	1,345,744	768,239	584,632	1.6030	1.6088	0.4440	0.0004
Whiting	304,183	193,622	243,708	1.3108	1.4996	0.6607	0.0012
County Totals	38,185,828	33,210,872	25,786,324				

2018 ACTUAL Taxes and Tax Rates							
Bennington							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Arlington	2,486,401	2,258,654	1,003,153	1.5686	1.4437	0.3200	0.0050
Bennington	6,723,788	8,201,296	6,524,514	1.4601	1.6698	0.6849	0.0031
<i>Benn Downtwn Improve</i>	0	0	77,746	0	0	0.2196	0
<i>Benn FD Inside</i>	0	0	344,205	0	0	0.0840	0
<i>Benn FD Rural</i>	0	0	428,370	0	0	0.0789	0
<i>Old Benn Village</i>	0	0	75,899	0	0	0.2350	0
<i>Benn Highway</i>	0	0	3,595,995	0	0	0.3907	0
Dorset	3,379,986	6,892,949	1,997,526	1.4873	1.4630	0.2866	0
Glastenbury	6,418	46,693	22,902	1.0680	1.6875	0.6800	0
Landgrove	426,909	1,211,906	294,874	1.4873	1.5905	0.2811	0
Manchester	5,664,665	12,312,753	3,279,931	1.5253	1.5261	0.2789	0.0023
<i>Manchester Village</i>	0	0	634,768	0	0	0.1970	0
North Bennington	584,055	563,549	520,300	1.5783	1.6665	0.7329	0.0027
Peru	643,812	2,694,831	579,424	1.4718	1.5739	0.2586	0
Pownal	2,244,252	1,530,207	1,533,298	1.3522	1.4920	0.5621	0.0031
Readsboro	477,295	889,041	1,041,419	1.2214	1.4355	0.8672	0.0101
Rupert	765,121	1,120,775	532,804	1.1476	1.3515	0.3564	0.0220
Sandgate	362,720	608,476	373,405	1.4951	1.5606	0.5912	0.0039
Searsburg	83,053	562,285	0	1.5622	1.5507	0	0
Shaftsbury	2,768,585	1,894,611	1,364,172	1.2746	1.4615	0.3954	0.0045
Shaftsbury ID	622,531	220,320	235,141	1.3972	1.4753	0.3954	0.0045
Stamford	753,705	511,015	648,152	1.3031	1.4873	0.7030	0
Sunderland	787,264	1,058,846	616,111	0.9938	1.4955	0.3931	0.0035
Winhall	1,636,687	10,174,681	2,172,298	2.1225	1.6307	0.3101	0
Woodford	263,532	559,081	92,662	1.2808	1.5095	0.1618	0.0021
County Totals	30,680,780	53,311,970	27,989,069				

2018 ACTUAL Taxes and Tax Rates							
Caledonia							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Barnet	1,456,298	2,035,989	1,505,468	1.3848	1.4296	0.6095	0.0028
<i>Barnet FD #2</i>	0	0	10,510	0	0	0.0755	0
<i>Barnet FD #3</i>	0	0	6,971	0	0	0.0500	0
<i>Barnet FD #5</i>	0	0	3,914	0	0	0.0200	0
Burke	1,438,354	2,640,870	1,385,475	1.5094	1.5687	0.5132	0.0010
Danville	2,402,247	2,074,195	1,339,804	1.4912	1.5318	0.4523	0
Groton	806,729	1,009,494	824,570	1.4949	1.5058	0.6810	0.0033
Hardwick	1,863,806	1,205,189	2,261,324	1.7008	1.5805	1.2262	0.0099
Kirby	548,479	345,769	320,145	1.5245	1.4699	0.5385	0.0008
Lyndon	3,004,310	2,716,845	1,201,852	1.5028	1.6132	0.3272	0.0041
<i>Lyndonville Village</i>	0	0	517,743	0	0	0.7423	0
<i>Lyndon Highway</i>	0	0	954,916	0	0	0.3209	0
Newark	523,963	855,245	577,766	1.4311	1.4631	0.6089	0.0023
Peacham	972,789	1,050,812	685,140	1.4992	1.3568	0.4820	0
Ryegate	978,223	979,254	814,811	1.4843	1.4951	0.6213	0.0027
<i>So Ryegate Vill</i>	0	0	5,424	0	0	0.0400	0
<i>Ryegate FD #2</i>	0	0	5,339	0	0	0.0700	0
Sheffield	433,924	454,006	185,990	1.5626	1.5613	0.1853	0
St. Johnsbury	2,987,215	4,454,178	4,815,632	1.2093	1.4518	0.8708	0.0017
<i>St. J Spec Serv Dist</i>	0	0	1,134,430	0	0	0.4628	0
Stannard	121,893	163,463	166,295	1.3860	1.6830	0.9000	0
Sutton	853,838	563,407	619,150	1.4310	1.3545	0.6137	0.0014
Walden	661,661	687,513	583,731	1.3658	1.5533	0.6317	0.0044
Waterford	1,423,332	1,478,637	821,638	1.5583	1.6088	0.4312	0.0022
Wheelock	601,282	359,503	436,386	1.5537	1.5524	0.7097	0.0059
County Totals	21,078,341	23,074,368	21,184,424				

2018 ACTUAL Taxes and Tax Rates							
Chittenden							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Bolton	1,122,925	825,964	835,950	1.4980	1.5862	0.6494	0
Buels Gore	10,785	33,792	0	1.0641	1.6812	0	0
Burlington	28,652,047	40,554,011	31,789,052	1.8498	1.9765	0.8303	0.0042
Charlotte	8,808,532	5,331,934	1,842,480	1.4866	1.6077	0.1986	0.0004
Colchester	17,926,951	16,636,958	11,312,586	1.5303	1.7050	0.5271	0
Essex Town	24,981,165	16,558,121	13,475,713	1.5360	1.6539	0.5132	0.0019
<i>Essex Highway</i>	0	0	166,702	0	0	0.0110	0
<i>Essex Jct Village</i>	0	0	3,550,950	0	0	0.3198	0
Hinesburg	6,340,524	2,813,166	3,135,953	1.4487	1.5667	0.5082	0.0008
Huntington	2,543,521	749,294	1,578,968	1.5146	1.5844	0.7356	0
Jericho	7,653,395	2,087,233	2,878,611	1.4524	1.5379	0.4361	0.0039
Milton	10,695,635	5,568,867	6,232,192	1.4332	1.6109	0.5369	0.0024
Richmond	5,507,334	1,831,325	3,190,948	1.5623	1.6543	0.6886	0
Shelburne	13,953,883	10,154,380	6,437,914	1.5246	1.6488	0.4197	0.0006
South Burlington	22,753,720	25,491,586	15,271,174	1.5506	1.6718	0.5077	0.0007
St. George	765,293	434,669	232,171	1.5364	1.5242	0.2926	0
Underhill	4,811,408	1,102,108	2,047,435	1.4937	1.5816	0.5315	0.0220
Westford	2,836,884	833,547	1,613,927	1.4934	1.6081	0.6728	0.0062
Williston	14,380,271	16,236,708	5,256,860	1.4920	1.6136	0.2660	0.0005
Winooski	2,996,271	4,845,274	6,068,691	1.4777	1.7281	1.0689	0.0014
County Totals	176,740,544	152,088,937	116,918,277				

2018 ACTUAL Taxes and Tax Rates							
Essex							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Averill	20,861	503,633	65,576	0.9314	1.4717	0.1800	0
Averys Gore	0	30,480	3,728	0.9314	1.4717	0.1800	0
Bloomfield	143,760	287,504	114,872	1.4157	1.4501	0.3843	0.0043
Brighton	636,423	1,362,639	1,139,704	1.3832	1.4677	0.8227	0.0050
Brunswick	63,395	112,339	3,584	1.2110	1.6517	0.0300	0
Canaan	527,096	733,294	657,788	1.4555	1.3662	0.7319	0
Concord	781,757	1,081,535	787,010	1.5985	1.5846	0.6738	0.0060
East Haven	194,489	206,713	196,033	1.6351	1.4816	0.7611	0
Ferdinand	8,835	171,272	22,655	0.9314	1.4717	0.1800	0
Granby	39,988	225,633	69,166	1.0265	1.5446	0.3738	0
Guildhall	143,504	254,227	249,827	0.8698	1.3088	0.6972	0
Lemington	95,945	158,395	55,654	1.4226	1.5463	0.3282	0
Lewis	0	91,201	11,155	0.9314	1.4717	0.1800	0
Lunenburg	638,017	975,552	608,104	1.4287	1.5472	0.5622	0.0046
Maidstone	170,072	671,588	203,272	0.9383	1.4118	0.3097	0
Norton	133,506	398,446	104,611	1.8777	1.6757	0.3400	0
Victory	79,277	222,754	48,807	1.9836	1.5081	0.2609	0.0198
Warners Grant	0	2,715	332	0.9314	1.4717	0.1800	0
Warren Gore	3,398	106,245	13,651	0.9314	1.4717	0.1800	0
County Totals	3,680,321	7,596,166	4,355,528				

2018 ACTUAL Taxes and Tax Rates							
Franklin							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Bakersfield	1,113,786	516,641	537,838	1.3239	1.5778	0.4612	0
Berkshire	1,118,769	607,707	633,978	1.2657	1.5651	0.4985	0.0023
Enosburgh	1,512,509	1,355,133	699,863	1.2859	1.4812	0.3343	0.0040
<i>Enosburgh Falls Vill</i>	0	0	516,054	0	0	0.5333	0
<i>Enosburgh Highway</i>	0	0	588,917	0	0	0.5230	0
Fairfax	4,733,375	1,747,183	2,064,917	1.3977	1.6807	0.4679	0.0033
Fairfield	1,930,170	901,902	1,134,917	1.5577	1.7200	0.6413	0.0027
Fletcher	1,500,892	508,027	1,086,354	1.6171	1.7204	0.8897	0.0032
Franklin	1,168,633	1,055,981	612,297	1.3123	1.5425	0.3890	0.0020
Georgia	5,586,911	3,044,171	1,687,841	1.3984	1.6086	0.2758	0.0025
Highgate	2,615,184	2,800,288	1,319,209	1.2523	1.4590	0.3299	0
Montgomery	894,132	1,269,215	704,654	1.1442	1.5319	0.4385	0.0018
Richford	881,558	1,311,691	1,372,146	1.1476	1.5257	0.8438	0.0020
Sheldon	1,671,689	1,572,729	967,751	1.2965	1.5279	0.3757	0.0017
St. Albans City	3,384,165	4,333,633	5,283,395	1.5587	1.7211	0.9518	0.0033
St. Albans Town	6,246,924	6,619,590	3,573,468	1.3804	1.5242	0.3723	0.0018
Swanton	5,048,204	3,872,999	994,389	1.2772	1.5156	0.1484	0.0027
<i>Swanton Police/Hwy</i>	0	0	959,119	0	0	0.1880	0
<i>Swanton Fire</i>	0	0	212,741	0	0	0.0417	0
<i>Swanton Village</i>	0	0	1,320,498	0	0	0.8267	0
County Totals	39,406,902	31,516,890	26,270,346				

2018 ACTUAL Taxes and Tax Rates							
Grand Isle							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Alburgh	1,948,566	2,430,690	1,047,574	1.6119	1.5120	0.3724	0.0021
<i>Alburgh Village</i>	0	0	18,082	0	0	0.0382	0
Grand Isle	3,160,602	3,375,131	1,098,693	1.5387	1.4978	0.2533	0
Isle La Motte	553,426	1,231,165	433,084	1.3834	1.4431	0.3460	0.0026
North Hero	1,597,907	3,120,092	860,465	1.5614	1.6039	0.2909	0.0010
South Hero	3,718,567	3,891,763	1,568,149	1.5850	1.5682	0.3250	0.0007
County Totals	10,979,068	14,048,842	5,026,047				

2018 ACTUAL Taxes and Tax Rates							
Lamoille							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Belvidere	261,626	217,361	171,466	1.5729	1.6517	0.5761	0
Cambridge	3,316,130	4,879,820	2,224,035	1.4704	1.5698	0.4141	0.0027
<i>Jeffersonville Vill</i>	0	0	63,081	0	0	0.1130	0
<i>Cambridge Village</i>	0	0	25,508	0	0	0.1700	0
Eden	901,119	1,126,422	806,274	1.5831	1.6625	0.6481	0.0034
Elmore	1,260,797	1,157,780	641,151	1.4318	1.5989	0.4000	0
Hyde Park	2,631,340	1,520,646	2,013,012	1.4991	1.5742	0.7403	0.0025
<i>Hyde Park Village</i>	0	0	33,007	0	0	0.0820	0
Johnson	1,699,031	1,656,200	1,615,370	1.5102	1.5859	0.7493	0.0385
<i>Johnson Village</i>	0	0	111,889	0	0	0.1881	0
Morristown	4,440,055	4,674,376	5,485,117	1.3797	1.5407	0.8629	0.0015
<i>Morrisville Village</i>	0	0	16,811	0	0	0.0114	0
Stowe	7,749,728	27,934,567	9,275,592	1.5192	1.6421	0.4178	0
Waterville	657,014	278,828	311,895	1.7266	1.8132	0.5844	0
Wolcott	1,448,321	872,180	1,023,914	1.5372	1.5466	0.6814	0.0025
County Totals	24,365,160	44,318,181	23,818,121				

2018 ACTUAL Taxes and Tax Rates							
Orange							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Bradford	1,740,455	1,432,116	1,980,305	1.4271	1.5008	0.9103	0.0060
<i>Bradford Street Bond</i>	0	0	5,943	0	0	0.0143	0
Braintree	942,238	555,931	953,918	1.4419	1.5518	0.9443	0
Brookfield	1,291,275	930,017	781,281	1.3290	1.4303	0.4832	0.0037
Chelsea	968,373	921,308	993,371	1.6130	1.6250	0.8551	0
Corinth	1,021,114	1,007,476	1,011,585	1.3024	1.4394	0.6851	0.0070
Fairlee	1,179,367	2,068,773	1,174,028	1.6891	1.4854	0.5610	0.0003
Newbury	1,337,041	1,610,057	561,480	1.4031	1.5926	0.2850	0
<i>Newbury Village</i>	0	0	46,583	0	0	0.1400	0
<i>Newbury Highway</i>	0	0	670,313	0	0	0.3400	0
<i>Newbury (1/3 WR</i>	0	0	31,848	0	0	0.3400	0
Orange	930,771	465,306	604,082	1.3092	1.5505	0.5924	0.0038
Randolph	3,244,800	3,316,841	3,362,944	1.4179	1.5260	0.7638	0.0028
<i>Randolph Police</i>	0	0	570,390	0	0	0.3946	0
<i>Randolph FD (VTC)</i>	0	0	11,455	0	0	0.0400	0
Strafford	1,613,386	1,085,854	1,202,995	1.4658	1.5233	0.6548	0.0015
Thetford	4,395,525	1,970,767	2,605,679	1.9030	1.6591	0.7401	0.0075
Topsham	755,282	706,721	740,895	1.2867	1.4220	0.6863	0.0211
Tunbridge	1,343,044	930,064	1,009,535	1.3809	1.4227	0.6231	0.0064
Vershire	643,362	542,082	562,197	1.8241	1.6041	0.8158	0.0040
Washington	859,006	580,263	577,719	1.2801	1.5160	0.5500	0.0049
Wells River	157,940	280,926	80,389	1.5881	1.5997	0.2850	0
<i>Wells River Village</i>	0	0	368,131	0	0	1.3100	0
<i>Wells River Highway</i>	0	0	63,697	0	0	0.3400	0
West Fairlee	696,367	568,462	567,821	1.9144	1.6835	0.7853	0
Williamstown	2,351,009	2,500,078	1,976,305	1.5562	1.7733	0.6590	0.0058
County Totals	25,470,353	21,473,041	22,514,891				

2018 ACTUAL Taxes and Tax Rates							
Orleans							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Albany	779,502	578,269	497,171	1.3438	1.4062	0.5035	0
<i>Albany Village Corp</i>	0	0	5,014	0	0	0.0500	0
Barton	1,067,677	1,274,213	467,417	1.3755	1.6250	0.2936	0.0019
<i>Barton Village</i>	0	0	512,872	0	0	1.1750	0
<i>Barton Highway</i>	0	0	574,035	0	0	0.4534	0
Brownington	616,390	502,179	526,098	1.2512	1.5255	0.6425	0.0047
Charleston	679,044	794,304	631,600	1.4284	1.4850	0.6306	0.0043
Coventry	804,490	895,042	0	1.4170	1.5681	0	0.0045
Craftsbury	1,145,148	902,673	760,553	1.5555	1.4522	0.5600	0.0025
Derby	3,567,808	4,274,140	2,040,212	1.3643	1.6132	0.3885	0.0032
<i>Derby Line Village</i>	0	0	121,964	0	0	0.2788	0
<i>Derby Ctr Village</i>	0	0	38,244	0	0	0.0662	0
Glover	903,836	1,179,491	885,157	1.4162	1.5511	0.6344	0.0020
Greensboro	900,633	3,011,320	1,613,800	1.6409	1.5610	0.6516	0.0009
Holland	481,712	474,318	532,047	1.6631	1.7193	0.9418	0.0018
Irasburg	853,622	736,457	560,150	1.3995	1.6274	0.5306	0
Jay	513,015	4,528,089	979,366	1.5382	1.5767	0.2966	0.0003
Lowell	557,592	655,391	0	1.3817	1.6253	0	0
Morgan	622,875	1,939,896	465,147	1.2953	1.5454	0.2675	0.0025
Newport City	1,811,838	3,108,762	4,045,187	1.4242	1.6065	1.2675	0.0164
Newport Town	1,475,369	1,312,997	946,544	1.4227	1.4612	0.4911	0
Orleans ID	319,684	433,808	149,219	1.3237	1.6164	0.2936	0.0019
<i>Orleans Village</i>	0	0	508,361	0	0	1.2292	0
Troy	1,059,624	941,521	233,368	1.4335	1.5216	0.1735	0.0083
<i>North Troy Village</i>	0	0	186,686	0	0	0.6600	0
<i>Troy Highway</i>	0	0	368,090	0	0	0.3463	0
<i>Troy Sheriff</i>	0	0	12,730	0	0	0.0120	0
Westfield	403,018	584,718	403,576	1.2866	1.4611	0.5582	0.0027
Westmore	535,907	1,701,384	699,388	1.4041	1.4930	0.4602	0.0014
County Totals	19,098,784	29,828,970	18,763,997				

2018 ACTUAL Taxes and Tax Rates							
Rutland							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Benson	653,627	764,686	719,724	1.2767	1.4647	0.6836	0.0004
Brandon	2,561,004	2,082,498	3,122,856	1.3277	1.5189	0.9519	0.0105
Castleton	2,882,302	4,518,152	2,089,964	1.4753	1.5948	0.4387	0.0051
<i>Castleton FD #1</i>	0	0	143,003	0	0	0.3756	0
<i>Castleton FD #2</i>	0	0	16,907	0	0	0.0500	0
Chittenden	1,445,214	1,101,786	1,005,699	1.4180	1.5811	0.5884	0
Clarendon	2,173,743	1,592,477	1,219,635	1.3790	1.4297	0.4296	0.0025
Danby	1,002,338	1,226,897	942,758	1.2411	1.2619	0.5100	0.0018
<i>Danby (-Mt Tabor) FD</i>	0	0	42,101	0	0	0.2500	0
Fair Haven	1,194,466	1,229,629	1,735,583	1.2377	1.4200	0.9494	0.0015
Hubbardton	637,250	1,016,792	891,269	1.4752	1.5554	0.8220	0
Ira	416,905	222,579	235,224	1.3674	1.5173	0.5208	0
Killington	1,126,906	10,069,367	3,238,228	1.6067	1.5285	0.4127	0
Mendon	1,203,257	1,288,051	937,117	1.3348	1.4883	0.5316	0.0012
Middletown Springs	752,558	487,098	656,337	1.3592	1.4593	0.7440	0
Mount Holly	1,423,280	2,515,689	1,064,915	1.4697	1.4358	0.3929	0.0011
Mount Tabor	147,561	175,809	23,394	1.3217	1.4920	0.1000	0
<i>Mt Tabor(-Danby) FD</i>	0	0	25,804	0	0	0.2500	0
Pawlet	1,283,344	1,263,269	823,406	1.3731	1.6170	0.4825	0.0062
Pittsfield	488,589	883,071	498,338	1.2655	1.4029	0.4910	0
Pittsford	2,263,820	2,510,022	2,196,729	1.3955	1.5728	0.6069	0.0025
<i>Pittsford Vill Dist</i>	0	0	17,010	0	0	0.0392	0
Poultney	1,813,005	3,050,337	1,083,175	1.4161	1.5374	0.3281	0
<i>Poultney Village</i>	0	0	296,989	0	0	0.4643	0
<i>Poultney Highway</i>	0	0	604,118	0	0	0.2270	0
Proctor	1,103,201	656,177	1,155,677	1.5360	1.5676	1.0173	0
<i>Proctor Street Light</i>	0	0	28,022	0	0	0.0275	0
Rutland City	6,614,236	8,090,330	17,905,491	1.4639	1.6054	1.7756	0.0036
<i>Rutland Special Bene</i>	0	0	279,971	0	0	0.5127	0
Rutland Town	4,152,487	4,953,108	1,721,987	1.3953	1.5232	0.1996	0.0009
Shrewsbury	1,244,881	933,408	835,823	1.3916	1.4428	0.5447	0.0003
Sudbury	609,430	658,548	271,321	1.2665	1.4112	0.2785	0.0026
Tinmouth	563,771	662,472	530,711	1.5263	1.5825	0.6765	0.0004
Wallingford	1,819,420	1,382,609	802,112	1.3443	1.4635	0.3508	0.0049
<i>Wallingford FD 1</i>	0	0	54,047	0	0	0.0861	0
<i>E Wallingford FD 2</i>	0	0	26,338	0	0	0.0590	0
<i>Wallingford FD 3</i>	0	0	82,401	0	0	0.0861	0
Wells	889,148	1,668,196	759,542	1.2707	1.5073	0.4208	0.0011
West Haven	215,156	237,925	267,476	1.3242	1.5873	0.8513	0
West Rutland	1,367,607	1,246,411	1,349,593	1.3170	1.4299	0.7108	0.0583
County Totals	42,048,506	56,487,392	49,700,793				

2018 ACTUAL Taxes and Tax Rates							
Washington							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Barre City	2,952,918	4,089,881	8,810,952	1.2698	1.5658	1.8085	0.0288
Barre Town	6,404,210	3,267,030	5,815,247	1.4396	1.8041	0.9090	0.0033
Berlin	2,655,173	4,627,975	2,754,561	1.6683	1.5422	0.5508	0.0015
Cabot	1,528,617	1,154,685	1,088,263	1.7543	1.5910	0.6243	0.0048
Calais	2,278,090	1,080,430	1,373,199	1.6934	1.6039	0.6838	0.0057
Duxbury	1,756,147	921,848	899,734	1.6286	1.6114	0.5461	0.0018
East Montpelier	4,188,009	1,404,786	1,842,976	1.9218	1.6488	0.6086	0.0025
Fayston	2,237,591	3,600,229	920,501	1.5882	1.5715	0.2450	0.0005
Marshfield	1,475,503	720,743	808,087	1.8641	1.7296	0.6710	0.0064
<i>Marshfield Village</i>	0	0	24,876	0	0	0.2130	0
Middlesex	2,825,409	1,058,454	931,662	1.8097	1.5606	0.4171	0.0027
Montpelier	6,755,877	6,986,014	9,409,172	1.6012	1.7116	1.0841	0.0010
<i>Montpelier Dwtm Impr</i>	0	0	41,776	0	0	0.0515	0
<i>Montpel Swr Separat</i>	0	0	579,864	0	0	0.0700	0
<i>Montpel Swr Benefit</i>	0	0	165,675	0	0	0.0200	0
Moretown	2,206,024	1,428,241	971,375	1.6433	1.6260	0.4377	0
Northfield	2,739,686	2,180,299	2,931,504	1.4617	1.5950	0.9167	0.0163
Plainfield	1,408,774	595,337	823,890	1.7727	1.6448	0.7140	0.0037
Roxbury	641,417	570,814	673,183	1.6911	1.5344	0.8965	0
Waitsfield	2,679,189	3,227,707	1,536,690	1.5846	1.5679	0.4112	0.0034
Warren	2,618,467	8,986,801	3,046,972	1.6327	1.6155	0.4200	0
Waterbury	6,694,386	5,324,501	3,357,901	1.6183	1.6013	0.4500	0.0017
Woodbury	1,006,943	989,825	606,719	1.5751	1.4847	0.4660	0
Worcester	1,141,747	431,490	552,948	1.7382	1.5895	0.5965	0.0005
County Totals	56,194,179	52,647,089	49,967,726				

2018 ACTUAL Taxes and Tax Rates							
Windham							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Athens	300,520	233,747	436,657	1.4806	1.4464	1.2000	0
Brattleboro	7,297,302	9,810,300	14,781,860	1.5825	1.5144	1.2746	0.0016
<i>Bratt Downtown Dist</i>	0	0	75,406	0	0	0.1281	0
Brookline	605,321	617,920	307,745	1.7995	1.6600	0.4372	0.0008
Dover	1,381,423	13,414,174	4,245,331	1.4598	1.5216	0.4267	0.0001
Dummerston	2,594,024	1,656,897	864,750	1.6639	1.5186	0.3278	0.0064
Grafton	799,930	1,405,200	963,028	1.3852	1.3623	0.6049	0.0151
Guilford	2,372,748	1,553,256	1,860,959	1.7014	1.5673	0.7796	0
Halifax	732,688	1,017,616	1,098,058	1.2290	1.4444	0.8472	0.0053
Jamaica	1,068,787	3,034,957	1,117,732	1.7991	1.5637	0.4412	0.0055
Londonderry	1,882,274	4,240,591	1,304,151	1.4434	1.5436	0.3227	0.0024
Marlboro	1,157,034	1,357,740	632,826	1.7360	1.6139	0.4200	0.0014
Newfane	1,977,906	2,169,518	1,436,184	1.7540	1.6169	0.5840	0
Putney	2,148,963	1,724,276	1,789,655	1.6665	1.5340	0.7451	0.0070
Rockingham	2,744,156	4,560,487	4,934,505	1.6807	1.6039	1.0769	0.0073
Somerset	1,876	208,133	88,481	1.0028	1.5844	0.6641	0
Stratton	414,329	12,180,561	1,290,258	1.6367	1.6326	0.1626	0.0002
Townshend	1,363,453	1,575,067	998,778	1.8072	1.4566	0.5437	0.0006
Vernon	1,776,679	3,739,536	1,417,768	1.3314	1.4052	0.4357	0.0019
Wardsboro	607,329	1,849,536	922,771	1.3746	1.4373	0.5340	0
Westminster	2,670,548	1,885,573	1,976,345	1.6388	1.5576	0.6969	0.0027
Whitingham	1,624,707	2,892,618	1,638,619	1.9696	1.5560	0.6115	0.0032
Wilmington	2,636,274	10,733,960	4,179,675	2.1233	1.7004	0.5503	0.0016
Windham	543,448	1,046,268	644,376	1.7808	1.5470	0.6568	0
County Totals	38,701,720	82,907,931	49,005,917				

2018 ACTUAL Taxes and Tax Rates							
Windsor							
Town Name	Education Homestead Taxes	Education Non-Residential Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Non-Residential	Municipal Tax Rate	Local Agreement Tax Rate
Andover	722,001	1,394,953	667,562	1.3491	1.4699	0.4500	0
Baltimore	219,488	77,024	94,904	1.4585	1.5648	0.4788	0.0110
Barnard	1,621,921	2,485,882	1,309,550	1.4870	1.3891	0.4548	0
Bethel	1,589,484	1,335,029	1,944,125	1.5086	1.4664	0.9932	0.0036
Bridgewater	1,013,942	2,036,753	669,413	1.7771	1.7002	0.3737	0.0022
Cavendish	1,087,743	2,765,626	1,128,728	1.2883	1.4037	0.4001	0.0067
<i>Cavendish FD #1</i>	0	0	106,944	0	0	0.0682	0
<i>Cavendish FD #2</i>	0	0	67,607	0	0	0.0540	0
Chester	2,253,982	3,082,357	3,073,262	1.2141	1.3228	0.7304	0.0048
Hartford	9,101,220	12,719,231	13,167,990	1.6369	1.6365	0.9706	0.0020
Hartland	4,093,859	2,533,859	1,991,515	1.5540	1.5088	0.4641	0.0026
Ludlow	1,975,907	20,148,848	4,187,358	1.6741	1.6353	0.3089	0.0026
<i>Ludlow Village</i>	0	0	311,564	0	0	0.2200	0
Norwich	8,920,415	4,285,242	3,769,863	1.8487	1.6075	0.5056	0.0055
<i>Norwich Fire Dist</i>	0	0	127,718	0	0	0.0700	0
Plymouth	775,992	3,077,885	1,141,878	1.6744	1.5661	0.4700	0
Pomfret	1,677,995	2,412,643	911,488	1.6738	1.5937	0.3613	0.0004
Reading	869,668	1,166,996	620,590	1.6470	1.5668	0.4839	0
Rochester	954,519	1,356,158	906,999	1.4071	1.3829	0.5510	0
Royalton	1,880,938	2,068,118	1,771,742	1.4989	1.5536	0.6846	0.0023
Sharon	1,292,475	967,112	1,109,285	1.4607	1.4639	0.6875	0.0017
Springfield	5,072,269	4,017,324	10,519,274	1.7321	1.6604	1.9171	0.0086
Stockbridge	660,715	1,013,202	592,644	1.5388	1.5124	0.5397	0.0030
Weathersfield	2,553,157	2,702,345	2,074,510	1.5978	1.6382	0.6375	0
<i>Perkinsville Village</i>	0	0	3,500	0	0	0.0391	0
West Windsor	2,372,981	2,083,804	1,229,457	1.8526	1.5542	0.4687	0
Weston	1,076,382	2,209,501	940,679	1.5834	1.6933	0.4757	0.0016
Windsor	1,651,994	1,557,541	3,661,718	1.1869	1.4768	1.5096	0.0123
Woodstock	5,461,050	9,312,526	3,710,247	1.7025	1.6197	0.4180	0.0129
<i>Woodstock Village</i>	0	0	523,206	0	0	0.1831	0
<i>Woodstock Police Dis</i>	0	0	385,197	0	0	0.0640	0
County Totals	58,900,094	86,809,959	62,720,518				

STATE TOTALS 585,530,580 689,320,608 504,021,979

Acronyms and Terms

Arm's Length Sale

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

Average Circuit Breaker

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

Average Educational Fund Adjustment

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

CLA or Common Level of Appraisal

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

CAMA or Computer Assisted Mass Appraisal System

A tool used by listers and appraisers to standardize property assessment. The Department uses and supports MicroSolve, a software application developed by the New England Municipal Resource Center (NEMRC). It is linked to the Grand List Administration Module, a tax administration software application also produced by NEMRC, so that values generated in MicroSolve are automatically transferred to the Grand List Administration Module.

Circuit Breaker Adjustment

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

Circuit Breaker Recipients

The number of housesite claimants qualifying for the Circuit Breaker Adjustment

COD or Coefficient of Dispersion

Measure of the equity across property assessments in a given category and the municipality's grand list. The COD represents the degree to which individual property valuations vary from the average level of appraisal in that particular municipality. A high COD indicates a need for a reappraisal.

CUAB or Current Use Advisory Board

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

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 market place. The primary objectives of the program are to keep Vermont's agricultural and forest land in production, help slow the development of these lands, and achieve greater equity in property taxation on undeveloped land.

Education Fund Tax Adjustment

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

EEPV or Equalized Education Property Value

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

EFT or Effective Tax Rate

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

Fair Market Value

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

Grand List

Sum total of property value in a municipality divided by 100

Grand List Administration Module

A tax administration application developed by the New England Municipal Resource Center (NEMRC). It is linked to MicroSolve, also a NEMRC software application, so that values generated in MicroSolve are automatically transferred to the Grand List Administration Module.

Housesite

A residence including supporting buildings and the surrounding land, up to two acres

IAAO or International Association of Assessing Officers

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

LUCT or Land Use Change Tax

A tax that is assessed to participants in the Current Use Program (also known as Use Value Appraisal Program) when any portion of enrolled land leaves the program

NEMRC or New England Municipal Resource Center

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

PILOT or Payment-In-Lieu-Of-Taxes

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

PVR or Property Valuation and Review

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

R1 or Residential property, under 6 acres

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

S1 or Seasonal property, under 6 acres

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

TIF or Tax Increment Financing district

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

Use Value Program

See Current Use Program

UTG or Unified Towns and Gores of Essex County

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

VALA or Vermont Assessors and Listers Association

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

VTax

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